

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2018041001

Project Title: The Park @ Live Oak Specific Plan

Lead Agency: City of Irwindale Contact Person: Marilyn Simpson
Mailing Address: 5050 Irwindale Avenue Phone: (626) 430-2209
City: Irwindale Zip: 91706 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Irwindale
Cross Streets: Live Oak Avenue, Arrow Highway, and I-605 Zip Code: 91706
Longitude/Latitude (degrees, minutes and seconds): 34 06 43.47 N / 117 05 02.23 W Total Acres: 78.3
Assessor's Parcel No.: 8532-001-002, -006, -009 Section: 1 Twp.: 1 South Range: 11 West Base: SB
Within 2 Miles: State Hwy #: I-605/I-210 Waterways: San Gabriel River
Airports: N/A Railways: Metro Gold Line Schools: N/A

Document Type:

CEQA: [ ] NOP [x] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:

Local Action Type:

[ ] General Plan Update [x] Specific Plan [x] Rezone [ ] Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: Dev. Agmnt

Development Type:

[ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 98,600 Acres 39.0 Employees 197
[x] Industrial: Sq.ft. 1.45M Acres 39.3 Employees 725
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [x] Flood Plain/Flooding [ ] Schools/Universities [x] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [x] Water Supply/Groundwater
[ ] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[ ] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [ ] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[ ] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Other: GHG, Energy

Present Land Use/Zoning/General Plan Designation:

Inert Debris Engineered Fill Operation / Heavy Manufacturing (M-2) and Heavy Commercial (C-2) / Regional Commercial

Project Description: (please use a separate page if necessary)

Redevelopment of a 78.3-acre property that is presently occupied by an inert debris engineered fill operation in accordance with the lands uses proposed in The Park @ Live Oak Specific Plan. The Park @ Live Oak Specific Plan calls for development of the property with an industrial and commercial business park containing several buildings that would collectively provide a maximum of 1,550,000 s.f. of buildings space, including up to 1,451,000 s.f. of Industrial/Business park uses and up to 98,600 s.f. of Commercial uses. Associated improvements to the property would include, but are not limited to, paved parking areas, drive aisles, truck courts, utility infrastructure, landscaping, water quality basins, lighting, signs, and property walls, gates, and

State Clearinghouse Contact: (916) 445-0613

State Review Began: 3 - 18 - 2019

SCH COMPLIANCE 5 - 1 - 2019

Project Sent to the following State Agencies

- Resources: Boating & Waterways, Central Valley Flood Prot., Coastal Comm, Colorado Rvr Bd, Conservation, CDFW # 5, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm, DWR
CalSTA: Aeronautics, CHP, Caltrans # 7, Trans Planning
Other: Education, Food & Agriculture, HCD, OES, State/Consumer Svcs, General Services
Cal EPA: ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl. & Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div. Drinking Wtr #, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB # 4, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm, Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm, Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, San Gabriel Flower Conservancy, Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018041001

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 3, 23)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                                |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                           |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                              |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                            |
| <input checked="" type="checkbox"/> Caltrans District #7                | <input type="checkbox"/> Public Utilities Commission                                    |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #4                                    |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                      |
| <input type="checkbox"/> Coastal Commission                             | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                                  |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                 |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                                      |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Fish & Game Region #                           | <input type="checkbox"/> Tahoe Regional Planning Agency                                 |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of                        |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                                 |
| <input type="checkbox"/> General Services, Department of                |   |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: SCAG   |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date March 18, 2019 Ending Date May 1, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>T&amp;B Planning, Inc.</u>	Applicant: <u>Irwindale Partners II, LLC</u>
Address: <u>17542 E. 17th Street, Suite 100</u>	Address: <u>510 East Foothill, Suite 206</u>
City/State/Zip: <u>Tustin, CA 92780</u>	City/State/Zip: <u>San Dimas, CA 91733</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>(626) 222-4924</u>
Phone: <u>(714) 505-6360 X350</u>	

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Signature of Lead Agency Representative: Marilyn Simpson Date: 3/15/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.