

CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200



NOTICE AND AGENDA FOR THE SPECIAL MEETING OF THE CITY COUNCIL

December 3, 2025

SPECIAL MEETING – 6:00 P.M.

LARRY G. BURROLA - Mayor

H. MANUEL ORTIZ - Mayor Pro Tem

ALBERT F. AMBRIZ - Councilmember

MARK A. BRECEDA - Councilmember

MANUEL R. GARCIA - Councilmember

Via Zoom Webinar: <https://us02web.zoom.us/j/87104592389>

In the event that a Zoom broadcast is unavailable, staff will promptly notify the public through its social media platforms. The public meeting will proceed in accordance with The Brown Act.

Listen Over Phone: 1-669-900-6833; Webinar ID: 871-0459-2389

Spontaneous Communications: The public is encouraged to address the City Council on any matter listed on the agenda or on any other matter within its jurisdiction. The City Council will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The City Council will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: <https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy>. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the office of the Chief Deputy City Clerk, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).

Compensation for Board Members: Compensation for the members of the Irwindale City Council is \$750.16 a month. In accordance with Government Code Section 54952.3, Councilmembers will not receive any additional compensation or stipend for the convening of the regular meetings of the Successor Agency to the Irwindale Community Redevelopment Agency. Councilmembers will receive additional compensation of \$50/meeting, not to exceed \$150 per month, for the convening the regular meetings of the Irwindale Housing Authority and an additional compensation of \$300/meeting for convening the regular meetings of the Irwindale Reclamation Authority.

Code of Ethics

As City of Irwindale Council Members, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Council Member.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE CITY COUNCIL



SPECIAL MEETING**1. CALL TO ORDER****2. PLEDGE OF ALLEGIANCE****3. INVOCATION****4. ROLL CALL: Councilmembers: Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia; Mayor Pro Tem H. Manuel Ortiz; Mayor Larry G. Burrola****5. AB 2449 DISCLOSURES**

Remote participation by a member of the legislative body for just cause or emergency circumstances

6. SPONTANEOUS COMMUNICATIONS

Spontaneous Communications are limited to the special meeting agenda items only.

7. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

- A. Request to approve a 400-megawatt (MW) battery energy storage system (BESS) on 15.94 acres located at 13620 Live Oak Lane in the Irwindale Gateway Specific Plan (IGSP). The request also includes the construction of 1,200 square foot operations and maintenance building, on-site collector substation, overhead electrical tie-line, and a 130'-0" Point of Change of Ownership (POCO) pole for property located at 13620 Live Oak Lane

Department: Community Development

Recommendation:

That the City Council consider Planning Commission Resolution Nos. 872(25), 873(25), and 874(25), and approve the proposed Development Agreement, Site Plan and Design Review (DA), and Zone Variance for the construction of a 400-megawatt (MW) BESS facility and associated buildings and structures as follows:

INTRODUCE AND CONDUCT FIRST READING OF ordinance No. 814 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, FINDING THAT ENVIRONMENTAL IMPACT REPORT FOR THE IRWINDALE GATEWAY SPECIFIC PLAN (SCH NO. 2023020290) HAS FULLY ANALYZED THIS PROJECT AND APPROVING DEVELOPMENT AGREEMENT NO. 01-2025 BY AND BETWEEN THE CITY OF IRWINDALE AND SAN GABRIEL PROJECT I LLC, SAN GABRIEL PROJECT II LLC, SAN GABRIEL PROJECT III LLC, AND SAN GABRIEL PROJECT IV LLC FOR THE BATTERY ENERGY STORAGE SYSTEM PROJECT AND ADOPTING FINDINGS IN SUPPORT THEREOF"

Adopt Resolution No. 2025-107-3695 entitled, " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, FINDING THAT THE ENVIRONMENTAL IMPACT REPORT FOR THE

IRWINDALE GATEWAY SPECIFIC PLAN (SCH NO. 2023020290) HAS FULLY ANALYZED THIS PROJECT, APPROVING SITE PLAN AND DESIGN REVIEW (DA) NO. 03-2025 for the construction of a 400-megawatt (mw) battery energy storage system (bess), including a 1,200 square foot OPERATIONS AND MAINTENANCE building, ONSITE COLLECTOR SUBSTATION, OVERHEAD ELECTRICAL TIE-LINE AND POINT OF CHANGE OF OWNERSHIP (POCO) POLE FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APN: 8532-002-046) in the IRWINDALE GATEWAY SPECIFIC PLAN (igsp) SUBJECT TO CONDITIONS AS SET FORTH HEREIN, MAKING FINDINGS IN SUPPORT THEREOF"

Adopt Resolution No. 2025-108-3696 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, california, FINDING THAT THE ENVIRONMENTAL IMPACT REPORT FOR THE IRWINDALE GATEWAY SPECIFIC PLAN (SCH NO. 2023020290) HAS FULLY ANALYZED THIS PROJECT, APPROVING zone variance no. 01-2025 to allow for an overhead electrical tie-line and to exceed the maximum onsite structure height of 65'-0" for the INSTALLATION of a 130'-0" point of change of ownership (poco) pole for a 400-megawatt (mw) battery energy storage system (bess), LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APN: 8532-002-046) in the IRWINDALE GATEWAY SPECIFIC PLAN (igsp) SUBJECT TO CONDITIONS AS SET FORTH HEREIN, MAKING FINDINGS IN SUPPORT THEREOF"

8. RECESS TO CLOSED SESSION

- A. Public Employee Performance Evaluation
Pursuant to California Government Code Section 54957

Title: City Manager

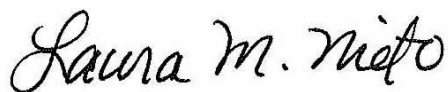
9. RECONVENE IN OPEN SESSION

10. REPORT FROM CLOSED SESSION

11. ADJOURN

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Chief Deputy City Clerk, certify that I caused the agenda for the special meeting of the City Council to be held on December 3, 2025, be posted at the City Hall, Library, and Post Office on December 2, 2025.



Laura M. Nieto, MMC
Chief Deputy City Clerk