

CEQA Initial Study

The Park @ Live Oak Specific Plan

Assessor's Parcel Numbers 8532-001-002, 8532-001-006, and 8532-001-900
Irwindale, California



General Plan Amendment No. 01-2017
Zone Change No. 01-2017
Specific Plan
Development Agreement No. 01-2017
Tentative Parcel Map

Lead Agency
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

March 2018

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5050 North Irwindale Avenue
Irwindale, CA 91706

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Lead Agency Discretionary Permits

General Plan Amendment No. 01-2017
Zone Change No. 01-2017
Specific Plan
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Tentative Parcel Map

March 2018

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List of Acronyms, Abbreviations, and Units of Measure

<u>Acronym</u>	<u>Definition</u>
AB 52	Assembly Bill 52
ALUC	Airport Land Use Commission
amsl	Above Mean Sea Level
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ASTM	American Society for Testing and Materials
BMP	Best Management Practice
C-1	Commercial Zone
C-M	Commercial Manufacturing Zone
CalEEMod™	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCR	California Code of Regulations
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CMP	Congestion Management Program
DA	Development Agreement
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
e.g.	"exempli gratia" which means "for example"
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHG	Greenhouse Gas(es)
GP	General Plan
GPA	General Plan Amendment
Gpd	Gallons per day
HCP	Habitat Conservation Plan

<u>Acronym</u>	<u>Definition</u>
I-10	Interstate 10
I-210	Interstate 210
I-605	Interstate 605
i.e.	“id est” which means “that is”
LACSD	Los Angeles County Sanitation Department
LAFCO	Local Agency Formation Commission
M-1	Light Manufacturing Zone
M-2	Heavy Manufacturing Zone
mgpd	Million gallons per day
MND	Mitigated Negative Declaration
MSHCP	Multiple Species Habitat Conservation Plan
ND	Negative Declaration
NOP	Notice of Preparation
NPDES	National Pollution Discharge Elimination System
PM _{2.5}	Fine Particulate Matter (less than 2.5 micrometers in diameter)
PM ₁₀	Particulate Matter (between 2.5 and 10 micrometers in diameter)
RPZ	Runway Protection Zone
RWQCB	Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
s.f.	Square Foot or Square Feet
SP	Specific Plan
TPM	Tentative Parcel Map
UBC	Uniform Building Code
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
UWMP	Urban Water Management Plan
WQMP	Water Quality Management Plan
WRP	Water Reclamation Plan
WSA	Water Supply Assessment
ZC	Zone Change

1.0 INTRODUCTION

1.1 *Purpose and Scope of this CEQA Initial Study*

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code Sections (§) §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study evaluates the potential for the proposed The Park @ Live Oak project (the "Project") to adversely affect the physical environment. As part of the City of Irwindale's discretionary permit review process, the Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared by the City of Irwindale's Planning Department, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and scope of analysis that will be required for the Project under CEQA. This Initial Study presents and substantiates the City of Irwindale's determination regarding the type of CEQA compliance document that will be prepared for the Project, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. If the Initial Study concludes, based on substantial evidence in the City's records, that the Project has the potential to result in a significant effect on the environment that cannot be avoided, reduced, or mitigated to below stated thresholds of significance, the City of Irwindale is obligated to prepare an EIR.

This Initial Study is an informational document that provides the City of Irwindale, other public agencies, interested parties, and the public at-large with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 *Potential Environmental Effects of the Proposed Project*

The analysis presented in this Initial Study indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulatively considerable environmental effects to the following environmental subjects:

- Aesthetics
- Air Quality
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Public Services
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

Based on the analysis provided in the Environmental Checklist portion of this Initial Study, the proposed Project has the potential to result in significant effects on the environment for which feasible mitigation measures may not be available to reduce all of those effects to below thresholds of significance applied by the City of Irwindale. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), an **Environmental Impact Report (EIR)** will be prepared for the Project and will focus on potential impacts to the environmental issue areas listed above.

2.0 PROJECT DESCRIPTION AND SETTING

2.1 *Project Overview*

The Project involves the establishment of employment-generating uses on a 78.3-acre property, formerly known as the JH Pit, located in the western portion of the City of Irwindale, California, that was formerly surface-mined. The proposed uses include up to 1,550,000 square feet (s.f.) of Industrial/Business Park and Commercial land uses. The discretionary approvals requested from the City of Irwindale include a General Plan Amendment, Specific Plan, Zone Change, Development Agreement, and Tentative Parcel Map. Additional details regarding the Project site's location and environmental setting, as well as the proposed Project's physical and operational characteristics are included in Subsections 2.3 through 2.7.

2.2 *Prior CEQA Review*

An EIR (SCH No. 2003101088) was previously prepared and certified by the City of Irwindale in July 2004 for modification of the Project site's Reclamation Plan through a Conditional Use Permit (CUP #5-04). The Project site is located within the geographical limits of the City of Irwindale's General Plan. The General Plan was approved by the City of Irwindale in 2008 (Housing Element updated in 2013) and provides the fundamental basis for the City's land use and development policies. The City's General Plan designates the Project site for future development with Regional Commercial land uses (City of Irwindale, 2008). Implementation of the City's General Plan was the subject of previous environmental review under CEQA as part of the General Plan EIR (State Clearinghouse Number 2005071047) certified by the City of Irwindale.

The modified Reclamation Plan CUP EIR and the City's General Plan EIR contain information relevant to the Project site. Thus, the modified Reclamation Plan CUP EIR and the City's General Plan EIR are herein incorporated by reference pursuant to CEQA Guidelines § 15150 and is available for public review at the City of Irwindale Community Development Department, Planning Division.

2.3 *Project Location*

The Project site is located in the western portion of the City of Irwindale, Los Angeles County, California. The City of Irwindale is located northwest of the City of Baldwin Park, northeast of the City of El Monte, and south of the City of Monrovia, the City of Duarte and unincorporated areas of Los Angeles County. As shown of Figure 2-1, *Regional Map*, the Project site is located immediately west of Interstate 605 (I-605), approximately 1.8-mile south of Interstate 210 (I-210), and approximately 3.3 miles north of Interstate 10 (I-10).

At the local scale, the Project site is bound by Live Oak Avenue to the south; by Arrow Highway to the north; and Interstate 605 (I-605) to the east (see Figure 2-2, *Vicinity Map*). The Project site includes Assessor Parcel Numbers (APNs) 8532-001-002, 8532-001-006, and 8532-001-900.

2.4 *Existing Condition of the Property*

As shown on Figure 2-3, *USGS Topographic Map*, the current topography of the Project site ranges from approximately 260 feet above mean sea level (amsl) at the center of the property to approximately 420 feet amsl

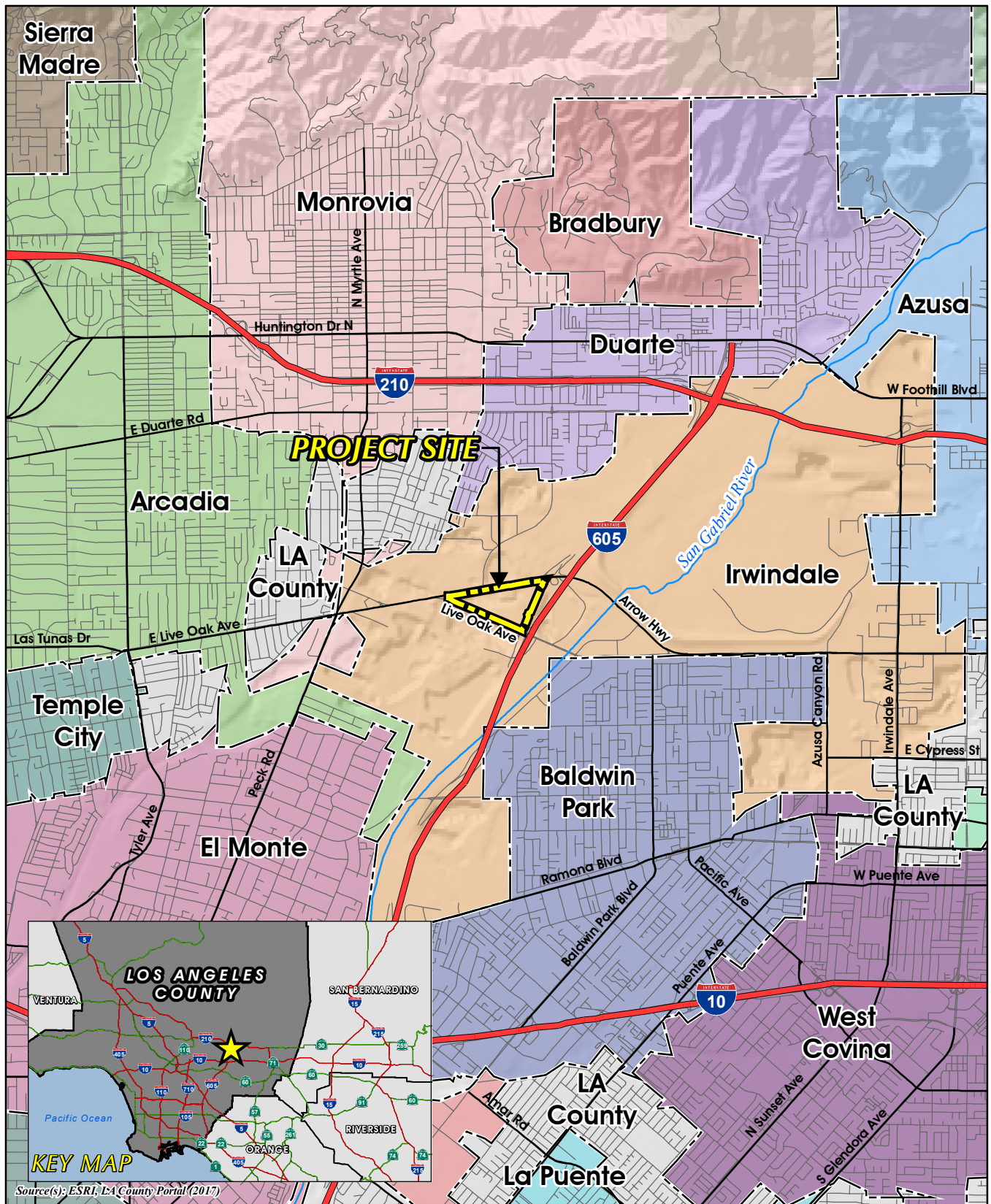
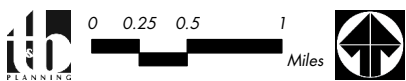
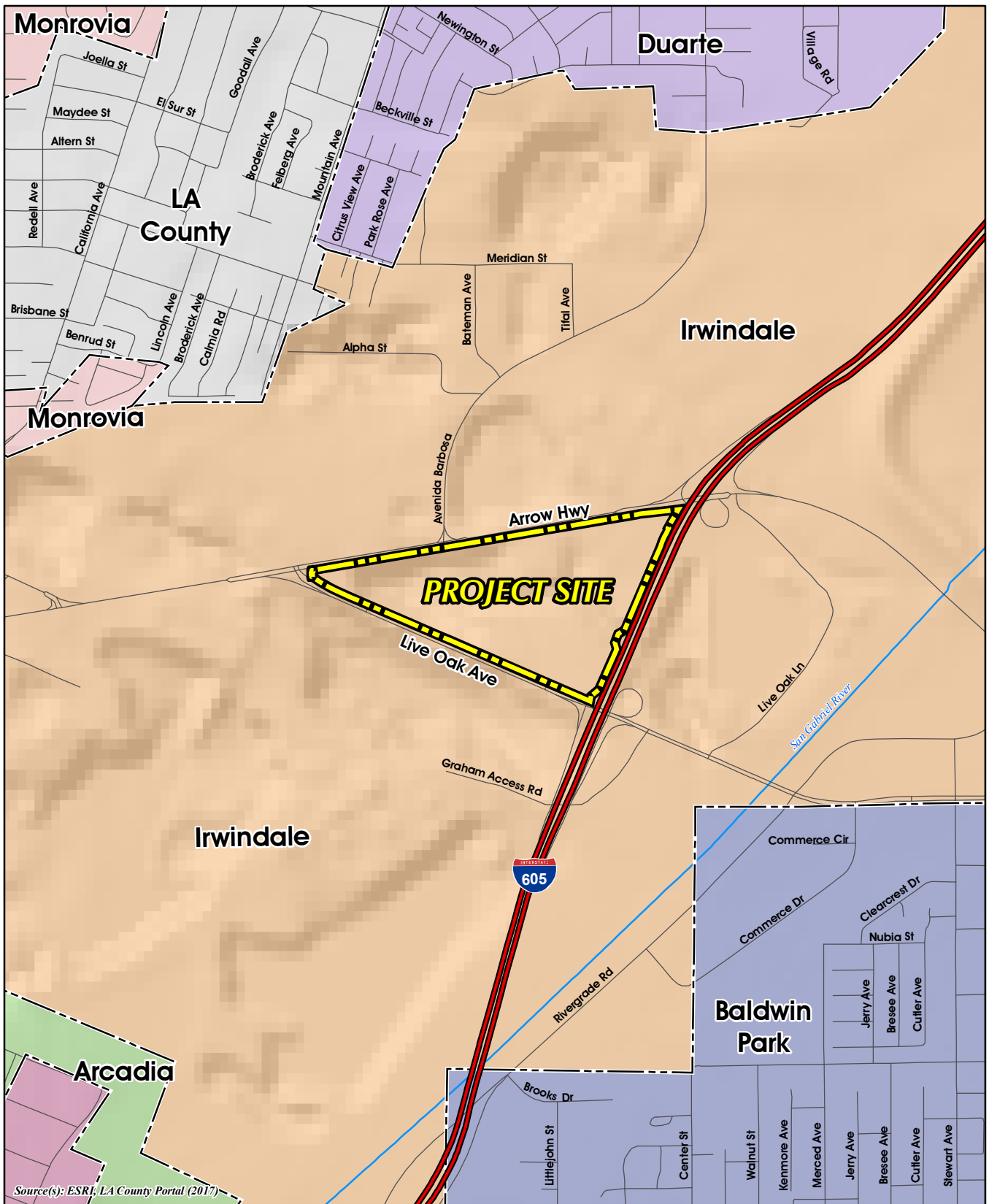


Figure 2-1





Source(s): ESRI, LA County Portal (2017)

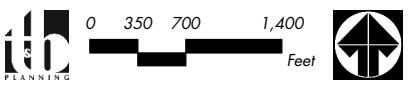


Figure 2-2

VICINITY MAP

CEQA Initial Study

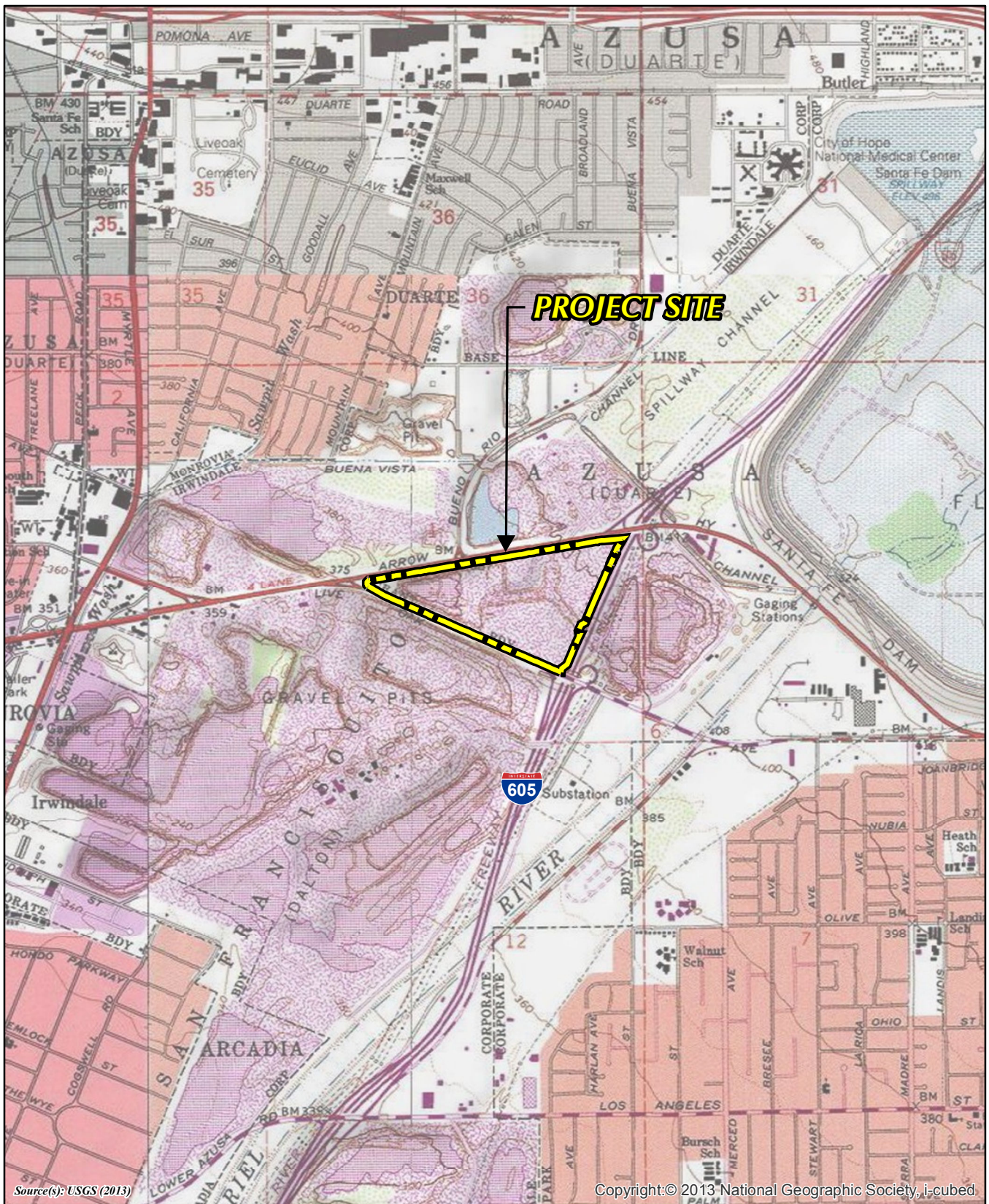


Figure 2-3



USGS TOPOGRAPHIC MAP

at the northeastern corner of the property. As shown on Figure 2-4, *Aerial Photograph*, under existing conditions, the Project site is a former quarry operation that is being reclaimed through an Inert Debris Engineered Fill Operation (IDEFO), under which clean dirt, concrete, and brick are brought to the site, placed into the quarry, and compacted under the supervision of a geotechnical engineer for the purpose of raising the site to natural grade, on which an end use can be developed. The Project site currently consists of stockpiles, excavated mining pits, interior unpaved roads, and support equipment for mining operations, with a drainage basin located in the southwest corner of the Project site. The areas that were subject to former mining activities on the Project site encompass mostly disturbed lands where overburden has been removed.

2.5 Environmental Setting and Surrounding Land Uses

As shown on Figure 2-4, *Aerial Photograph*, the Project site is located immediately west of I-605, and is bound by Arrow Highway and mining land uses to the north; Live Oak Avenue and commercial land uses to the south; and light industrial land uses to the west. Additional information regarding surrounding land uses is provided below.

North: Quarries used for mining activities (United Rock No. 2 and No. 3 quarries) are located north of the Project site to the north of Arrow Highway.

South: The Irwindale Event Center is located south of the Project site to the south of Live Oak Avenue. The Event Center is a motorsports/entertainment event facility that includes the Irwindale Speedway.

West: Industrial, manufacturing, and trucking distribution land uses are located west of the Project site (south/southwest of Live Oak Avenue).

East: Interstate 605 (I-605) is located immediately east of the Project site and the Nu-Way Live Oak landfill is located on the east side of I-605.

2.6 Existing General Plan Land Use Designations

The City of Irwindale General Plan is the prevailing long-range planning document that pertains to the Project site. The General Plan designates the entire Project site as a “Regional Commercial” land use (refer to Figure 2-5, *Existing General Plan Land Use Designations*). According to the City’s General Plan, the “Regional Commercial” land use designation is intended to “encourage a balanced mix of commercial, office professional, and light manufacturing uses along a number of high visibility traffic corridors” (City of Irwindale, 2008, p. 40).

2.7 Existing Zoning Designations

As shown on Figure 2-6, *Existing Zoning Designations*, approximately 76.4 acres within the eastern and central portion of the Project site is designated by the City of Irwindale’s Zoning Map as “Heavy Manufacturing” (M-2). Approximately 1.9 acres on the western corner of the Project site is designated as “Commercial Manufacturing” (C-M) (refer to Figure 2-6).

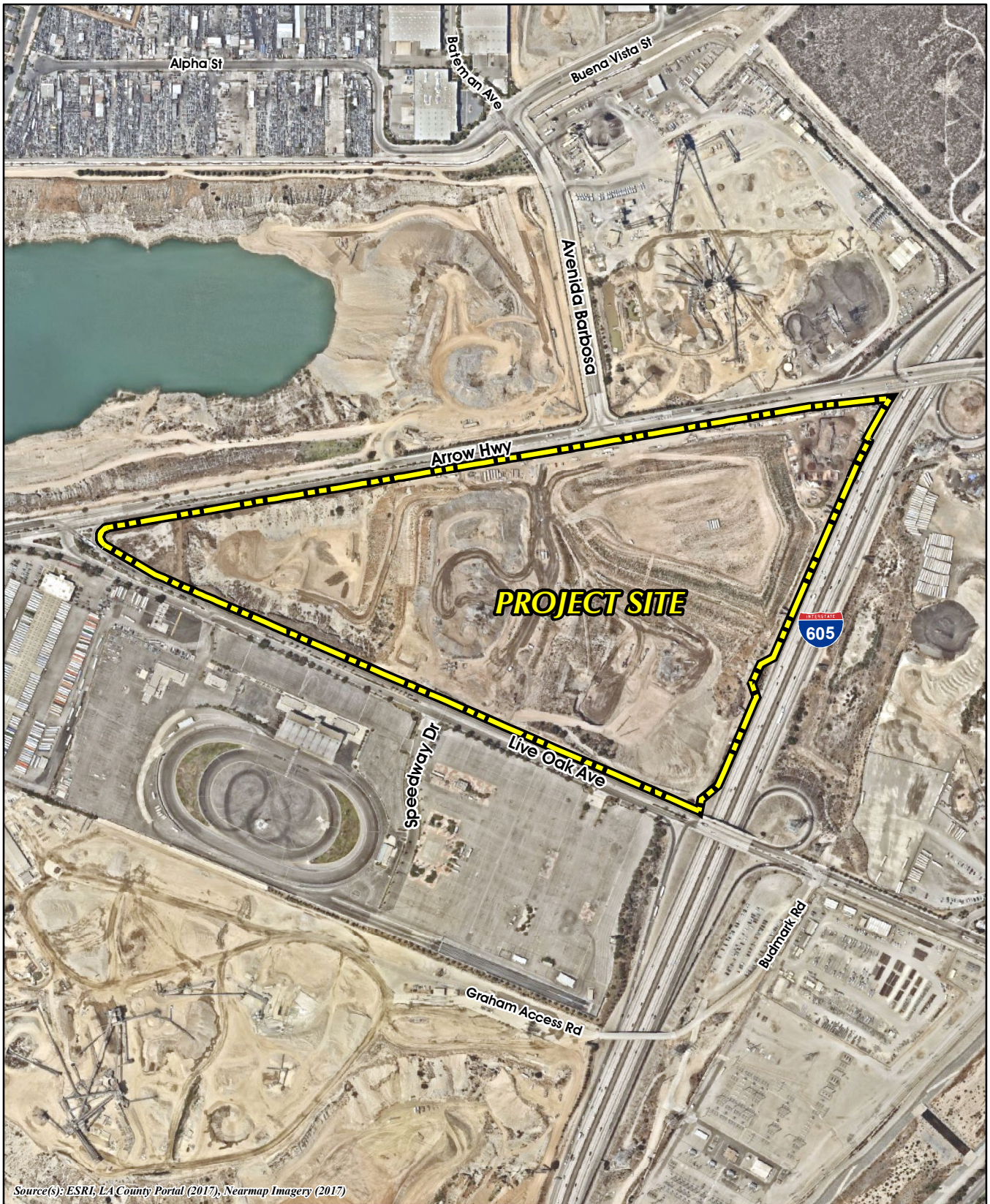


Figure 2-4



AERIAL PHOTOGRAPH

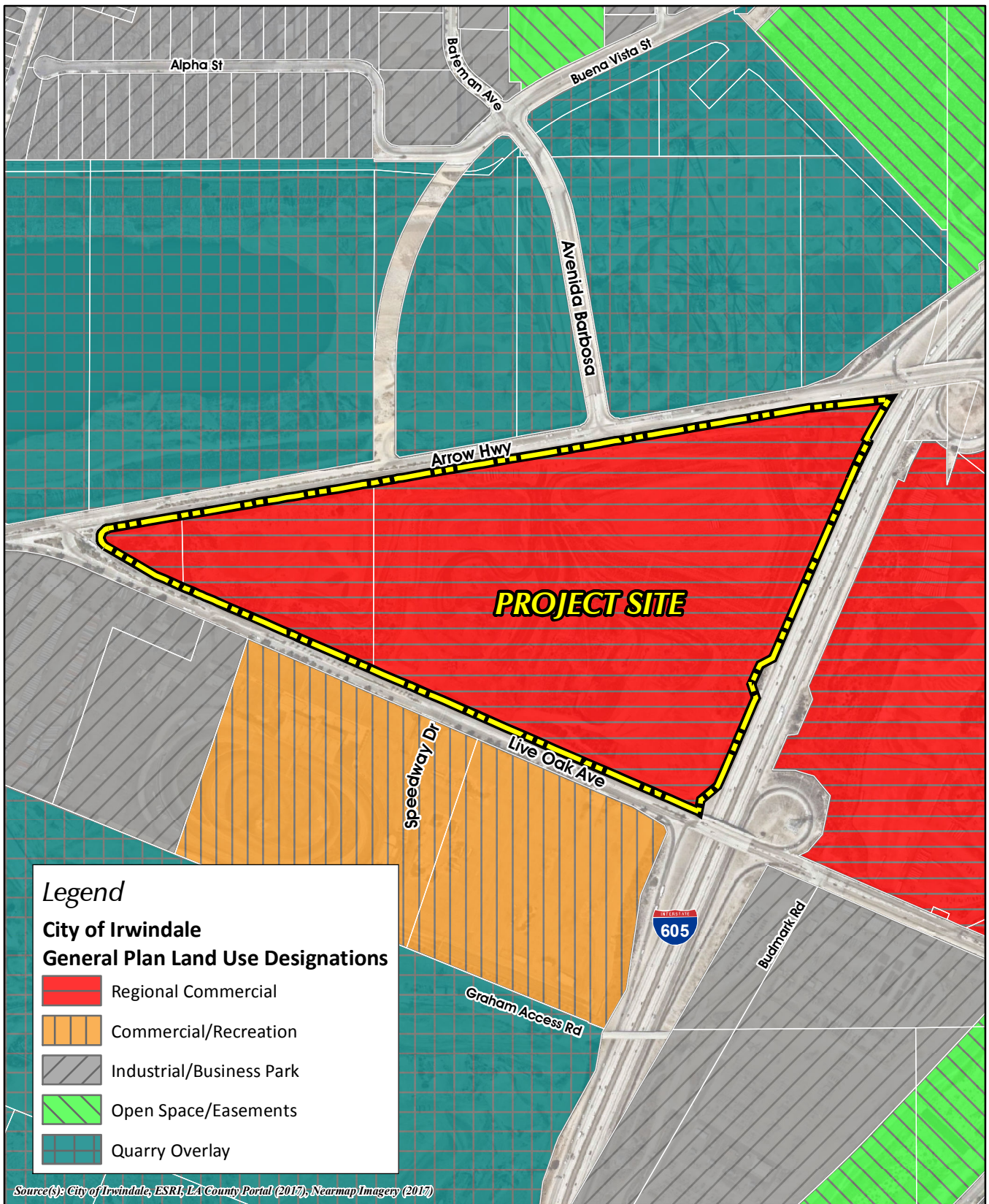
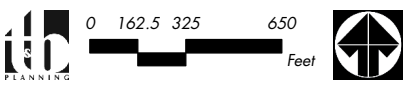


Figure 2-5



EXISTING GENERAL PLAN LAND USE DESIGNATIONS

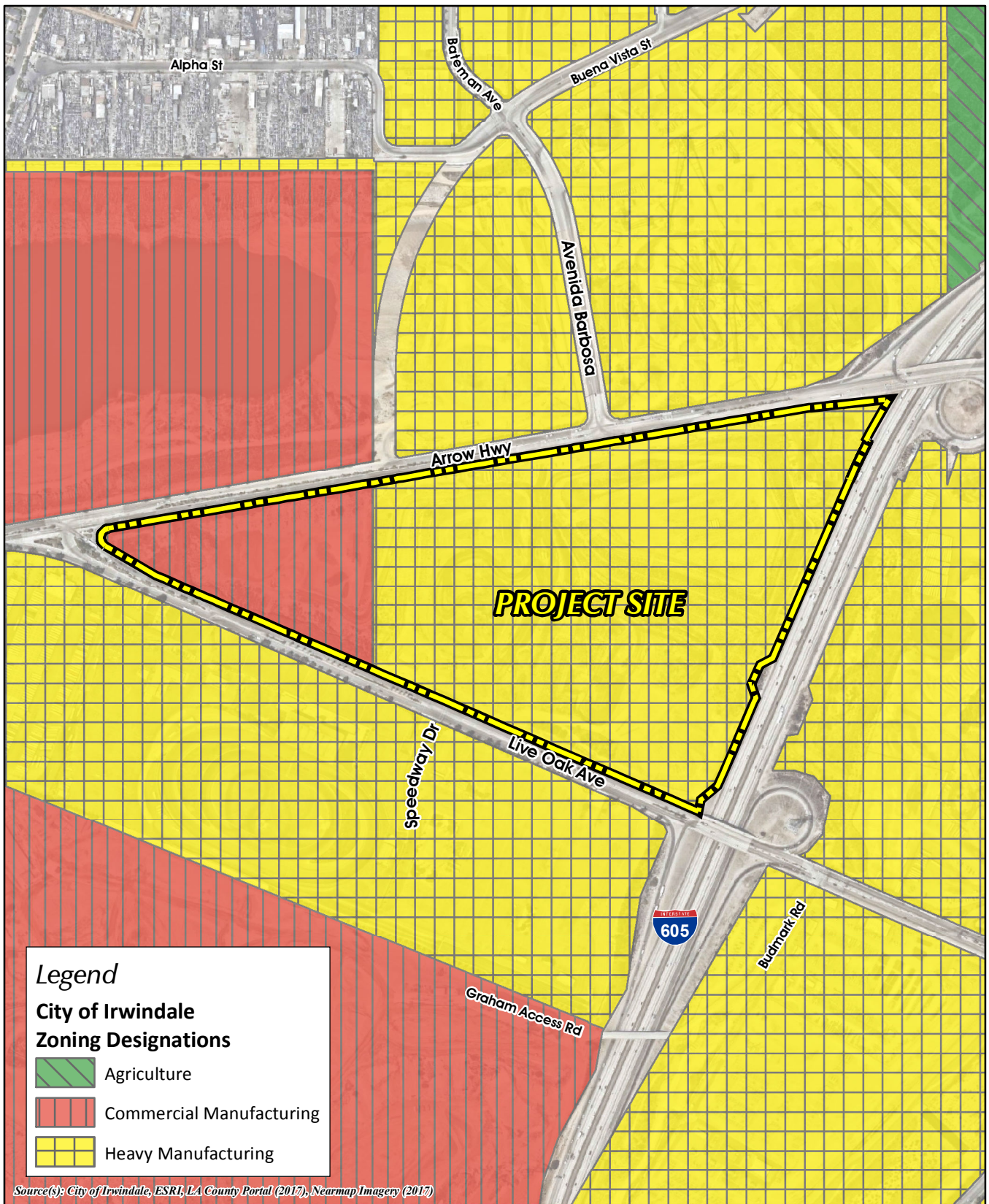
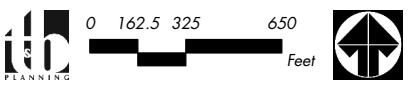


Figure 2-6



EXISTING ZONING DESIGNATIONS

2.8 Description of the Proposed Project

General Description

The Park @ Live Oak Specific Plan proposes a land use plan, circulation plan, utility plans, phasing plan, design guidelines, and development standards to guide the development of the Project site into a 78.3-acre industrial/business park and commercial center. The Project would construct up to 1,550,000 square feet (s.f.) of Industrial/Business Park and Commercial building space on the 78.3-acre Project site. The Park @ Live Oak Specific Plan would create seven (7) distinct Planning Areas at the Project site. Planning Areas 1, 2, and 3 would be designated for Industrial/Business Park land uses; Planning Areas 1A, 2A, and 3A would be designated for Commercial/Industrial land uses; and Planning Area 4 would be designated for Commercial land uses. The Park @ Live Oak would allow for the construction of up to 1,451,400 s.f. of Industrial/Business Park building square footage (includes Planning Areas 1, 1A, 2, 2A, 3, and 3A) and up to 98,600 s.f. of Commercial building square footage (includes Planning Areas 1A, 2A, 3A, and 4). The total maximum commercial building square footage permitted within Planning Areas 1A, 2A, and 3A combined is 51,600 s.f. Additional site improvements proposed by the Project include storm water detention basins, ornamental landscaping, and utility infrastructure. As part of the Project, the City would process entitlements for the Project which include General Plan Amendment No. 01-2017, Zone Change No. 01-2017, The Park @ Live Oak Specific Plan, a Development Agreement, and Tentative Parcel Map, each of which is described in additional detail below.

2.8.1 Proposed Entitlement Applications

The Project involves a proposed General Plan Amendment, Zone Change, Specific Plan, Development Agreement, and Tentative Parcel Map. The following subsections summarize the discretionary applications related to the Project that are under consideration by the City of Irwindale.

A. General Plan Amendment (GPA) No. 01-2017

The proposed GPA No. 01-2017 would amend the City of Irwindale's General Plan Land Use Map by changing the land use designation for the 78.3-acre Project site from "Regional Commercial" to "Commercial/Industrial," as shown on Figure 2-7, *Proposed General Plan Amendment*.

B. Zone Change No. 01-2017

The proposed Zone Change No. 01-2017 would amend the City of Irwindale's Zoning Map to change the existing zoning designation of the Project site from "Heavy Manufacturing" (M-2) and "Commercial Manufacturing" (C-M) to "The Park @ Live Oak Specific Plan," as shown on Figure 2-8, *Proposed Zoning Designations*. The "The Park @ Live Oak Specific Plan" zoning designation would allow for the Project site to be developed in accordance with the uses and development standards set forth in the proposed The Park @ Live Oak Specific Plan.

C. The Park @ Live Oak Specific Plan

According to California Government Code § 65450, local agencies are given the authority to prepare specific plans for "the systematic implementation of the general plan for all or part of the area covered by the general plan." A Specific Plan is an implementation document designed to implement the City of Irwindale's General Plan within a certain area and, most importantly, to establish a set of development standards for the specific area. A summary

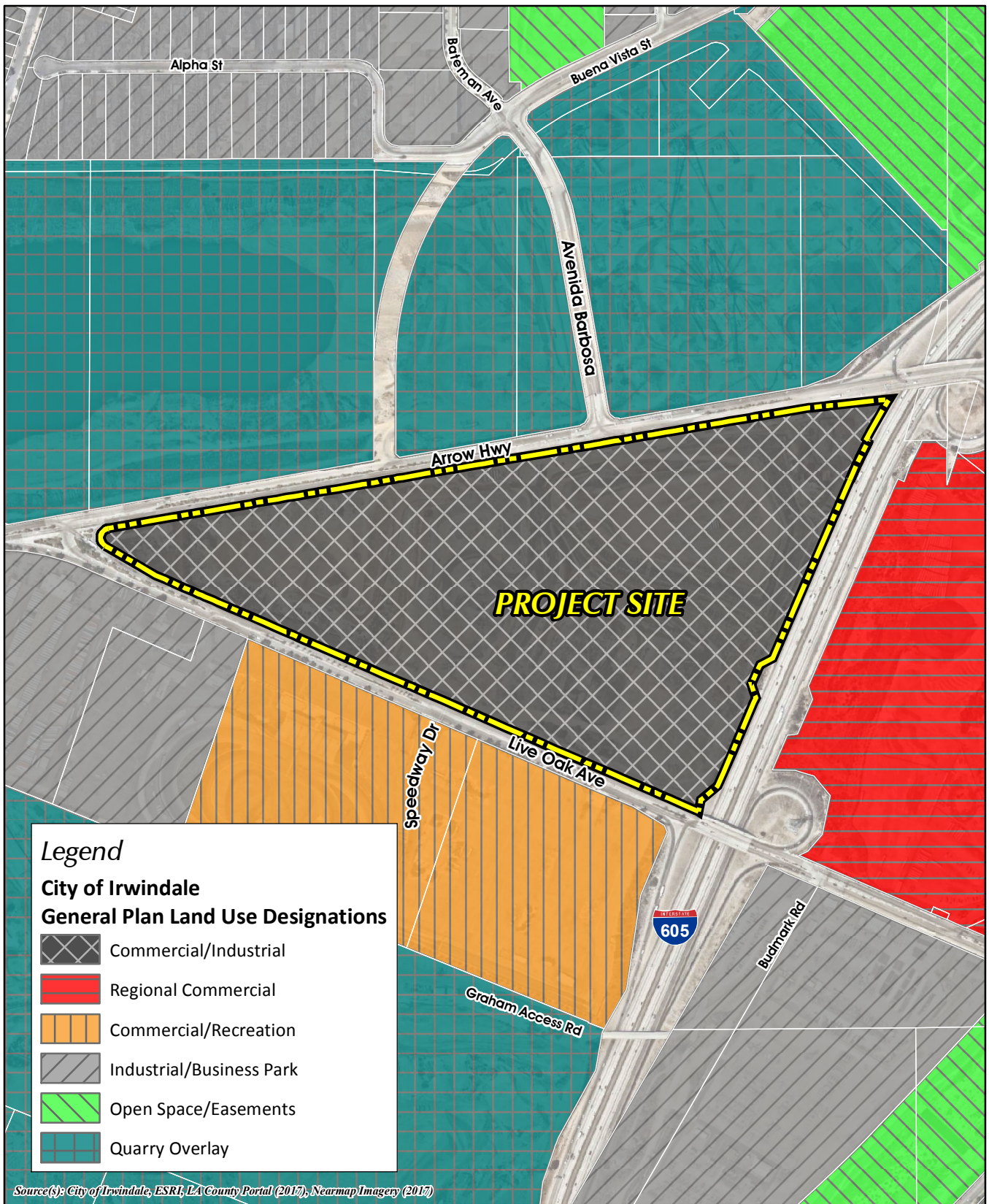
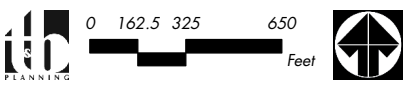


Figure 2-7



PROPOSED GENERAL PLAN AMENDMENT

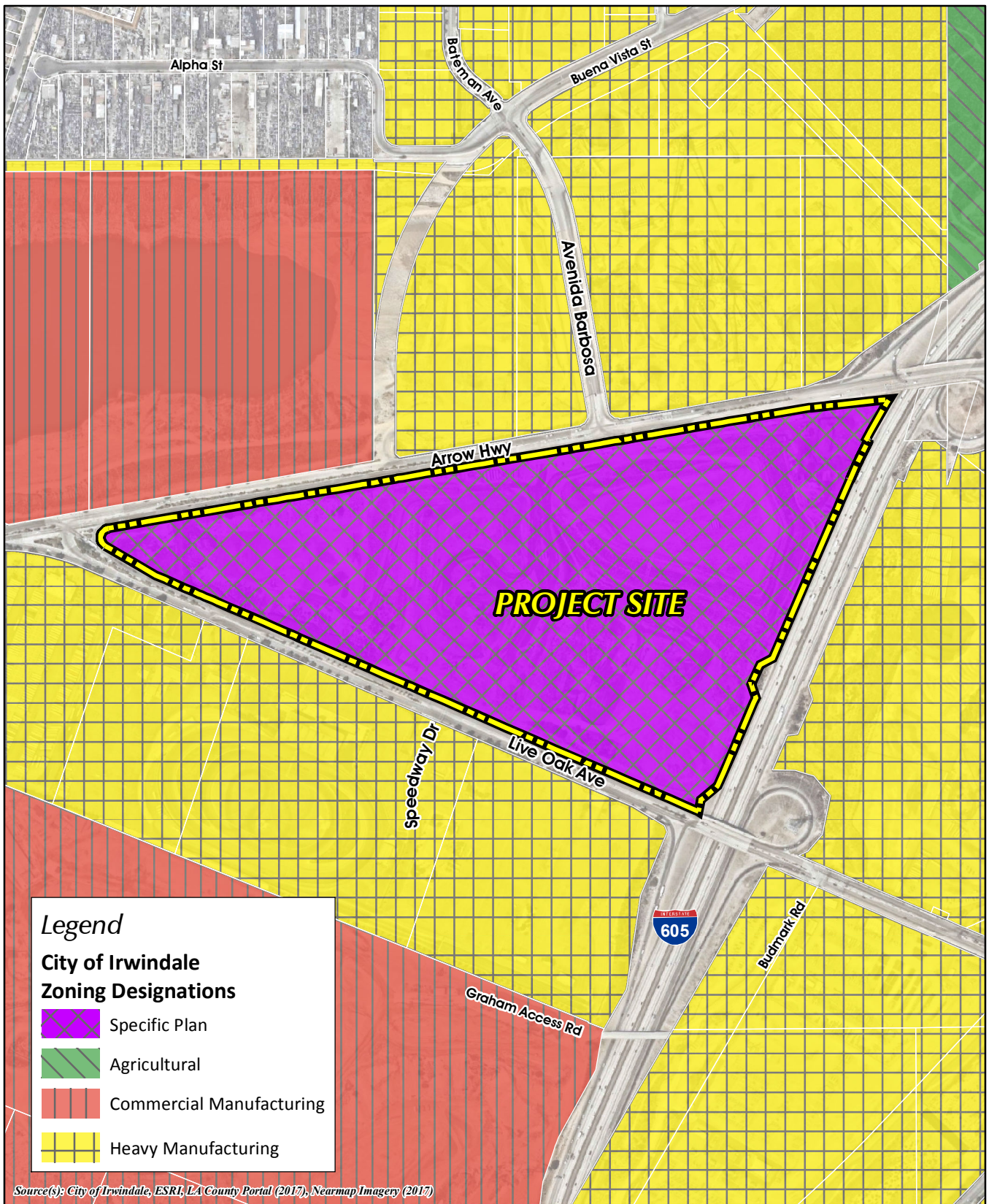
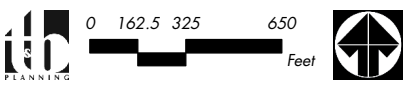


Figure 2-8



PROPOSED ZONING DESIGNATIONS

of the land uses proposed at the Project site by The Park @ Live Oak Specific Plan is provided below. As described above, The Park @ Live Oak Specific Plan proposes a land use plan, circulation plan, utility plans, phasing plan, design guidelines, and development standards to guide the development of the Project site into a 78.3-acre industrial/business park and commercial center. The Project would construct up to 1,550,000 s.f. of Industrial/Business Park and Commercial building space on the 78.3-acre Project site. The Park @ Live Oak Specific Plan would create seven (7) distinct Planning Areas at the Project site. Planning Areas 1, 2, and 3 would be designated for Industrial/Business Park land uses; Planning Areas 1A, 2A, and 3A would be designated for Commercial/Industrial land uses; and Planning Area 4 would be designated for Commercial land uses. The Park @ Live Oak would allow for the construction of up to 1,451,400 s.f. of Industrial/Business Park building square footage (includes Planning Areas 1, 1A, 2, 2A, 3, and 3A) and up to 98,600 s.f. of Commercial building square footage (includes Planning Areas 1A, 2A, 3A, and 4). The total maximum commercial building square footage permitted within Planning Areas 1A, 2A, and 3A combined is 51,600 s.f. Additional site improvements proposed by the Project include storm water detention basins, ornamental landscaping, and utility infrastructure.

- **Industrial/Business Park:** The Park @ Live Oak Specific Plan would allow for up to 1,451,400 s.f. of industrial/business park building space. Planning Areas 1, 2, and 3 are designated Industrial/Business Park, comprise 39.3 acres, and would be developed with several industrial, business park, and warehouse distribution/logistics center buildings of various sizes that would house users such as general light industrial, manufacturing, warehouse/distribution, and e-commerce fulfillment center operations. The total 1,451,400 s.f. of building space is permitted across Planning Areas 1, 2, and 3, and in the portions of Planning Areas 1A, 2A, and 3A (described below) that are not developed with commercial land uses.
- **Commercial/Industrial:** The Park @ Live Oak Specific Plan would allow for up to 34.8 acres within Planning Areas 1A, 2A, and 3A to be developed with Commercial/Industrial land uses. Planning Areas 1A, 2A, and 3A are located along the northern Project site boundary adjacent to Arrow Highway, and would accommodate market-driven commercial uses to serve nearby residents, employees, visitors, and travelers on I-605. The total combined maximum commercial building square footage permitted in Planning Areas 1A, 2A, and 3A is 51,600 s.f. This amount of commercial building space is expected to need fewer than 34.8 acres. Therefore, in the portions of Planning Areas 1A, 2A, and 3A are not developed with commercial land uses and/or in the event that commercial development reaches the maximum commercial building square footage of 51,600 s.f., The Park @ Live oak Specific Plan allows the remaining portions of Planning Areas 1A, 2A, and 3A to be developed as an expansion of the Industrial/Business Park land uses within Planning Areas 1, 2, and 3. The portions of Planning Areas 1A, 2A, and 3A that would be developed with Industrial/Business Park land uses in lieu of commercial land uses would accommodate buildings of various sizes housing users such as general light industrial, manufacturing, warehouse/distribution, and e-commerce fulfillment center operations. Planning Areas 1 and 1A allow for a combined maximum building area of 825,000 s.f. of Industrial/Business Park land uses. Planning Areas 2 and 2A allow for a combined maximum building area of 333,000 s.f. of Industrial/Business Park land uses. Planning Areas 3 and 3A allow for a combined maximum building area of 293,400 s.f. of Industrial/Business Park land uses.

- **Commercial:** The Park @ Live Oak Specific Plan would allow for the 4.2-acre Planning Area 4 to be developed with up to 47,000 s.f. of Commercial building space. Permitted uses within Planning Area 4 would include employment-generating commercial uses, retail services, professional offices, and possible expansion of the Industrial/Business Park uses from adjacent Planning Areas 2 and 3.
- **Common Areas:** There would also be common areas shared by building users, including passenger car and truck parking, driveways, fire access lanes, landscaped areas, underground utilities, and storm water detention/retention/water quality basins. Perimeter landscaping would occur along the northern and southern boundaries of the Project site in and adjacent to the streetscapes of Arrow Highway and Live Oak Avenue.

The land use types proposed by The Park @ Live Oak Specific Plan are summarized below in Table 2-1, *The Park @ Live Oak Specific Plan Land Use Plan Statistical Summary*, and also depicted in Figure 2-9, *Proposed Specific Plan Land Use Plan*.

Table 2-1 The Park @ Live Oak Specific Plan Land Use Plan Statistical Summary

PLANNING AREA	LAND USE DESIGNATION	ACREAGE	MAXIMUM INDUSTRIAL/BUSINESS PARK S.F.	MAXIMUM COMMERCIAL BUILDING S.F.
1	Industrial/Business Park	28.3	825,000	N/A
1A	Commercial/Industrial	12.5		51,600 ¹
2	Industrial/Business Park	6.4	333,000	N/A
2A	Commercial/Industrial	10.2		51,600 ¹
3	Industrial/Business Park	4.6	293,400	N/A
3A	Commercial/Industrial	12.1		51,600 ¹
4	Commercial	4.2	N/A	47,000
PROJECT TOTAL		78.3	1,451,400	98,600

Notes:

1. The total maximum commercial building square footage permitted in Planning Areas 1A, 2A, and 3A combined is 51,600 s.f.
2. Acreages are approximate and subject to survey verification.
3. Maximum development intensity is presented in terms of usable building floor area (s.f.).

Circulation and Access Plan

Access to and from the Project site would be provided via Live Oak Avenue and Arrow Highway, which would provide employees and visitors a connection from I-605 on- and off-ramps, which are located approximately 0.1 mile east of the Project site. The Project proposes Private Drives A and B as its main internal access roads, having signalized intersections at Live Oak Avenue and Arrow Highway. Additional driveways that serve individual buildings are also planned to connect to Live Oak Avenue and Arrow Highway, and provide use by passenger vehicles, trucks, and emergency vehicles. The Project would also include internal driveways, drive aisles, deceleration lanes, truck queuing lanes, fire access lanes, truck turn-around areas, and parking areas. Additionally, the proposed Industrial/Business Park buildings would be accommodated with loading bays. The proposed Park

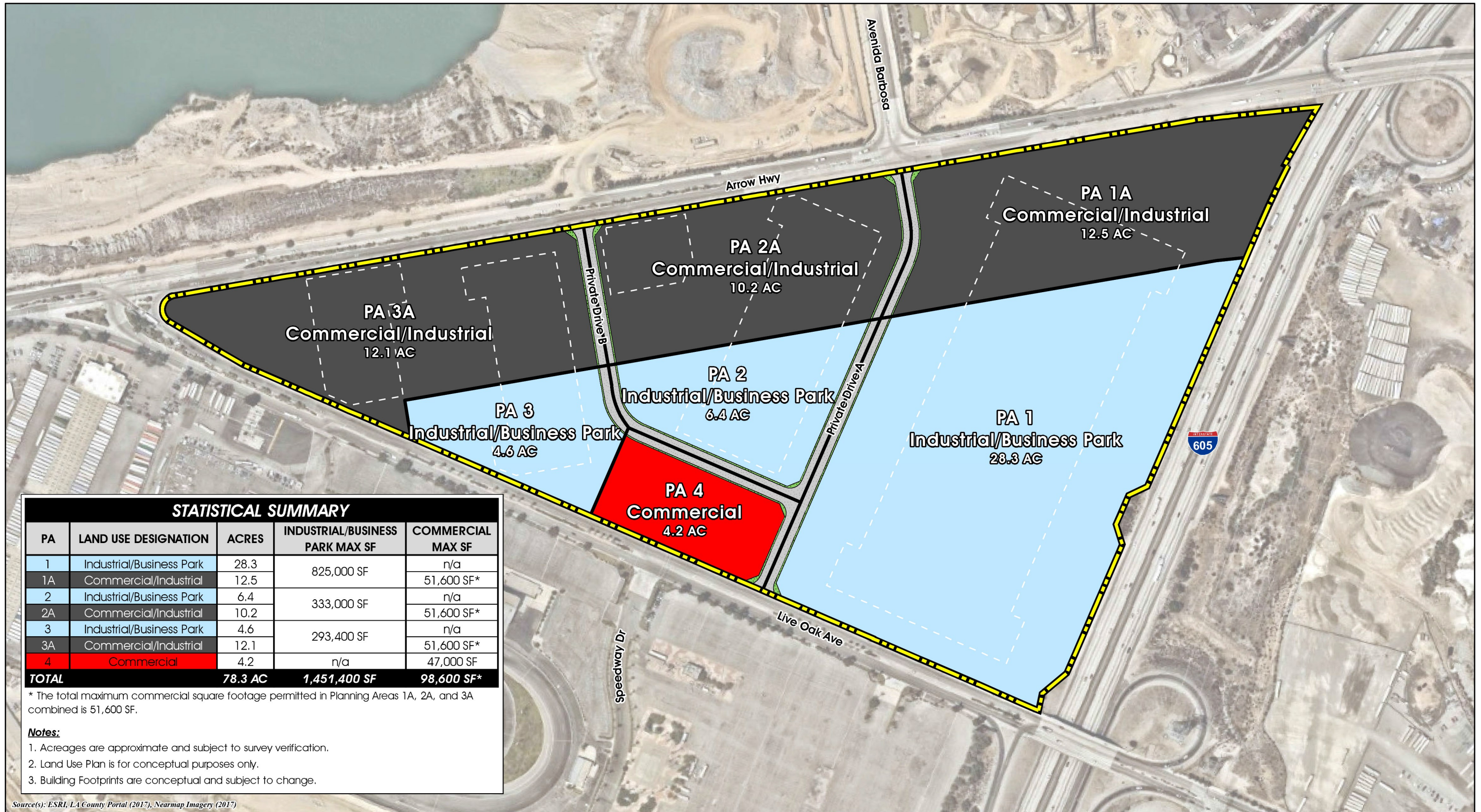


Figure 2-9



@ Live Oak Specific Plan specifies that loading bays are prohibited from being placed on building facades that are adjacent to and face off-site public use areas.

Design Guidelines

The Park @ Live Oak Specific Plan proposes architectural and landscape Design Guidelines to establish standards for the quality and character of the built environment. Buildings constructed in the Industrial/Business Park areas would likely be constructed with concrete tilt-up panels with blue reflective glazing, and would include articulated building elements such as canopies at main entrances and mullions. The industrial/business park buildings would contain large, flat rooftop area that may accommodate rooftop equipment such as mechanical, electrical, etc. In accordance with the proposed Specific Plan, all rooftop equipment would be required to be screened from view from public roads, the proposed Private Drives, and on-site visitor parking areas. Similarly, ground-mounted equipment and all trash enclosures would be required to be screened from off-site public viewing areas and adjacent public roads. Buildings constructed in the Commercial areas along Arrow Highway (Planning Areas 3 and 5) are guided to small-scale to accommodate uses such as restaurants and other convenience services. Buildings constructed in the Commercial area along Live Oak Avenue (Planning Area 4) are guided to have an inline office character.

The Park @ Live Oak Specific Plan's conceptual landscape plan indicates that existing landscaping along the street frontage with Live Oak Avenue and Arrow Highway would be retained if feasible and supplemented with trees, shrubs, and groundcover (including landscaping within the public right-of-way). Landscaping would be provided at building entries, in and around passenger vehicle parking areas, and in and around proposed storm water basins. The Park @ Live Oak Specific Plan design guidelines provide for the fencing and screening of truck yards and loading docks from the view of public streets (including the I-605 freeway) as well as to secure truck courts from trespassers.

Development Standards

The applicable development standards from the City of Irwindale Municipal Code would apply to the Project unless otherwise specified in the proposed The Park @ Live Oak Specific Plan. The Project's development standards are discussed in further detail in Section III, *Development Standards*, of the Park @ Live Oak Specific Plan.

D. Development Agreement

A Development Agreement would be executed between the Project Applicant and the City of Irwindale strictly in relation to the proposed Project. California Government Code §§ 65864-65869.5 authorize the use of development agreements between any city, county, or city and county, with any person having a legal or equitable interest in real property for the development of the property. The Development Agreement would provide the Project Applicant with assurance that development of the Project may proceed subject to the rules and regulations in effect at the time of Project approval.

E. Tentative Parcel Map

Proposed Tentative Parcel Map (TPM) proposes to subdivide the approximately 78.3-acre Project site into specific lot configurations within each Planning Area to allow for the proposed development. The TPM would establish a

subdivision of 13 lots, including eight (8) commercial lots and five (5) industrial/business park lots. The remaining areas of the TPM are proposed for landscaping, detention/retention/water quality basins, and roads.

3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS

Provided on the following pages is an Environmental Checklist, based on Appendix G of the State CEQA Guidelines. The Checklist evaluates the Project's potential to result in significant adverse effects to the physical environment. As concluded by the Checklist, the proposed Project has the potential to result in significant environmental effects for which feasible mitigation may not be available to reduce those effects below levels of significance. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), an **Environmental Impact Report (EIR)** will be prepared for the Project.

**INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM
CITY OF IRWINDALE**

1. **Project Title:** The Park @ Live Oak Specific Plan
2. **Lead Agency Name and Address:** City of Irwindale, 5050 N. Irwindale Avenue, Irwindale, California 91706
3. **Contact Person and Phone Number:** Marilyn Simpson, AICP, Community Development Manager/City Planner, (626) 430-2209
4. **Project Location:** North of Live Oak Avenue, south of Arrow Highway, and west of Interstate 605 (I-605). Assessor Parcel Numbers (APNs): 8532-001-002, 8532-001-006, 8532-001-900
5. **Project Sponsor's Name and Address:** Irwindale Partners II, LP, 510 East Foothill Boulevard, Suite 206, San Dimas, CA 91733
6. **General Plan Designation:** Regional Commercial
7. **Zoning:** Heavy Manufacturing (M-2) and Commercial Manufacturing (C-M)
8. **Description of the Project:** The Project is to allow for the development of up to 1,550,000 s.f. of Industrial/Business Park and Commercial land uses on the 78.3-acre Project site in the City of Irwindale, Los Angeles County, California and involves entitlement applications to allow for the future construction and operation of the Project. The Project would entail up to 1,451,400 s.f. of Industrial/Business Park land uses and up to 98,600 s.f. of Commercial land uses. Discretionary approvals requested from the City of Irwindale include a General Plan Amendment (GPA), Zone Change (ZC), Specific Plan (SP), Development Agreement (DA), and Tentative Parcel Map (TPM).
9. **Surrounding Land Uses and Setting:** Land uses surrounding the Project site include the following: quarries used for mining activities (United Rock No. 2, No. 3 and No. 4 quarries) located north of the Project site on the north side of Arrow Highway. The Irwindale Event Center is located south of the Project site on the south side of Live Oak Avenue. Property located west of the Project site (south-southwest of Live Oak Avenue) contains industrial and manufacturing land uses. Interstate 605 (I-605) is located immediately east of the Project site and the Nu-Way Live Oak landfill is located on the east side of I-605.
10. **Other public agencies whose approval is required:** The Project may require discretionary and/or administrative approvals from the Los Angeles County Flood Control District; Los Angeles Regional Water Quality Control Board; South Coast Air Quality Management District (SCAQMD); State Mining and Geology Board; and Cal-American Water. Approvals from public agencies, if required, will be described in the required Environmental Impact Report.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below () would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Public Services
<input type="checkbox"/>	Agricultural Resources and Forestry Resources	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Air Quality	<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Land Use/Planning	<input checked="" type="checkbox"/>	Tribal Cultural Resource
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Utilities/Service Systems
<input checked="" type="checkbox"/>	Energy	<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Mandatory Findings of Significance
<input checked="" type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>

Marilyn Simpson

3/28/18

Signature

Date

Marilyn Simpson

Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS				
Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project site is located in the San Gabriel Valley, which is surrounded by topographic landforms that are considered to be part of scenic vistas. The Project proposes to allow for the construction of industrial/business park and commercial structures within the San Gabriel Valley viewshed, which thus has the potential to result in a substantial adverse effect on a scenic vista; and, therefore, a potentially significant impact would occur. The Project's potential to substantially adversely affect scenic vistas shall be evaluated in the required EIR.</p>				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; (CalTrans, 2017))</i></p> <p>The Project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings (CalTrans, 2017). There are no State-designated or eligible scenic highways within the vicinity of the Project site. As such, there is no potential for the proposed Project to impact a scenic resource within a state scenic highway.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>Under existing conditions, the property's use as a former mining site undergoing reclamation is visible from Live Oak Avenue, Arrow Highway, I-605, and adjacent parcels. As disclosed in the proposed The Park @ Live Oak Specific Plan, the proposed Project would adhere to specified design criteria that are intended to minimize visual and other impacts to surrounding properties. Nevertheless, the proposed Project's impacts on the existing visual character of the Project site shall be evaluated in the required EIR.</p>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>Under existing conditions, the Project site is a former aggregate mine site that is undergoing reclamation and is already subject to light and glare from the on-site and surrounding land uses (mining operations, I-605 freeway, Irwindale Event</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Center, and other commercial and industrial land uses). Furthermore, all new light sources are required to comply with the City's Municipal Code standards for exterior lighting, which are designed to prevent light spillover, glare, nuisance, inconvenience, or hazardous interference of any kind on adjacent properties and streets. The Project would also be subject to the outdoor lighting standards contained in the design guidelines of the proposed The Park @ Live Oak Specific Plan. Nevertheless, the amount of light and glare that would be produced by the Project has the potential to adversely affect day or nighttime views in the area and shall be evaluated in an EIR.				
II. AGRICULTURE AND FORESTRY RESOURCES				
Would the Project:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: CDC, 2016a; Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
Under existing conditions, the Project site is a former aggregate mine site that is undergoing reclamation. As concluded by the California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program, the Project site is not mapped by the FMMP as containing Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (CDC, 2016a). No FMMP mapped farmlands are located in the City of Irwindale. As such, the proposed Project has no potential to convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. Accordingly, no impact would occur and no further analysis is required on this subject.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: CDC, 2016a; Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
Under existing conditions, the Project site is a former aggregate mine site that is undergoing reclamation. As concluded by the CDC's Farmland Mapping and Monitoring Program, the Project site is not located on land with Williamson Act contracts (CDC, 2016). As previously shown on Figure 2-6, <i>Existing Zoning Designations</i> , under existing conditions, the Project site is zoned "Heavy Manufacturing" (M-2) and "Commercial-Manufacturing" (C-M). As such, the proposed Project has no potential to conflict with existing zoning for agricultural use, or a Williamson Act contract. No land zoned for agricultural use or Williamson Act contract lands are located near the Project site (CDC, 2016). Based on the foregoing, the Project has no potential to impact lands zoned for agricultural use or conflict with any Williamson Act contracts. No impact would occur and no further analysis is required on this subject.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Timberland Production (as defined by Government Code section 51104(g))?				
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>Under existing conditions, the Project site is located in a heavily urbanized area and is utilized as a former aggregate mine site that is undergoing reclamation. As shown on Figure 2-5, <i>Existing General Plan Land Use Designations</i>, the Project site is not located on lands designated as forest lands or timberlands by the City’s General Plan, and none of the surrounding properties are designated as forestlands or timberlands. Furthermore, as shown on Figure 2-6, <i>Existing Zoning Designations</i>, under existing conditions, the Project site is zoned “Heavy Manufacturing” (M-2) and “Commercial-Manufacturing” (C-M), and none of the surrounding properties are zoned for forestry- or timberland-related uses. Accordingly, no forests or any zoning for forest land or timberland are located on or near the Project site. The proposed Project has no potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No impact would occur and no further analysis is required on this subject.</p>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>As noted in the preceding response, the Project site is not located on or near forest land. Therefore, the proposed Project would not result in the loss of any forest land or convert forest land to non-forest use. No impact would occur and no further analysis is required on this subject.</p>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: CDC, 2016b; Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>As noted in the preceding responses, the Project site is not located on or near lands designated Farmland or forest land. There is no Farmland, forest land or timberland near the Project site. As such, the proposed Project has no potential to involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. Therefore, no impact would occur and no further analysis is required on this subject.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: SCAQMD, 2017; City of Irwindale, 2017)</i>				
<p>The Project site is located in the South Coast Air Basin (SoCAB). Air quality within the South Coast Air Basin is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD's Air Quality Management Plan (AQMP). The proposed Project would emit pollutants into the SoCAB during short-term construction and long-term operational activities, as vehicles travel to and from the proposed industrial/business park and commercial land uses. The pollutant levels emitted by the Project's construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD's AQMP. As such, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project's potential to conflict with the adopted SCAQMD's AQMP.</p>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: SCAQMD, 2017; City of Irwindale, 2017)</i>				
<p>Air quality within the South Coast Air Basin is regulated by the SCAQMD and standards for air quality are documented in the SCAQMD AQMP. Implementation of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD's AQMP, particularly related to Project construction and mobile source emissions associated with the Project's long-term operation. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project's expected pollutant levels and evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.</p>				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: South Coast Air Quality Management District; City of Irwindale, 2017)</i>				
<p>The Project site is located in Los Angeles County, which is a part of the SoCAB. The SoCAB is in non-attainment status for State air quality standards pertaining to ozone (O₃), particulate matter smaller than 10 microns (PM₁₀), particulate matter</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
smaller than 2.5 microns (PM _{2.5}), nitrogen dioxide (NO ₂), and lead (CARB, 2017). The SoCAB is also in non-attainment status for federal standards concerning O ₃ , PM ₁₀ , PM _{2.5} , and lead (CARB, 2017). As noted in the preceding responses, the proposed Project would generate particulate and gaseous emissions during construction and over the long-term operating life of the completed industrial/business park and commercial center. This would include emissions of criteria pollutants, including those that contribute to ozone formation, along with PM ₁₀ , PM _{2.5} , and lead. Therefore, a quantitative analysis of emissions during the construction phases and over the operating life of the completed Project, together with an assessment of whether the Project would exceed SCAQMD daily emissions thresholds, is warranted in the required EIR.				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Google Earth, 2017)</i></p> <p>The Project does not include any land uses that may be considered point source emitters. However, the Project has the potential to expose sensitive receptors located near the Project site and/or along its primary truck route(s) to diesel particulate matter (DPM) emissions from mobile sources (i.e., vehicle and truck exhaust). Sensitive receptors in the Project area are limited to residential uses occurring 1,800 feet to the north and 0.75 mile southeast of the Project site. Due to the presence of sensitive receptors in the Project vicinity and the volume of truck traffic expected with the Project, there is the potential for the Project to expose nearby sensitive receptors to substantial pollutant concentrations associated with DPM. The required EIR shall evaluate the Project's potential to expose sensitive receptors to substantial pollutant concentrations.</p>				
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Any temporary odor impacts generated during Project-related construction activities, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. The Industrial/Business Park and Commercial uses proposed for the Project site are not expected to involve uses or activities that generate substantial or noticeable amounts of odor during long-term operation. Nonetheless, the required EIR shall evaluate the Project's potential to expose substantial numbers of people to objectionable odors during both near-term construction and long-term operation.</p>				
IV. BIOLOGICAL RESOURCES				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008;)</i>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Under existing conditions, the Project site is a former mine that is under active reclamation activity, is heavily disturbed, and does not contain any known candidate, sensitive, or special status species. In addition, there are no adopted, approved, or proposed Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or State habitat conservation plans that cover habitats located within the City of Irwindale (City of Irwindale, 2006, pp. 50-53). Due to the Project site's status as a former aggregate mine that is currently undergoing reclamation as an IDEFO, the Project site is devoid of any sensitive biological resources. Therefore, the Project's substantial adverse effect on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service is less than significant, and no further analysis of this subject is necessary.				
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>There is limited vacant land in the City, and the majority of these lands have been previously disturbed or are highly disturbed. Thus, they are unlikely to contain sensitive natural habitat communities. Due to the Project site's status as a former aggregate mine that is currently undergoing reclamation as an IDEFO, the Project site is devoid of any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS). There are no adopted, approved, or proposed Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or State habitat conservation plans that cover habitats located within the City of Irwindale (City of Irwindale, 2006, pp. 50-53). Further, the Project's drainage design is proposed to discharge into a municipal stormwater system and not to any water courses that may contain riparian habitat. As such, the proposed Project has no potential to have a substantial adverse effect on any on-site or off-site riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Therefore, no impact would occur and no further analysis is required on this subject.</p>				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Google Earth, 2017)</i></p> <p>Due to the Project site's status as a former aggregate mine that is currently undergoing reclamation, the Project site is devoid of any natural or artificially occurring water resources that support federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.). The proposed Project has no potential to impact federally protected wetlands, because the Project site does not contain any on-site federally</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
protected or jurisdictional wetlands. Further, the Project's drainage design is proposed to discharge into a municipal stormwater system and not to any water courses that may be regulated by Section 404 of the Clean Water Act. Therefore, no impact would occur and no further analysis is required on this subject.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017)</i></p> <p>Under existing conditions, the Project site is occupied by a former aggregate mine site that is undergoing reclamation. The Project site and surrounding vicinity is fully developed and provides limited, if any, wildlife movement throughout the area. Under existing conditions, the Project site does not provide habitat for native species, is not part of a terrestrial wildlife movement corridor, and does not serve as a native wildlife nursery site. Mandatory compliance with the federal Migratory Bird Treaty Act (MBTA) would preclude impacts to nesting birds in the unlikely event that nesting birds are present at the Project site. Accordingly, implementation of the proposed Project would have no potential to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or with the use of native wildlife nursery sites.</p>				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The City does not have any local or area-wide preservation or conservation plans or policies or ordinances protecting biological resources. Under existing conditions, the Project site is heavily disturbed and is occupied by a former aggregate mine site that is undergoing reclamation. Therefore, the Project site also does not contain any protected tree species or other biologically significant resources. The proposed Project would not conflict with local policies or ordinances that protect biological resources, such as tree preservation policy or ordinance. No impact would occur and no further analysis is required on this subject.</p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>As noted in the previous response to Checklist Item IV.a, there are no adopted, approved, or proposed Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans that cover habitats located on the property or elsewhere in the City of Irwindale (CDFW, 2017). Therefore, the proposed Project has no potential to conflict with the provisions of an adopted Habitat Conservation Plan,</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impact would occur and no further analysis is required on this subject.				
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
The Project site has been completely disturbed by former aggregate mining and is undergoing active reclamation. Under existing conditions, there are no historic structures present at the Project site. Previous mining activities at the Project site would have disturbed and/or removed any historical resources that may have been present at the site. Therefore, it is reasonably assured that there are no significant historical resources at the Project site that could be unearthed or disturbed by implementation of the proposed Project. As such, the proposed Project would have no impact on a historical resource as defined in Section 15064.5 of the State CEQA Guidelines. No further analysis is required on this subject.				
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
The Project site is a former quarry that is undergoing active reclamation and has been completely disturbed by former mining activities and on-going landfill operations. Therefore, it is highly unlikely that the Project site contains any archaeological resources. Given the extensive level of surface and subsurface alterations that have taken place over the years of the mining and the ongoing reclamation activities, it is reasonably assured that there is no potential for discovery of archaeological materials during Project implementation. Because the Project proposes a General Plan Amendment and because an EIR will be prepared, the City of Irwindale is required to comply with Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52), which require local governments to consult with Native American tribes prior to making certain decisions on proposed development projects. This topic is evaluated in this Initial Study under checklist section XVIII, <i>Tribal Cultural Resources</i> . For the reasons stated above, the proposed Project would have no impact on archaeological resources defined by Section 15064.5 of the State CEQA Guidelines. No impact would occur and no further analysis is required on this subject.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
The Project site has been completely disturbed by a former surface mine and does not contain any unique geologic features or any known paleontological resources. Given the extensive level of surface and subsurface alterations that have taken place over the years of the active surface mine and the ongoing reclamation activities, it is reasonably assured that there is no potential for discovery of paleontological materials during Project implementation. As such, the proposed Project has no potential directly or indirect impact a unique paleontological resource or site or unique geologic feature. No impact would occur and no further analysis is required on this subject.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
There are no known cemeteries at the Project site. Given the extensive level of surface and subsurface alterations that have taken place at the Project site over the years of the active surface mine and the ongoing reclamation activities, and that fact that all of the landfill materials are inspected prior to their acceptance for use as landfill material at the site, it is reasonably assured that there is no potential for discovery of human remains during Project implementation. While not expected, in the unlikely event that human remains are discovered during ground-disturbing activities required to implement the proposed Project, compliance with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 <i>et. seq.</i> would be required. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant. Potential impacts associated with potential inadvertent discoveries of human remains will be reduced to less than significant through mandatory compliance with Public Resources Code Section 5097.98. No further analysis is required on this subject.				
VI. ENERGY				
Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
Energy in the form of electricity and gas would be expended to construct and operate the Project. The construction and operation of the industrial/business park and commercial uses at the Project site would be required by State law to comply with the California Green Building Standards Code (commonly known as "CALGreen"). CALGreen is one of the most stringent statewide building codes in the nation in terms of energy use reduction requirements. It requires non-residential developments to include bicycle parking, parking for clean air vehicles, charging stations for electric passenger cars, energy-efficient lighting, water conservation features, and waste reduction features, and imposes standards for building maintenance. Nonetheless, the proposed Project's potential impacts due to wasteful, inefficient, or unnecessary				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
consumption of energy or wasteful use of energy resources, during project construction or operation will be analyzed in a Project-specific energy analysis, the results of which will be discussed in the required EIR.				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
As discussed in the preceding response, construction and operation of the Project is required to comply with CALGreen. Nonetheless, the proposed Project's potential to conflict with applicable State or local plans for renewable energy or energy efficiency will be analyzed in a Project-specific energy analysis, the results of which will be discussed in the required EIR.				
VII. GEOLOGY AND SOILS				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
Based on the discussion of seismic hazards in the City of Irwindale General Plan, the Project site is not located on a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (City of Irwindale, 2006, Exhibit 3-6). Accordingly, the proposed Project would have no potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. No known fault zones cross the Project site; therefore, there is no evidence that the Project site's ground surface could rupture. Accordingly, no impact would occur and no further analysis is required on this subject.				
(ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
The future buildings and workers on the Project site have the potential to be exposed to strong seismic ground shaking associated with seismic events. Accordingly, the Project's potential to be subject to strong seismic ground shaking shall be evaluated in the required EIR.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
(iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>According to Irwindale General Plan Figure 6-2, <i>Seismic Hazard Zones</i>, the Project site is not located in an area with the potential for liquefaction. The Project site is a former aggregate mine site that is undergoing reclamation as an IDEFO. As part of the landfilling process, inert materials are deposited into the quarry and compacted under the supervision of a geotechnical engineer. Upon completion of the IDEFO and full reclamation of the site, the property would not contain soils subject to liquefaction. A geotechnical study is required at the close of the IDEFO to assure that the site is stable and was properly compacted. Geotechnical information prepared for the Project site will be summarized in the required EIR, which will address Project site's potential to be subject to seismic-related ground failure, including liquefaction. The results of the site-specific geotechnical evaluation shall be disclosed in the required EIR.</p>				
(iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project site is a former aggregate mine site that is undergoing reclamation as an IDEFO. Under existing conditions, no natural steep terrain, ridgetops, or fill slopes occur on the Project site. Temporary slopes associated with the landfill operation, some of which are steep, are present. Upon completion of the IDEFO and full reclamation of the site, the property would not contain substantial slope and no slopes subject to landslide. A geotechnical study is required at the close of the IDEFO to assure that the site is stable and was properly compacted. Accordingly, it is reasonably assured that the proposed Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Nevertheless, geotechnical information prepared for the Project site will be summarized in the required EIR to address this subject.</p>				
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project site is a former aggregate mine site that is undergoing reclamation. As such, there is no native topsoil remaining within the former quarry area. The site is currently operating as an IDEFO where inert debris is being placed to bring the quarry to natural grade. Throughout the construction phases, the proposed Project would be required to implement erosion control Best Management Practices (BMPs), in compliance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. Soil erosion would not occur after development when the site is covered with structures, impervious surfaces, and landscaping. As such, it is not anticipated that the proposed Project would result in substantial erosion or the loss of topsoil. Nevertheless, the required EIR shall evaluate the effectiveness of the Project's erosion-control measures and will determine whether the Project has the potential to result in substantial soil erosion and/or the loss of topsoil.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>Refer to the discussion of Thresholds VI (a) (iii) and (iv) for a discussion of hazards associated with liquefaction and landslide hazards. The Project site is a former aggregate mine site that is undergoing reclamation as an IDEFO. As part of the landfilling process, inert materials are deposited into the quarry and compacted under the supervision of a geotechnical engineer. Upon completion of the IDEFO and full reclamation of the site, the property would not contain unstable soils or geologic units. A geotechnical study is required at the close of the IDEFO to assure that the site is stable and was properly compacted. Nonetheless, the required EIR shall summarize the Project site's geotechnical information and evaluate the proposed Project's potential to cause soil subsidence, lateral spreading, liquefaction, and collapse hazards, which if such hazards are present could pose a threat to the future structures and workers on-site.</p>				
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project site is currently operating as an IDEFO where inert debris is being placed to bring the quarry to bring the site to natural grade. The fill is compacted and monitored by a geotechnical engineer to ensure that the site will be suitable for future development. No development will be permitted to occur on the Project site until the fill and compaction process is completed for each portion of the property to be developed. The Project's geotechnical evaluation will evaluate the Project site's specific soil conditions and potential for containing expansive soils. The Project's potential to expose the future structure and workers on-site to hazards associated with expansive soils will be evaluated in the required EIR.</p> <p>[Note: Threshold VI (d) is based on Appendix G of the CEQA Guidelines and references Table 18-1-B of the 1994 Uniform Building Code (UBC). This Table no longer exists. The Building Code currently in effect, the 2010 CBC, references ASTM D4829, a standard procedure for testing and evaluating the expansion index (or expansion potential) of soils established by ASTM International, which was formerly known as the American Society for Testing and Materials (ASTM).]</p>				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The Project does not propose to install any septic tanks or alternative waste water disposal systems. Thus, no further analysis is required on this subject.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS				
Would this project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017; California Legislative Information, 2006)</i>				
<p>Project-related construction and operational activities would emit air pollutants, several of which are regarded as greenhouse gasses (GHGs). A Project-specific GHG emissions analysis will be required to quantify such emissions. Because climate change is a global phenomenon and not limited to a specific locale such as the Project site and its immediate vicinity, emissions have the potential to be significant on a cumulatively considerable basis. The Project's GHG emissions will likely be analyzed against SCAQMD's recommended industrial threshold of 10,000 cubic metric tons of carbon monoxide equivalent (MTCO_{2e}) emissions, as the threshold of significance. The proposed Project's potential to generate GHGs, either directly or indirectly, that could have a significant impact on the environment, shall be analyzed in a Project-specific GHG analysis report which will be discussed in the required EIR.</p>				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017; California Legislative Information, 2006)</i>				
<p>The proposed Project's potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs will be analyzed in a Project-specific GHG analysis, the results of which will be discussed in the required EIR.</p>				
IX. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
<p>The Park @ Live Oak Specific Plan would allow for the construction and operation of warehousing, light industrial, commercial, retail, and similar land uses at the Project site. No specific users have been identified for occupancy of the future buildings at this time; therefore, the range of products and materials that would be shipped to, stored within, and transported from the Project site is not currently known. All hazardous materials are regulated by federal and State laws to ensure public safety, and any transport, use, or disposal of such materials associated with the Project would be subject to all applicable regulatory requirements. Nonetheless, because hazardous materials have the potential to be transported, used, or disposed during Project construction and operation, the proposed Project could have a potentially significant impact by creating a significant hazard to the public or the environment. Further evaluation of potential impacts related this topic shall be discussed in the required EIR.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>See response to Threshold VIII (a), above. This topic will be discussed in the required EIR.</p>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project site is not located within one-quarter mile of an existing or proposed school (Google Earth, 2017). The nearest existing school facilities to the Project site are Olive Junior High School (approximately 0.75 miles to the southeast), Walnut Elementary School (approximately 0.8 miles to the southeast), and Annunciation Catholic School (approximately 0.8 miles to the west). The proposed Industrial/Business Park and Commercial land uses would be conducted mainly inside of enclosed buildings, where a variety of consumer products would be stored. Accordingly, the proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Thus, no further analysis is required on this subject.</p>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; DTSC, 2017)</i></p> <p>A site-specific Phase I ESA shall be prepared for the Project that will include a governmental database search to determine whether the site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The results of the Phase I ESA shall be disclosed in the required EIR.</p>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
As noted in the City's General Plan, there are no airports in the City of Irwindale. The nearest airport is the El Monte Airport, located approximately 2.8 miles southwest of the Project site. The Runway Protection Zones (RPZs) for the El Monte Airport are entirely within the City of El Monte and extend from the end of the runway to Lower Azusa Road on the north of the Airport to the railroad tracks to the south of the Airport (City of Irwindale, 2006, pp. 62-63). The Project site is not located within an airport land use plan or within 2.0 miles of a public airport or public use airport. Thus, no further analysis is required on this subject.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
There are no private airstrips in the City of Irwindale and there are no private airstrips in the vicinity of the Project site (City of Irwindale, 2006, pp. 62-63). Thus, no further analysis is required on this subject.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Under existing conditions, the Project site operates as a former quarry that is undergoing active reclamation. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by applicable City regulations. Although it is not anticipated that the proposed Project would interfere with an adopted emergency response or evacuation plan, the required EIR shall discuss this topic in further detail.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? <i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Project site is located in an urbanized area of the City of Irwindale and outside of any High Fire Hazard Zone. There are no wildlands located on or adjacent to the Project site. Thus, no further analysis is required on this subject.				
X. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements? <i>(Source: Project Application Materials; Irwindale 2017)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Implementation of the Project would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities, which could result in the generation of water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Additionally, runoff under post-development conditions could contain pollutants in the absence of protective or avoidance measures. The Project's potential to violate any water quality standards or waste discharge requirements during short-term construction and/or long-term operational activities shall be fully analyzed in the required EIR.</p>				
<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would be served with potable water from California American Water (Cal-American). Off-site water lines would need to be extended to service the site. The nearest existing Cal-American water main is located approximately 0.3 miles north of the Project site. In addition, the proposed Project may require construction of a new water well or use of the existing on-site water well in order to build out the water infrastructure necessary to serve the Project. Furthermore, development of the Project site would increase the extent of impervious surfaces on-site, which could reduce the amount of water that directly infiltrates into the ground and reaches the groundwater table. Accordingly, the Project's potential to interfere substantially with groundwater recharge is potentially significant and shall be evaluated in the required EIR.</p>				
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Applications Materials, 2017; City of Irwindale, 2006)</i></p> <p>A site-specific hydrology study in the form of a Low Impact Development (LID) Plan as required by the Los Angeles County Flood Control District will be prepared for the Project to determine whether Project development would result in a measurable increase in water flows exiting the site under developed conditions (which could potentially cause scour/erosion). Additionally, a site-specific water quality management plan (WQMP) will also be prepared that will identify structural control BMPs to reduce the Project's potential to result in increased erosion following development. The results of the required WQMP and site-specific hydrology study will be documented in the required EIR.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>As indicated under Threshold IX(c), a site-specific hydrology study shall be prepared to evaluate whether the Project would result in a substantial change in the rate or amount of runoff from the site. An increase in the rate or amount of runoff from the site could result in increased potential for flooding on downstream properties. The results of the site-specific hydrology study shall be documented in the required EIR.</p>				
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>As indicated under the analysis of Threshold IX(a), the Project's potential to result in additional sources of polluted runoff shall be disclosed and evaluated in the required EIR. A site-specific hydrology study shall be prepared for the Project that will identify a storm water drainage system to convey runoff from the site in a manner consistent with City requirements. The required EIR shall include a discussion and analysis of the Project's proposed storm drain improvements, and also shall identify any impacts to the environment that may result from any necessary off-site improvements required in support of the Project's drainage system.</p>				
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project's potential to otherwise substantially degrade water quality shall be evaluated in the required EIR.</p>				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project does not include housing. Therefore, there is no potential for housing to be located within a 100-year flood hazard zone and no impacts associated with housing placement would occur from implementing the proposed Project. Thus, no further analysis is required on this subject.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The San Gabriel River is located 0.25 mile east of the Project site. Potential Project-related impacts posed by mapped flood hazard maps, if any, shall be evaluated further in the required EIR.</p>				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Santa Fe Dam is located 0.5-mile northeast from the Project site and the San Gabriel River is located 0.25-mile east of the Project site (Google Earth, 2017). Due to the proximity of these water features, the potential exists for the Project site to be impacted by flooding from these features. Accordingly, the required EIR shall evaluate whether the Project would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.</p>				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth; City of Irwindale, 2006; City of Irwindale, 2008)</i></p> <p>A seiche is the formation of large waves in landlocked bodies of water due to seismic activity. The Project site is located approximately 0.5-mile from the Santa Fe Dam, 0.25-mile from the San Gabriel River, and 30 miles from the Pacific Ocean (Google Earth, 2017). Accordingly, it is not anticipated that the Project would be susceptible to impacts associated with seiches or tsunamis. The Project would be constructed on a fully reclaimed and compacted site, and does not propose to be located in or construct any steep slopes or canyon areas that could generate mudflow under heavy rainstorm conditions. Accordingly, due to these distances, there is no potential for the proposed Project to be affected by a seiche, tsunami, or mudflow. Thus, no further analysis is required on this subject.</p>				
XI. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project site is located within an established industrial and quarry area. The Project site is bordered by Live Oak Avenue to the south and Arrow Highway to the north; quarries to the north (beyond Arrow Highway); the I-605 freeway to the east; and industrial land uses (including a truck distribution center) to the west. Beyond the immediately-adjacent land</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
uses are residential neighborhoods. Site development would not require any division of the established surrounding community elements. To the contrary, the establishment of an internal roadway system on the Project site would provide a means of access through the site from Arrow Highway to Live Oak Road. Thus, no further analysis is required on this subject.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project proposes a General Plan Amendment, Zone Change, Specific Plan, and subdivision. Therefore, the potential exists for the Project to conflict with an applicable land use plan, policy, or regulations adopted for the purpose of reducing or avoiding environmental effects. The required EIR shall include an evaluation of the proposed Project's consistency with applicable plans, policies, and/or regulations adopted for the purpose of reducing or avoiding environmental effects.</p>				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>There are no adopted, approved, or proposed Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or State habitat conservation plans that cover habitats located within the City of Irwindale (City of Irwindale, 2006, pp. 50-53). Thus, no further analysis is required on this subject.</p>				
XII. MINERAL RESOURCES				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project site is a former quarry. Mining operations at the Project site have been completed, and reclamation of the Project site is ongoing in accordance with existing regulations under the State Mining and Reclamation Act (SMARA) and in the City's Municipal Code in order to allow for future development of the site. The Project site does not contain a known mineral resource that would be of value to the region and residents of the State, because the site cannot be mined any further due to the physical limitations of the site associated with past mining activities. Accordingly, no mineral resources would be made unavailable due to this Project. Therefore, the Project would have no potential to result in the</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
loss of mineral resource of value to the region or residents of the State. No impact would occur and no further analysis is required on this subject.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project site is a former quarry. Mining operations at the Project site have been completed, and reclamation of the Project site is ongoing in accordance with existing regulations under SMARA and in the City's Municipal Code in order to allow for future development of the site. The site cannot be mined any further due to the physical limitations of the site created as a result of previous mining operations. Accordingly, the proposed Project has no potential to result in the loss of availability of a locally-important mineral resource recovery site that would be of value to the region and the residents of the State. No impact would occur and no further analysis is required on this subject.</p>				
XIII.NOISE				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>Project-related construction activities, as well as long-term operational activities (including industrial/business park and commercial operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the City's General Plan Update and Chapter 9.28, <i>Noise Regulation</i>, of the City's Municipal Code and the General Plans and Municipal Code standards of other jurisdictions through which the Project's traffic would traverse. An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? <i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i> Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during the operation of heavy machinery. The required EIR shall analyze the potential of the Project to expose persons to excessive groundborne vibration. Long-term operation of the proposed Project is not anticipated to result in perceptible levels of groundborne vibration or groundborne noise; regardless, the Project's EIR shall also evaluate the proposed Project's potential to generate groundborne vibration and noise in the long-term.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? <i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i> Development of the Project would generate increased vehicular traffic that has the potential to cause an increase in ambient noise levels. On-site operational activities associated with the proposed Industrial/Business Park and Commercial land uses have the potential to increase ambient noise levels. A site-specific acoustical study shall be prepared for the proposed Project to identify potential increases in ambient noise and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? <i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i> During Project-related construction activities, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. A Project-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels that would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? <i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>As noted in the General Plan and General Plan EIR, there are no airports in the City of Irwindale (City of Irwindale, 2006, pp. 62-63). The nearest airport is the El Monte Airport, approximately 2.8 miles southwest of the Project site. The RPZs for the El Monte Airport are entirely within the City of El Monte and extend from the end of the runway to Lower Azusa Road on the north of the Airport to the railroad tracks to the south of the Airport (City of Irwindale, 2006, pp. 62-63). Therefore, the Project site is not located within the RPZs of El Monte Airport. Accordingly, while aircraft noise may be audible intermittently at the Project site, the proposed Project would have a less-than-significant impact for a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, to project expose people residing or working in the project area to excessive noise levels. The proposed Project consists of Industrial/Business Park and Commercial land uses, which are not classified as noise sensitive land uses, would be exposed to less-than-significant noise levels from the El Monte Airport. No further analysis is required on this subject.</p>				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>There are no private airstrips in the vicinity of the Project site, so there is no potential for the proposed Project to expose people residing or working in the project area to excessive noise levels associated with private airstrip operations (City of Irwindale, 2006, pp. 62-63). As such, the proposed Project would not expose people to excessive noise levels from a private airstrip. No impact would occur and no further analysis is required on this subject.</p>				
<p>XIV. POPULATION AND HOUSING Would the project:</p>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The proposed Project would have a beneficial effect on the City's employment base by redeveloping a former quarry site with a new industrial/business park and commercial retail center. The new jobs generated by The Park @ Live Oak project would replace jobs generated by the former mine and provide additional employment opportunities for residents in the area. Given that the current Los Angeles County unemployment rate is approximately 4.8%, it is reasonably assured that the jobs would be filled by people living within Irwindale, Arcadia, El Monte, and other nearby communities (Bureau of Labor Statistics, 2017). As such, the Project is not anticipated to induce substantial population growth in the area, such that the population growth would result in significant environmental effects. A less-than-significant impact would occur and no further analysis is required on this subject.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>There no homes on the Project site, which is a former aggregate mine currently undergoing reclamation. Therefore, there would be no displacement of existing homes, and no impact would occur. No further analysis is required on this subject.</p>				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>As discussed in the preceding response, there are no homes on the Project site and there are no people living on the Project site. Therefore, the Project would not result in displacement of people, and no impact would occur. No further analysis is required on this subject.</p>				
XV. PUBLIC SERVICES				
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?</p>				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The City of Irwindale is served by two (2) fire stations: (Irwindale Station 48 and Baldwin Park Station 29) which are maintained by the County of Los Angeles Fire Department (City of Irwindale, 2006, p. 68). The County of Los Angeles maintains a single fire station in the City of Irwindale, Station No. 48, which is located at 15546 Arrow Highway (approximately 2.4 miles from the Project site). The potential for the Project to result in substantial adverse physical impacts associated with demand for new, altered, or expanded fire protection facilities shall be evaluated in the required EIR.</p>				
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project would introduce new buildings and employees to the Project site, which would result in an incremental increase in demand for police protection services, but is not anticipated to require or result in the construction of new or</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
physically altered police facilities. The nearest first response police station is at 5050 North Irwindale Avenue, Irwindale, CA, which is approximately 2.7 miles from the Project site. This station is within reasonable distance of the Project site to service the Project with police protection. A less-than-significant impact would occur and no further analysis is required on this subject.				
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>Development of the Project site with industrial/business park and commercial uses would not create a direct demand for public school services, as the subject property would contain non-residential uses that would not generate any school-aged children requiring public education. The proposed Project is not expected to draw a substantial number of new residents to the region and would therefore not indirectly generate a measurable number of school-aged students requiring public education.</p> <p>Pursuant to California Government Code (Govt C) §65995 (known commonly as Senate Bill 50 or SB 50), a school district may impose impact fees on non-residential development to offset impacts to schools. Govt C §65995 also substantially limits the application of CEQA to school facilities impact issues. The fees set forth in Govt C §65996 constitute the exclusive means of both considering and mitigating the impacts of development projects on school facilities. The provisions are "deemed to provide full and complete school facilities mitigation" Govt C §65996(b). Because the statute states that the statutory fees are the exclusive means of addressing school impacts, payment of the mandated non-residential impact fee to the governing school district negates the need to address potential indirect effects to schools. A less-than-significant impact would occur and no further analysis is required on this subject.</p>				
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>As discussed under Thresholds XV(a) and XV(b) below, the proposed Project would not directly introduce new residents to the City, and therefore would not substantially increase demand for public park facilities to the extent that modification of existing facilities or construction of new park facilities would be necessary. Accordingly, implementation of the proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, and impacts would be less than significant. No further analysis is required on this subject.</p>				
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The Project would not directly substantially increase the residential population in the City, and therefore is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices,</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
and animal shelters. As such, implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified public facilities and no impact would occur. No impact would occur and no further analysis is required on this subject.				
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and no further analysis of this subject is required.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
The Project does not propose to construct any new on- or off-site recreation facilities. The Project would not expand any existing off-site recreational facilities. Therefore, no impacts related to the construction or expansion of recreational facilities would occur with implementation of the proposed Project. Additional analysis of this issue is not required.				
XVII. TRANSPORTATION/TRAFFIC				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
Given the industrial/business park and commercial uses proposed by the Project, the Project site will generate an increase in daily and peak hour trips, compared to the traffic generated by the ongoing reclamation activities. A traffic impact analysis is required to calculate the Project's trip generation and distribution for near term and long-term scenarios, and				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
to determine whether the Project's added vehicular traffic would result in a conflict with a transportation system performance standard of the affected jurisdiction. The Project site is near the cities of Arcadia, El Monte, Baldwin Park, Monrovia, Duarte, and unincorporated Los Angeles County, and its traffic would rely heavily on the I-605 Freeway for access. Based on the Project's expected vehicular trip distribution, the traffic impact analysis will need to assess impacts with respect to performance standards established by the City of Irwindale, as well as the Cities of Monrovia and Baldwin Park, unincorporated Los Angeles County, and the California Department of Transportation. The proposed Project could have a potentially significant impact on roadway levels of service due to its attraction of passenger vehicle and truck traffic. A quantified traffic impact analysis is required to address the potential effects, in accordance with the applicable performance standards of the jurisdictions that control impacted elements of the local and regional transportation network. A traffic impact analysis shall be prepared and further analysis of the potential traffic impacts shall be included within the required EIR.				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>As discussed in the preceding response, the proposed Project would attract passenger vehicles and trucks. The additional traffic would follow regional and local routes and would likely impact one or more elements of the Los Angeles County Congestion Management Program (CMP) streets and highway network, such as the I-605 Freeway. Potential impacts to affected elements of the Los Angeles County CMP network need to be evaluated in a traffic study, in accordance with the appropriate methodologies and significance criteria set forth in the CMP, to determine whether the Project traffic could result in significant impacts. The proposed Project could have a potentially significant impact on the performance of CMP roadways, including but not limited to segments of the I-605 Freeway. A technical traffic impact analysis shall be prepared and further analysis of the potential impacts shall be included in the required EIR.</p>				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>There are no airports in the City of Irwindale. The nearest airport is the El Monte Airport, located approximately 2.8 miles southwest of the Project site. The Runway Protection Zones (RPZ) for the El Monte Airport are located entirely within the City of El Monte and do not include the Project site; therefore, the proposed Project has no potential to impact these safety zones. The proposed Project involves the construction and operation of industrial/business park and commercial retail buildings. The proposed Project does not involve any characteristics that would increase air travel volumes at the airport. Accordingly, the proposed Project would not result a change in air traffic patterns. Therefore, no impact would occur and no further analysis is required on this subject.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>All improvements planned as part of the Project would be in conformance with applicable City of Irwindale standards and would not result in any hazards due to a design feature. Regardless, the Project's required EIR will document the conditions of the existing and planned circulation system in the Project area and determine if the increase in traffic resulting from the Project would adversely affect any off-site roadway segment or intersection which may be unsafe, or may become unsafe with the addition of Project traffic.</p>				
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>During the course of the City of Irwindale and County of Los Angeles Fire Department's required review of the Project's applications, the Project's design would be reviewed to ensure that adequate access to and from the site is provided for emergency vehicles. With required adherence to the City of Irwindale and County of Los Angeles requirements for emergency vehicle access, impacts are expected to be less than significant. No further analysis is required on this subject.</p>				
f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The proposed Project would include industrial/business park and commercial uses, which are land uses that could attract some pedestrian, bicycle, and transit use. The Project is designed to comply with all applicable City of Irwindale alternative (non-vehicular) transportation policies. Further analysis of the Project's potential impacts to adopted policies or programs regarding public transit, bicycle, or pedestrian facilities and performance of such facilities shall be analyzed within the required EIR.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 21074.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
The Project site has been completely heavily disturbed by former aggregate mining activities and is undergoing active reclamation. Therefore, it is reasonably assured that the Project site does not contain any resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 21074.1(k). No further analysis is required on this subject.				
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency will consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i>				
The provisions of Public Resources Code § 21074 were established pursuant to AB 52. AB 52 applies to all development projects that have a notice of preparation (NOP) or a notice of negative declaration (ND) or mitigated negative declaration (MND) filed on or after July 1, 2015. Accordingly, the Project is subject to the provisions of AB 52. As part of the AB 52 consultation processes required by State law, the City of Irwindale will send notification of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area. Additionally, because the Project involves a General Plan Amendment and Specific Plan, SB 18 would be applicable. Pursuant to SB 18, the City would be required to conduct consultations with California Native American tribes for the purpose of preserving specified places, features, and objects that are located within the city or county's jurisdiction. The results of the Native American tribal consultation process shall be discussed in the required EIR, and the EIR shall also evaluate the potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource.				
XIX. UTILITIES AND SERVICE SYSTEMS				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>Wastewater service is provided to the Project site by the Los Angeles County Sanitation Districts (LACSD). LACSD is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Los Angeles Regional Water Quality Control Board (RWQCB). The Project proposes to connect to the municipal sewer system and would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed applicable wastewater treatment requirements established by the RWQCB. Accordingly, impacts would be less than significant.</p>				
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>Domestic water services are provided to the Project site by the California American Water and wastewater treatment services are provided by LACSD District 22. The proposed Project would be required to construct water and wastewater conveyance facilities as necessary to serve the Project. Off-site improvements to utility lines also may be necessary to provide adequate service to the site. The required EIR shall describe the Project's proposed water and wastewater conveyance facilities and shall evaluate whether the construction of such facilities would result in significant environmental effects.</p>				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The proposed Project would be required to construct storm water drainage facilities as necessary to serve Project storm water flows. Off-site improvements to utility lines also may be necessary to increase capacity to convey Project storm water flows. A site-specific hydrology study shall be prepared for the Project that will describe how the proposed storm water drainage system would convey runoff from the site in a manner consistent with City requirements. The required EIR shall evaluate whether the construction or expansion of storm water drainage facilities necessary to serve the Project would result in significant environmental effects.</p>				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>The operation of industrial/business park, and commercial uses on the Project site would result in an increase in potable water demand compared to existing conditions. Pursuant to CEQA Guidelines Section 15155(a)(1), the proposed Project is considered a “water-demand project” because it involves industrial development that would occupy more than 40 acres of land and that would include more than 650,000 s.f. of building area. In order to evaluate whether California American Water’s current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) shall be prepared for the Project. The results of the WSA shall be documented in the required EIR.</p>				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth, 2017; City of Irwindale, 2006; City of Irwindale, 2008; City of Irwindale, 2017)</i></p> <p>Wastewater generated on the Project site would be conveyed by LACSD District 22 to the LACSD’s San Jose Creek Water Reclamation Plant (WRP) and the Joint Water Pollution Control Plant. Sewage generated by development in the City of Irwindale is treated at the San Jose Creek WRP with any excess sewage and all bio solids treated at the Joint Water Pollution Control Plant. The Project proposes a General Plan Amendment and The Park @ Live Oak Specific Plan that may conflict with land use assumptions utilized by LACSD forecasts. Accordingly, the required EIR shall evaluate the adequacy of the LACSD’s existing capacity, and shall determine whether any new or expanded treatment facilities are required to serve the Project in addition to the LACSD’s existing commitments.</p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth; City of Irwindale, 2006; City of Irwindale, 2008)</i></p> <p>The Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The required EIR will evaluate whether existing landfills have adequate capacity to accommodate the Project’s planned increase in solid waste generation.</p>				
g) Comply with federal, state, and local statues and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth; City of Irwindale, 2006; City of Irwindale, 2008)</i></p> <p>The Project would be required to comply with the City of Irwindale’s waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste deposited in landfills. As such, future building users at the Project site would be required to work with refuse haulers to develop and implement feasible waste reduction programs,</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the proposed Project would be required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The required EIR shall evaluate how the Project would comply with all applicable solid waste statutes and regulations.</p>				
XX. MANDATORY FINDINGS OF SIGNIFICANCE				
<p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth; City of Irwindale, 2006; City of Irwindale, 2008)</i></p> <p>No plant or animal species identified as a candidate, sensitive, or special status species are located on the Project site or have the potential to be impacted by the Project other than birds that could use trees located along the Project site boundary for nesting. Past aggregate mining and ongoing quarry reclamation activities have removed any surface or subsurface historical, cultural, or paleontological resources that may have occurred on-site; therefore, the proposed Project has no potential to eliminate important examples of the major periods of California history or prehistory. As discussed previously, the Project would be subject to Native American tribal consultation requirements of AB 52 and SB 18, and the required EIR shall summarize the results of such consultations as well as evaluate whether the Project would significantly impact tribal cultural resources.</p>				
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth; City of Irwindale, 2006; City of Irwindale, 2008)</i></p> <p>The Project site is located within the City of Irwindale, north of the City of Baldwin Park, northeast of the City of El Monte, and south of the City of Duarte and unincorporated areas of Los Angeles County. These and other nearby cities and portions of nearby unincorporated Los Angeles County have a number of on-going development projects. Development of the Project site, in addition to concurrent construction and operation of other development projects in the area, has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>quality, greenhouse gas emissions, noise, and transportation/traffic. The required EIR shall evaluate the Project's potential to result in cumulatively considerable contributions to cumulatively significant impacts.</p>				
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth; City of Irwindale, 2006; City of Irwindale, 2008)</i></p> <p>The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, greenhouse gas emissions, and noise.</p>				

4.0 REFERENCES

This Initial Study was prepared by:

T&B Planning, Inc.

Tracy Zinn, AICP, Principal

Ryan Kelleher, Assistant Project Manager

Lance Retuya, Project Planner

Eric Horowitz, GISP, Senior GIS/Graphics Manager

Steven Lusk, GIS/Graphics Specialist

Cristina Maxey, GIS/Graphics Specialist

City of Irwindale

Marilyn Simpson, AICP, Community Development Manager/City Planner

The following information sources were used during the preparation of this IS:

<u>Cited As</u>	<u>Reference</u>
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CA Legislative Information, 2011	California Legislative Information, 2011. <i>Assembly Bill No. 341.</i> October 6, 2011. Available on-line at: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120AB341
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CA Legislative Information, 2017	California Legislative Information, 2017. <i>State Bill No. 50.</i> July 22, 2017. Available on-line at: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB50
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Notice of Preparation

Date of Notice: April 2, 2018

To: State Clearinghouse
Governor’s Office of Planning and Research
1400 Tenth Street
Sacramento, California 95814

-AND-

Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: The Park @ Live Oak Specific Plan

Project Location: Southwest of the intersection of Arrow Highway and Interstate 605

Lead Agency: City of Irwindale

Lead Agency Contact: Marilyn Simpson, AICP
Community Development Manager/City Planner
City of Irwindale, Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706
msimpson@irwindaleca.gov

This Notice of Preparation (NOP) informs agencies and interested parties that the City of Irwindale (City), as the Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed The Park @ Live Oak Specific Plan Project (hereafter referred to as “the Project”). The Project description, location, and the potential environmental effects of the Project are included below in this NOP.

The City requests your comments regarding the scope and content of the EIR. Comments must be submitted in writing pursuant to the directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency’s statutory responsibilities in connection with the proposed Project. To the extent that your agency has authority to issue permits or take other actions related to the Project, your agency will be required by State law to use the EIR prepared by the City when considering your permitting decisions or other approval for the Project.

In accordance with the time limits established by CEQA, the City requests comments be received by the close of business on May 2, 2018. Please send your comments, including a return address and contact name, via mail to:

Marilyn Simpson, AICP
Community Development Manager/City Planner
City of Irwindale, Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706
msimpson@irwindaleca.gov

Project Location:

As shown in the attached Figure 1, *Vicinity Map*, the Project site is located in the western portion of the City of Irwindale to the north of Live Oak Avenue; east of the intersection of Live Oak Avenue and Arrow Highway; south of Arrow Highway; and west of Interstate 605 (I-605). Interstate 210 (I-210) is located approximately 1.5 mile to the north of the Project site and Interstate 10 (I-10) is located approximately 2.9 miles to the south of the Project site. The Project site encompasses Assessor's Parcel Numbers (APNs) 8532-001-002, 8532-001-006, and 8532-001-900.

Project Description:

The proposed Project would redevelop a 78.3-acre property (hereafter referred to as "Project site") that is presently occupied by an inert debris engineered fill operation in accordance with the land uses proposed in The Park @ Live Oak Specific Plan. The Park @ Live Oak Specific Plan proposes to develop the Project site with an industrial park/logistics/commercial retail center containing several buildings that would collectively provide a maximum of 1,550,000 square feet (s.f.) of building space, including up to 1,451,400 s.f. of Industrial/Business Park uses and up to 98,600 s.f. of Commercial uses. Associated improvements to the Project site would include, but are not limited to, paved parking areas, drive aisles, truck courts, utility infrastructure, landscaping, water quality basins, monument signage, lighting, and property walls, gates, and fencing. The policies and regulations contained in the proposed Specific Plan would serve as the zoning for the Project site. The Park @ Live Oak Specific Plan provides a land use plan, conceptual circulation plan, conceptual drainage plan, conceptual water and sewer plans, conceptual grading plan, and a maintenance plan, as well as development standards and design guidelines, to guide future development of the Project site.

The proposed Project would require the following land use entitlements from the City of Irwindale to allow for development of the Project site in accordance with the land uses proposed in The Park @ Live Oak Specific Plan:

- General Plan Amendment

- Zone Change
- The Park @ Live Oak Specific Plan
- Development Agreement
- Tentative Parcel Map

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) include:

- a. Los Angeles County Department of Public Works/Building Division – Issuance of permits related to on-site construction.
- b. Los Angeles County Flood Control District – Issuance of permit(s) to construct storm water infrastructure and connect to the municipal storm water system.
- c. Los Angeles County Sanitation Districts (LACSD) – Issuance of permit(s) to allow the Project to connect to the existing adjacent sewer utilities.
- d. Regional Water Quality Control Board (RWQCB), Los Angeles Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit.
- e. RWQCB, Los Angeles Region – Stormwater Pollution Prevention Plan (SWPPP).
- f. California American Water Company – Issuance of permit(s) to construct water infrastructure and connect to water distribution system.
- g. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan for construction activity.
- h. SCAQMD – Potential permits for stationary sources of air pollutant emissions.

Potential Environmental Effects of the Proposed Project:

The City has prepared an Initial Study that provides a detailed project description and evaluation of the potential environmental effects of the proposed Project. The NOP and accompanying Initial Study can also be accessed online at: <http://www.ci.irwindale.ca.us/index.aspx?NID=392>. Copies are also available at the City of Irwindale, Planning Division, 5050 North Irwindale Avenue, Irwindale, CA 91706, and at the following locations:

- a. Irwindale Public Library
5050 North Irwindale Avenue
Irwindale, CA 91706
- b. Irwindale City Clerk
5050 North Irwindale Avenue
Irwindale, CA 91706

Based on the findings of the Initial Study that was prepared for the Project, the City has determined that an EIR is necessary. The EIR will evaluate all of the environmental subject areas identified in Appendix G of the CEQA Guidelines. Specifically, the EIR will address the following topics in detail in addition to the CEQA-mandated topics such as cumulative impacts, growth inducement, and Project alternatives:

- Aesthetics
- Air Quality
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

The content of the EIR will be subject to input received during the NOP comment period, including those received at the EIR Scoping Meeting.

EIR Scoping Meeting:

Oral comments regarding the scope of the EIR may be provided at the EIR Scoping Meeting to be held on Thursday, April 26, 2018, at 5:00 PM, at the Irwindale Community Center, located at 16102 Arrow Highway, Irwindale, CA 91706. The EIR Scoping Meeting format will consist of a brief presentation, followed by a public comment period and open forum with City staff. Public agencies, organizations, and interested parties are encouraged to attend and participate in this EIR Scoping Meeting.

Date: 3/28/18

Signature: Marilyn Simpson

Attachments:

Figure 1 – Vicinity Map

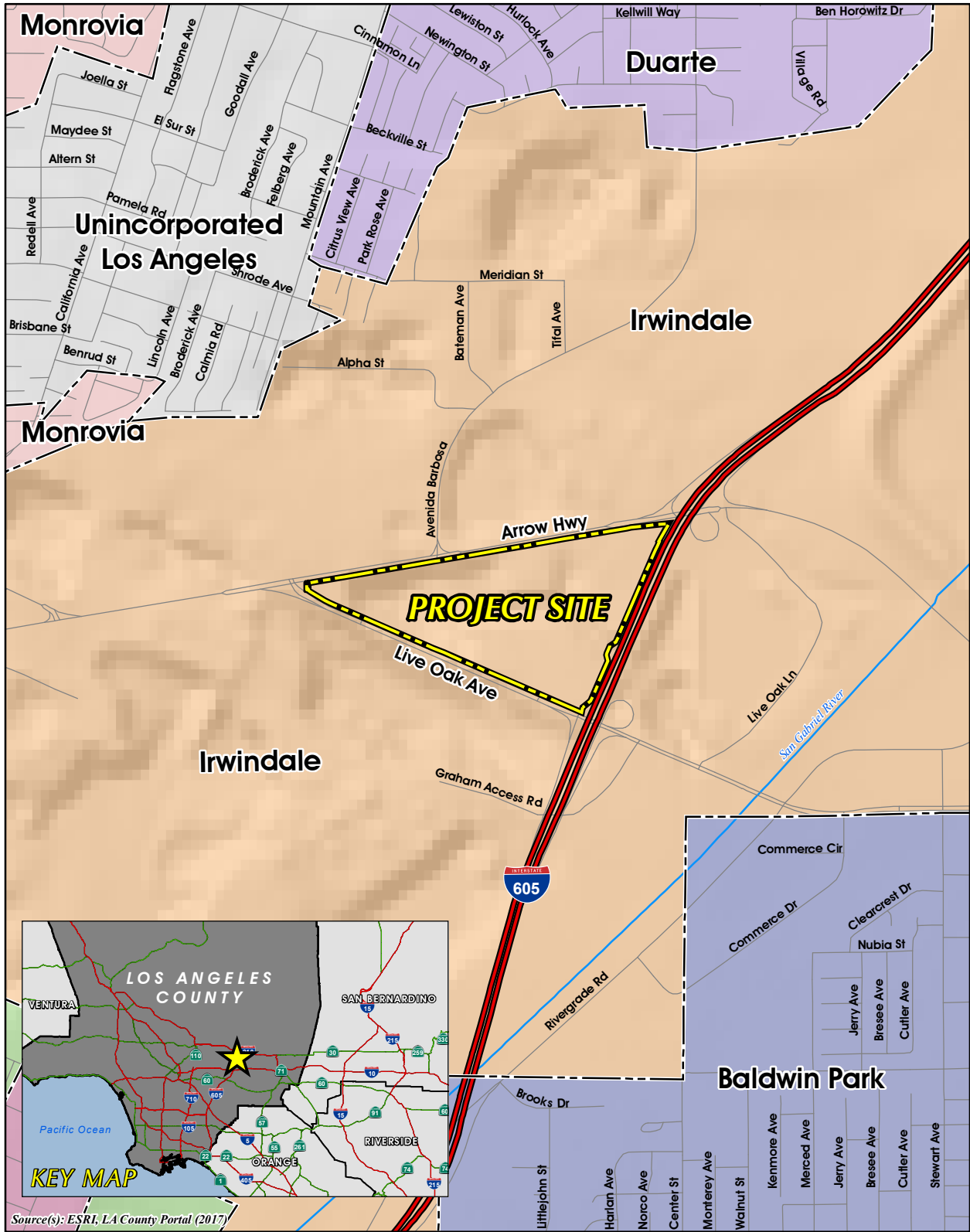


Figure 1

VICINITY MAP



The Park @ Live Oak Specific Plan
 Lead Agency: City of Irwindale



City of Duarte

1600 Huntington Drive, Duarte, CA 91010 - (626) 357-7931 - FAX (626) 358-0018

April 19, 2018

Marilyn Simpson, AICP
Community Development Manager/City Planner
City of Irwindale, Planning Division
5050 N. Irwindale Ave.
Irwindale, CA 91706

Dear Ms. Simpson:

On behalf of the City of Duarte ("Duarte"), we have reviewed the Notice of Preparation ("NOP") advising that the City of Irwindale ("COI") intends to prepare an Environmental Impact Report ("EIR") for the project entitled "The Park @ Live Oak Specific Plan" ("Project"). The Project is characterized by the redevelopment of a 78.3 acre property to a industrial park/logistics/commercial retail center containing several buildings that would collectively provide a maximum of 1.55M square feet of building space, associated improvements and utilities.

The City has a significant interest in the consideration of the Project. First, the Project includes allowances for logistics, warehousing and other industrial uses that generate disproportionate amounts of heavy truck traffic. Second, the City has strict truckload limits on the major streets that may be considered as access routes between the Project and Interstate 210 north of the site. The streets of concern include: Buena Vista Street, Duarte Road, Mountain Avenue, Huntington Drive, Highland Avenue, and Mt. Olive Drive. Based upon the Project description, substantial truck traffic may be generated by the proposed Project; traffic that may potentially try to access Interstate 210 through Duarte streets; and consequently violate the City's load limit ordinance. Furthermore, due to the proposed land uses, the City of Duarte is concerned about potential: traffic impacts to intersections, negative effects to sensitive uses on Buena Vista Street (north of the proposed Project location), and deterioration of Duarte's roadway condition. Finally, regional water supply and distribution issues have been recently identified, but have yet to be considered in the Initial Study.

Our review of the NOP reveals that several issues with the Project may cause significant impacts if not properly analyzed and/or mitigated. We have listed these issues and would like to see them included and further analyzed in the EIR. The City of Duarte's environmental concerns/comments are as follows:

- **IN GENERAL** – Some of the supporting maps and diagrams used in the Initial Study appear outdated, since they continue to use a now abandoned Buena Vista Street. Please update the maps so that the portion of Buena Vista that has been abandoned is not included in the EIR.
- **AIR QUALITY** - The City is concerned that the NOP did not fully consider all sensitive receptors that may be affected by construction or operational air quality impacts. These areas include two single-family residential neighborhoods in the City of Duarte, approximately 0.50 miles (Meridian Street) and less than 0.75 miles from the Project site (Buena Vista Street), that may be potentially affected by air quality impacts

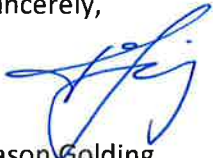
associated with the proposed Project. In addition, the NOP should be analyzing air quality impacts related to Beardslee Elementary School, Beardslee Park and the City of Hope National Medical Center which are located less than one (1) mile from the Project location.

- **HAZARDS AND HAZARDOUS MATERIALS** - The City is concerned that the NOP did not include Beardslee Elementary School in the list of school sites that are proximate to the proposed Project, especially in light of the concern the City of Duarte has related to both general and truck traffic access from the 210 Freeway to the Project site. According to our measurements, Beardslee School is less than one (1) mile from the Project location. The potential for hazardous materials transported by Beardslee School should be analyzed in the EIR.
- **TRAFFIC AND TRANSPORTATION** -
 - The City has strict roadway weight limits and severe restrictions to truck routes. The City is concerned with any traffic pattern or route that involves truck traffic (construction and operational impacts) that uses Duarte streets to access (ingress or egress) the Project site – especially traffic that attempts to access Interstate 210 through our City.
 - The City requests analysis of these issues and consideration of mitigation measures to include roadway signage, site signage or other measures to ensure that truck traffic does not use any of Duarte's roadways to access the Project site.
 - The City is concerned about traffic impacts to intersections, sensitive uses on Buena Vista Street (e.g. Beardslee School, Senior Citizen Facilities, Beardslee Park, and single-family residential uses north of the Project site), and deterioration of the City's roadway condition due to potential Project impacts. The City requests that these concerns be analyzed in the EIR. Furthermore, the City requests that the following intersections be included in the Project's traffic analysis:
 - Buena Vista St./Village Rd. at City of Hope (future signalized intersection required under the City of Hope Specific Plan)
 - Buena Vista St./Kelli Way (adjacent to Beardslee School)
 - Buena Vista St./Duarte Rd.
 - Buena Vista St./Evergreen St.
 - Buena Vista St./Central Ave.
 - Highland Ave./Business Center Dr.
 - Highland Ave./Huntington Dr.
 - Huntington Dr./Mt. Olive Dr.
 - Mountain Ave./Duarte Rd.
 - Performance standards for the Cities of Monrovia and Baldwin Park are mentioned, but not Duarte's. Please include language that requires consideration of the City of Duarte's performance standards as part of the Project's traffic impact analysis
- **UTILITIES AND SERVICE SYSTEMS** - As discovered by the 2017 Water Supply Assessment (WSA) conducted as part of the City of Hope Specific Plan, there are potential limitations to Cal-American Water's supply and distribution of potable water in this area. These limitations include the potential for a new water well to be constructed to meet growth forecasts for projects in this vicinity. Due to the potential water demand as a result of this Project, the EIR should evaluate the proposed water demand of the Project, in light of the City of Hope's WSA or through the preparation of a revised WSA. Consultation with Cal-American water is requested in order to determine the potential for participation in new water facilities to address growth from the proposed Project, City of Hope and other anticipated growth in the surrounding area (as served by Cal-American Water Company).

Due to the nearby proximity of the City of Hope National Medical Center, we request that Irwindale include City of Hope on any future correspondence, as well as, provide them with adequate time to review and respond to this NOP, if not already notified.

Thank you for your careful consideration of these comments. Please contact me directly if you have any questions concerning the matters addressed in this letter.

Sincerely,



Jason Golding
Planning Division Manager

cc: Kevin Taylor, Executive Director, Facilities Design and Construction, City of Hope
Craig Hensley, AICP, Community Development Director
Dominic Milano, City Engineer
Amanda Hamilton, Public Works Manager

**DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY**

1001 I STREET, SACRAMENTO, CALIFORNIA 95814 • WWW.CALRECYCLE.CA.GOV • (916) 322-4027
P.O. BOX 4025, SACRAMENTO, CALIFORNIA 95812

April 26, 2018

Governor's Office of Planning & Research

APR 26 2018

STATE CLEARINGHOUSE

Marilyn Simpson, Community Development Manager/City Planner
City of Irwindale, Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706

Subject: **SCH No. 2018041001** – Initial Study and Notice of Preparation of a Draft Environmental Impact Report for The Park @ Live Oak Specific Plan, Los Angeles County

Dear Ms. Simpson:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR), titled The Park @ Live Oak Specific Plan (Project), and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

PROJECT DESCRIPTION

The City of Irwindale, acting as Lead Agency, proposes to redevelop a 78.3 acre property that is currently occupied by an inert debris engineered fill operation (IDEFO). The redevelopment will consist of an industrial park/logistics/commercial retail center, containing several buildings. The Project site encompasses Assessor's Parcel Numbers (APNs): 8532-001-002, 8532-001-006, and 8532-001-900.

The Project is comprised of:

- Construction of 1,550,000 square feet of building space, of which 1,451,400 square feet will be designated as Industrial/Business Park and 98,600 square feet will be designated as Commercial; and,
- Construction of paved parking, drive aisles, truck courts, utility infrastructure, landscaping, water quality basins, monument signage, lighting, and property walls, gates, and fencing.

COMMENTS**Closure of the Existing IDEFO**

Currently, there is an existing IDEFO, called Arrow-Live Oak IDEFO (Solid Waste Information System Number: 19-AA-1074). The IDEFO is still active. Prior to any construction on the Project site, the IDEFO must be completed. Per Title 14 of the California Code of Regulations (CCR), Section 17388.3(g), upon final placement of waste at the site, the IDEFO must be covered with at least 3 feet of compacted soil above the fill area or as determined by the Los Angeles County, Department of Public Health, Local Enforcement Agency (LEA). Also per 14 CCR, Section 17388.3 (f), all IDEFOs, upon completion of fill activities for more than one year, shall comply with 27 CCR, Section 21170. This section of 27 CCR states that the owner or operator, upon completion of the



site, shall file a detailed description of the closed site, including a map, with the county recorder and the LEA. Requirements for the detailed description can also be found in this section.

Solid Waste Regulatory Oversight

The LEA and CalRecycle are responsible for providing regulatory oversight of solid waste handling activities, including permitting and inspections. The LEA will make a determination as to whether any business activity conducted on the Project site falls under their regulatory oversight. For additional information and resources regarding closure of the IDEFO or businesses that would be classified as solid waste handling activities under 14 and 27 CCR, please visit CalRecycle's webpage:

<http://www.calrecycle.ca.gov/Laws/Regulations/>

If there are any questions pertaining to whether a business on the Project site would be classified as a solid waste handling activity, the LEA should be contacted. The LEA permitting contact is Dorcas (Dee) Hanson-Lugo. She can be reached at 626.430.5540 or by e-mail at dlugo@ph.lacounty.gov.

CONCLUSION

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency preparing the draft EIR and in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices, and any Notices of Determination for this proposed project.

If the environmental document is adopted during a public hearing, CalRecycle staff requests 10 days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests 10 days advance notification of the date of the adoption and approval by the decision making body.

If you have any questions regarding these comments, please contact me at 916.341.6138 or by e-mail at Benjamin.Escotto@calrecycle.ca.gov.

Sincerely,



Benjamin Escotto, Environmental Scientist
Permitting & Assistance Branch – South Unit
Waste Permitting, Compliance & Mitigation Division

cc: Martin Perez, Supervisor
Permitting & Assistance Branch – South Unit

Jeff Hackett, Manager
Permitting & Assistance Branch – South Unit

Dorcas Hanson-Lugo, Supervisor
LEA

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 897-8391

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TTY 711

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*Serious Drought.
Making Conservation
a California Way of Life.*

May 1, 2018

Ms. Marilyn Simpson
City of Irwindale
5050 N. Irwindale Avenue
Irwindale, CA 91706

RE: The Park @ Live Oak Specific Plan
Vic. LA-605/ PM 23.91
SCH # 2018041001
GTS # LA-2018-01402AL-NOP

Dear Ms. Simpson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed Project would redevelop a 78.3-acre property that is presently occupied by an inert debris engineered fill operation in accordance with the land uses proposed in The Park @ Live Oak Specific Plan. The Park at Live Oak Specific Plan proposes to develop the property with an industrial park/logistics/commercial retail center containing several buildings that would collectively provide a maximum of 1,550,000 square feet of building space, including up to 1,451,400 square feet of industrial/business park uses and up to 98,600 square feet of commercial uses.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Senate Bill 743 (2013) mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference to The Governor's Office of Planning and Research (OPR) for more information.

<http://opr.ca.gov/ceqa/updates/guidelines/>

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, this development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing.

We encourage the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, and achieve a high level of non-motorized travel and transit use. We also encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements.

The Department also seeks to provide equitable mobility options for people who are economically, socially, or physically disadvantaged. Therefore, we ask the Lead Agency to evaluate the project site for access problem, VMT and service needs that may need to be addressed.

This project boundary is next to the State facilities on I-605. Please provide trip generation, trip distribution, and trip assignment estimates for this project with regards to the local and regional road system. To ensure that queue formation does not create traffic conflicts, project-generated trips should be added to the existing and future scenario traffic volumes for the following locations:

1. SB I-605 off-ramp to Arrow Highway
2. NB I-605 off-ramp to Live Oak Ave.
3. NB I-605 on-ramp from Arrow Highway
4. SB I-605 on-ramp from Live Oak Ave.

To avoid traffic conflicts such as inadequate weaving distances, queue spilling back onto the freeway, and uneven lane utilization, please analyze the adequacy of the operations of freeway segments in the vicinity of the project.

Analysis should include existing traffic, traffic generated by the project assigning to the State facilities, cumulative traffic generated from all specific planning developments in the area, and traffic growth other than from the project and developments.

A discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. Any mitigation involving transit or Transportation Demand Management (TDM) is encouraged and should be justified to reduce VMT and greenhouse gas emissions. Such measures are critical to facilitating efficient site access.

Ms. Marilyn Simpson

May 1, 2018

Page 3 of 3

For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). The reference is available online at:

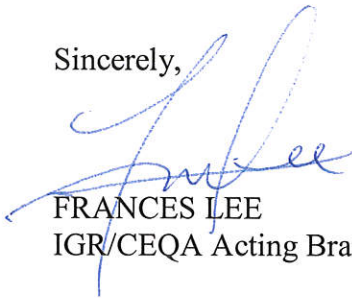
<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

In the absence of an adopted precise plan, the Lead Agency should identify project-generated travel demand and estimate the costs of transit and active transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable modes shares, thereby reducing VMT. The Lead Agency should also consider fair share fees for shuttles that use the public curb space.

Currently, the City of Irwindale and Caltrans are working on transportation projects together on the State facilities. As a reminder, when the traffic impacts are identified, the developer should work with Caltrans to mitigate those traffic impacts as well.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8391 and refer to GTS # LA-2018-01402-AL.

Sincerely,



FRANCES LEE
IGR/CEQA Acting Branch Chief

cc: Scott Morgan, State Clearinghouse



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Notice of Preparation

April 2, 2018

To: Reviewing Agencies
Re: The Park @ Live Oak Specific Plan
SCH# 2018041001

Attached for your review and comment is the Notice of Preparation (NOP) for the The Park @ Live Oak Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Marilyn Simpson
City of Irwindale
5050 N. Irwindale Avenue
Irwindale, CA 91706**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018041001
Project Title The Park @ Live Oak Specific Plan
Lead Agency Irwindale, City of

Type NOP Notice of Preparation

Description Project would redevelop a 78.3 acre property that is presently occupied by an inert debris engineered fill operation in accordance with the land uses proposed in The Park @ Live Oak Specific Plan. The Park @ Live Oak Specific Plan proposes to develop the property with an industrial park/logistics/commercial retail center containing several buildings that would collectively provide a maximum of 1,550,000 sq. ft. of building space, including up to 1,451,400 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 not limited to paved parking areas, drive aisles, truck courts, utility infrastructure, landscaping, water quality basins, monument signage, lighting, and property walls, gates, and fencing.

Lead Agency Contact

Name Marilyn Simpson
Agency City of Irwindale
Phone 626-430-2209
email
Address 5050 N. Irwindale Avenue
City Irwindale
State CA **Zip** 91706
Fax

Project Location

County Los Angeles
City Irwindale
Region
Cross Streets Southwest of the intersection of Arrow Hwy and I-605
Lat / Long 34° 06' 43.47" N / 117° 59' 00.22" W
Parcel No. 8532-001-002, -006, and 900
Township 1S **Range** 11W **Section** 1 **Base** SB

Proximity to:

Highways I 605; I-210
Airports
Railways Metro Gold Line
Waterways San Gabriel River
Schools
Land Use Inert Debris Engineered Fill Operation / Heavy Manufacturing (M-2) and Heavy Commercial (C-2) / Regional Commercial

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; California Highway Patrol; Caltrans, District 7; Air Resources Board, Major Industrial Projects; State Water Resources Control Board, Division of Drinking Water; Resources, Recycling and Recovery; Regional Water Quality Control Board, Region 4; San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy

Date Received 04/02/2018 **Start of Review** 04/02/2018 **End of Review** 05/01/2018

2018041001

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 #

Project Title: The Park @ Live Oak Specific Plan

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

Project Location: County: Los Angeles City/Nearest Community: Irwindale
Cross Streets: Southwest of the intersection of Arrow Highway and Interstate 605 Zip Code: 91706
Longitude/Latitude (degrees, minutes and seconds): 34 06 43.47" N / 117 59 00.23" W Total Acres: 78.3
Assessor's Parcel No.: 8532-001-002, -006, and -900 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: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplemental Environmental Planning & Remediation EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: APR 02 2018 [] FONSI

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. Agmt.

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[X] Commercial: Sq.ft. 98,600 Acres 10.9 Employees 197
[X] Industrial: Sq.ft. 1.45 M Acres 67.4 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 [X] Septic Systems [X] Water Supply/Groundwater
[X] 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
[X] 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)
The proposed Project would redevelop a 78.3-acre property that is presently occupied by an inert debris engineered fill operation in accordance with the land uses proposed in The Park @ Live Oak Specific Plan. The Park @ Live Oak Specific Plan proposes to develop the property with an industrial park/logistics/commercial retail center containing several buildings that would collectively provide a maximum of 1,550,000 square feet (s.f.) of building space, including up to 1,451,400 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, monument signage, lighting, and property walls, gates, and fencing.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

- | | |
|---|--|
| <u>S</u> Air Resources Board | _____ Office of Historic Preservation |
| _____ Boating & Waterways, Department of | _____ Office of Public School Construction |
| _____ California Emergency Management Agency | _____ Parks & Recreation, Department of |
| _____ California Highway Patrol | _____ Pesticide Regulation, Department of |
| <u>S</u> Caltrans District #7 | _____ Public Utilities Commission |
| _____ Caltrans Division of Aeronautics | <u>S</u> Regional WQCB #4 |
| <u>S</u> Caltrans Planning | _____ Resources Agency |
| _____ Central Valley Flood Protection Board | <u>S</u> Resources Recycling and Recovery, Department of |
| _____ Coachella Valley Mtns. Conservancy | _____ S.F. Bay Conservation & Development Comm. |
| _____ Coastal Commission | <u>S</u> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| _____ Colorado River Board | _____ San Joaquin River Conservancy |
| <u>S</u> Conservation, Department of | _____ Santa Monica Mtns. Conservancy |
| _____ Corrections, Department of | _____ State Lands Commission |
| _____ Delta Protection Commission | _____ SWRCB: Clean Water Grants |
| _____ Education, Department of | _____ SWRCB: Water Quality |
| _____ Energy Commission | _____ SWRCB: Water Rights |
| <u>S</u> Fish & Game Region #5 | _____ Tahoe Regional Planning Agency |
| _____ Food & Agriculture, Department of | _____ Toxic Substances Control, Department of |
| _____ Forestry and Fire Protection, Department of | _____ Water Resources, Department of |
| _____ General Services, Department of | <u>S</u> Other: Southern California Assn of Governments |
| _____ Health Services, Department of | <u>S</u> Other: Army Corps of Engineers |
| _____ Housing & Community Development | |
| <u>S</u> Native American Heritage Commission | |

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

Starting Date April 2, 2018 Ending Date May 2, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Inwindale Partners II</u>
Address: <u>17542 East 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 ext. 350</u>	

Signature of Lead Agency Representative: Marilyn Simpson **Date:** 3/28/18

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

NOP Distribution List

County: Los Angeles

SCH#

2018041001

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Denise Peterson
- California Coastal Commission
Alyson Hitt
- Colorado River Board
Lisa Johansen
- Dept. of Conservation
Crina Chan
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Parsons
- Dept of Parks & Recreation Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck
- Dept. of Water Resources
Nadell Gayou

Fish and Game

- Dept. of Fish & Wildlife
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1
Curt Babcock
- Fish & Wildlife Region 1E
Laurie Harnsberger
- Fish & Wildlife Region 2
Jeff Drongesen
- Fish & Wildlife Region 3
Craig Weightman

Independent Commissions/Boards

- Delta Protection Commission
Erik Vink
- Delta Stewardship Council
Anthony Navasero
- California Energy Commission
Eric Knight

- Fish & Wildlife Region 4
Julie Vance
- Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono. Habitat Conservation Program
- Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

- California Department of Education
Lesley Taylor
- OES (Office of Emergency Services)
Monique Wilber
- Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission Supervisor
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning HQ LD-IGR
Christian Bushong
- California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Susan Zanchi - North
- Caltrans, District 4
Patricia Maurice
- Caltrans, District 5
Larry Newland
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson
- Caltrans, District 8
Mark Roberts

- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

Cal EPA

- Air Resources Board
- Airport & Freight
Jack Wursten
- Transportation Projects
Nesamani Kalandyur
- Industrial/Energy Projects
Mike Tollstrup

- California Department of Resources, Recycling & Recovery
Sue O'Leary

- State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

- State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

- State Water Resources Control Board
Div. Drinking Water # _____

- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

- State Water Resources Control Board
Phil Grader
Division of Water Rights

- Dept. of Toxic Substances Control Reg. # _____
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region ()
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other _____

San Gabriel & Lower
Conservancy



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

April 17, 2018

Ms. Marilyn Simpson, AICP
Community Development Manager/ City Planner
City of Irwindale, Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706

Dear Ms. Simpson:

**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR
THE PARK @ LIVE OAK SPECIFIC PLAN**

The Park @ Live Oak Project (project) has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

Sincerely,

Julie Yom, AICP
Park Planner

JY:jy

c: Parks and Recreation K. King, C. Lau)

The Park @ Live Oak Specific Plan



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

May 1, 2018

Ref. Doc. No.: 4519356

Ms. Marilyn Simpson, AICP
Community Development Manager
Planning Division
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

CITY OF IRWINDALE
COMMUNITY DEVELOPMENT

MAY 02 2018

RECEIVED

Dear Ms. Simpson:

NOP Response for The Park @ Live Oak Specific Plan Project

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report (NOP) for the subject project on April 4, 2018. The proposed project is located within the jurisdictional boundaries of District No. 22. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall B Unit 8G Trunk Sewer, located in Live Oak Avenue at Myrtle Avenue. The Districts' 21-inch diameter trunk sewer has a capacity of 4.2 million gallons per day (mgd) and conveyed a peak flow of 1.5 mgd when last measured in 2012.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 64.1 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.
3. The expected average wastewater flow from the project, described in the document as a 1,451,400-square-foot mixed-use industrial and commercial park, is 471,705 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a

connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: A. Schmidt
M. Tatalovich



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

May 24, 2018

Ref. Doc. No.: 4590108

Ms. Marilyn Simpson, AICP
Community Development Manager
Planning Division
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

Dear Ms. Simpson:

Revision to the NOP Response for The Park @ Live Oak Specific Plan Project

The Sanitation Districts of Los Angeles County (Districts) received and responded to the Notice of Preparation of a Draft Environmental Impact Report for the subject project on May 1, 2018. The proposed project is located within the jurisdictional boundaries of District No. 22. Previous comments submitted by the Districts in correspondence dated May 1, 2018 (copy enclosed) still apply to the subject project with the following revision:

- The expected average wastewater flow provided in item no. 3 of the enclosed copy misclassified the portion of the project calculated as a mixed-used industrial and commercial park, considering this portion as entirely commercial. The plan specifies there is an allowable maximum of 98,600 square feet of commercial space with the remaining 1,451,400 square feet of proposed structure reserved for various industrial uses. Based on this information, the expected average wastewater flow from the project is 322,325 gallons per day.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

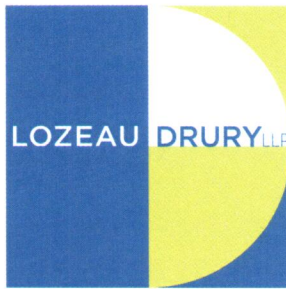
Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Enclosure

cc: A. Schmidt
M. Tatalovich

DOC: #4590177.D22



T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

April 17, 2018

Ms. Laura Nieto
Chief Deputy City Clerk
City of Irwindale
5050 N. Irwindale Ave.
Irwindale, CA 91706
lnieto@irwindaleca.gov

William Tam, Director
Community Development
City of Irwindale, Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706
wtam@irwindaleca.gov

Marilyn Simpson, Principal Planner
Community Development
City of Irwindale, Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706
msimpson@irwindaleca.gov

**Re: CEQA and Land Use Notice Request for the The Park @ Live Oak Specific Plan,
SCH #2018041001**

Dear Ms. Nieto, Mr. Tam, and Ms. Simpson:

I am writing on behalf of the Laborers International Union of North America, Local Union 185 and its members living in the City of Irwindale ("LIUNA") regarding the The Park @ Live Oak Specific Plan, SCH #2018041001, including all actions referring or related to the construction and operation of an industrial park/logistics/commercial retail center containing several buildings that would collectively provide a maximum of 1,550,000 sq. ft. of building space, including up to 1,451,400 sq.ft. of Industrial/Business Park uses and up to 98,600 sq.ft. of Commercial uses located in the western portion of the City of Irwindale to the north of Live Oak Avenue; east of the intersection of Live Oak Avenue and Arrow Highway; south of Arrow Highway; and west of Interstate 605 (I-605), in the County of Sutter ("Project").

We hereby request that the City of Irwindale ("City") send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

April 17, 2018

CEQA and Land Use Notice Request for the The Park @ Live Oak Specific Plan

Page 2 of 2

- Notice of any public hearing in connection with projects as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report (“EIR”) or supplemental EIR is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
 - Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
 - Notice of any Final EIR prepared pursuant to CEQA.
 - Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

Please send notice by electronic mail, if possible or U.S. Mail to:

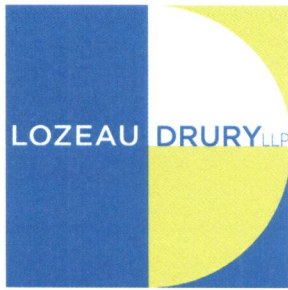
Richard Drury
Theresa Rettinghouse
Daniel Charlier-Smith
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
510 836-4200
richard@lozeaudrury.com
theresa@lozeaudrury.com
daniel@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Daniel Charlier-Smith, Paralegal
Lozeau | Drury LLP



T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

April 17, 2018

Ms. Laura Nieto
Chief Deputy City Clerk
City of Irwindale
5050 N. Irwindale Ave.
Irwindale, CA 91706
lnieto@irwindaleca.gov

William Tam, Director
Community Development
City of Irwindale, Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706
wtam@irwindaleca.gov

Marilyn Simpson, Principal Planner
Community Development
City of Irwindale, Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706
msimpson@irwindaleca.gov

**Re: CEQA and Land Use Notice Request for the The Park @ Live Oak Specific Plan,
SCH #2018041001**

Dear Ms. Nieto, Mr. Tam, and Ms. Simpson:

I am writing on behalf of the Laborers International Union of North America, Local Union 300 and its members living in the County of Los Angeles ("LIUNA") regarding the The Park @ Live Oak Specific Plan, SCH #2018041001, including all actions referring or related to the construction and operation of an industrial park/logistics/commercial retail center containing several buildings that would collectively provide a maximum of 1,550,000 sq. ft. of building space, including up to 1,451,400 sq.ft. of Industrial/Business Park uses and up to 98,600 sq.ft. of Commercial uses located in the western portion of the City of Irwindale to the north of Live Oak Avenue; east of the intersection of Live Oak Avenue and Arrow Highway; south of Arrow Highway; and west of Interstate 605 (I-605), in the City of Irwindale ("Project").

We hereby request that the City of Irwindale ("City") send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

April 17, 2018

CEQA and Land Use Notice Request for the The Park @ Live Oak Specific Plan

Page 2 of 2

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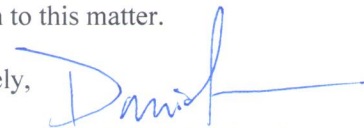
Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

Please send notice by electronic mail, if possible or U.S. Mail to:

Richard Drury
Theresa Rettinghouse
Daniel Charlier-Smith
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
510 836-4200
richard@lozeaudrury.com
theresa@lozeaudrury.com
daniel@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Daniel Charlier-Smith, Paralegal
Lozeau | Drury LLP

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710



April 5, 2018

Marilyn Simpson
City of Irwindale
5050 N. Irwindale Avenue
Irwindale, CA 91706

Also sent via e-mail: Msimpson@irwindaleca.gov

RE: SCH# 2018041001; The Park @ Live Oak Specific Plan Project, City of Irwindale; Los Angeles County, California

Dear Ms. Simpson:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

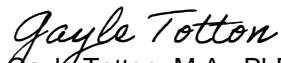
- b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

- 3.** Contact the NAHC for:
 - a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

- 4.** Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst
(916) 373-3714

cc: State Clearinghouse



May 2, 2018

Marilyn Simpson, AICP, Community Development Manager & City Planner
City of Irwindale, Planning Division
5050 North Irwindale Avenue
Irwindale, California 91706
E-mail: msimpson@irwindaleca.gov

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Park @ Live Oak Specific Plan [SCAG NO. IGR9578]

Dear Ms. Simpson,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Park @ Live Oak Specific Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Park @ Live Oak Specific Plan in Los Angeles County. The proposed project includes a Specific Plan for an industrial park, logistics center, and commercial retail center of up to 1,550,000 square feet on a 78.3 acre site.

When available, please send environmental documentation to SCAG's office in Los Angeles or by email to au@scag.ca.gov providing, at a minimum, the full public comment period for review. Please note our new headquarters in Downtown Los Angeles is at 900 Wilshire Boulevard, Ste. 1700, Los Angeles, California 90017.

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Associate Regional Planner, at (213) 236-1874 or au@scag.ca.gov. Thank you.

Sincerely,

Ping Chang

Acting Manager, Compliance and Performance Monitoring

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

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**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE PARK @ LIVE OAK SPECIFIC PLAN [SCAG NO. IGR9578]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

2016 RTP/SCS GOALS

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>

*SCAG does not yet have an agreed-upon security performance measure.

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of Irwindale Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	1,500	1,800	2,000
Households	6,458,000	7,325,000	7,412,300	400	500	500
Employment	8,414,000	9,441,000	9,871,500	20,300	21,000	21,500

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG’s Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.



South Coast Air Quality Management District

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SENT VIA USPS AND E-MAIL:

May 1, 2018

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Notice of Preparation of a Draft Environmental Impact Report for The Park at Live Oak Specific Plan¹

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files². These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from SCAQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

¹ The Proposed Project would include construction of 1,550,000 square feet of industrial park, logistics, and commercial retail center uses on 78.3 acres.

² Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance³ on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

SCAQMD Staff's Recommendation for Truck Trip Rates for High Cube Warehouse Projects

SCAQMD staff recommends the use of truck trip rates from the Institute of Transportation Engineers (ITE) for high cube warehouse projects located in SCAQMD (i.e. 1.68 average daily vehicle trips per 1,000 square feet and 0.64 average daily truck trips per 1,000 square feet). Consistent with CEQA

³ In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

Guidelines, the Draft EIR for the Proposed Project may use a non-default trip rate if there is substantial evidence supporting another rate is more appropriate for the air quality analysis.

For high cube warehouse projects, SCAQMD staff has been working on a Warehouse Truck Trip Study to better quantify trip rates associated with local warehouse and distribution projects, as truck emission represent more than 90 percent of air quality impacts from these projects. Details regarding this study can be found online here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/high-cube-warehouse>.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 of SCAQMD's CEQA Air Quality Handbook
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Additional mitigation measures for operational air quality impacts from mobile sources that the Lead Agency should consider in the Draft EIR may include the following:

- Require the use of 2010 or newer haul trucks (e.g., material delivery trucks and soil import/export). In the event that that 2010 model year or newer diesel haul trucks cannot be obtained, provide documentation as information becomes available and use trucks that meet EPA 2007 model year NO_x emissions requirements⁴, at a minimum. Additionally, consider other measures such as incentives, phase-in schedules for clean trucks, etc.
- Have truck routes clearly marked with trailblazer signs, so that trucks will not enter residential areas.
- Limit the daily number of trucks allowed at the Proposed Project to levels analyzed in the CEQA document. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the Proposed Project through CEQA prior to allowing this land use or higher activity level.
- Provide electric vehicle (EV) Charging Stations (see the discussion below regarding EV charging stations).

⁴ Based on a review of the California Air Resources Board's diesel truck regulations, 2010 model year diesel haul trucks should have already been available and can be obtained in a successful manner for the project construction California Air Resources Board. March 2016. Available at: <http://www.truckload.org/tca/files/ccLibraryFiles/Filename/00000003422/California-Clean-Truck-and-Trailer-Update.pdf> (See slide #23).

- Should the Proposed Project generate significant regional emissions, the Lead Agency should require mitigation that requires accelerated phase-in for non-diesel powered trucks. For example, natural gas trucks, including Class 8 HHD trucks, are commercially available today. Natural gas trucks can provide a substantial reduction in health risks, and may be more financially feasible today due to reduced fuel costs compared to diesel. In the Final CEQA document, the Lead Agency should require a phase-in schedule for these cleaner operating trucks to reduce any significant adverse air quality impacts. SCAQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency.
- Trucks that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. Further, trucks that run at least partially on electricity are projected to become available during the life of the project as discussed in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS)⁵. It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency require the Proposed Project and other plan areas that allow truck parking to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug-in. Similar to the City of Los Angeles requirements for all new projects, SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces (including for trucks) include EV charging stations⁶. Further, electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. At a minimum, electrical panels should appropriately sized to allow for future expanded use.
- Design the industrial building such that entrances and exits are such that trucks are not traversing past neighbors or other sensitive receptors.
- Design the industrial building such that any check-in point for trucks is well inside the Proposed Project site to ensure that there are no trucks queuing outside of the facility.
- Design the industrial building to ensure that truck traffic within the Proposed Project site is located away from the property line(s) closest to its residential or sensitive receptor neighbors.
- Restrict overnight parking in residential areas.
- Establish overnight parking within the industrial building where trucks can rest overnight.
- Establish area(s) within the Proposed Project site for repair needs.
- Develop, adopt and enforce truck routes both in and out of city, and in and out of facilities.
- Create a buffer zone of at least 300 meters (roughly 1,000 feet), which can be office space, employee parking, greenbelt, etc. between the Proposed Project and sensitive receptors.

Additional mitigation measures for operational air quality impacts from other area sources that the Lead Agency should consider in the Draft EIR may include the following:

- Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the Project site to generate solar energy for the facility.
- Maximize the planting of trees in landscaping and parking lots.
- Use light colored paving and roofing materials.
- Utilize only Energy Star heating, cooling, and lighting devices, and appliances.

⁵ Southern California Association of Governments. Accessed at: <http://scagrtpsc.net/Pages/FINAL2016RTPSCS.aspx>.

⁶ City of Los Angeles. Accessed at: http://ladbs.org/LADBSWeb/LADBS_Forms/Publications/LAGreenBuildingCodeOrdinance.pdf.

- Require use of electric or alternatively fueled sweepers with HEPA filters.
- Use of water-based or low VOC cleaning products.

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as Responsible Agency for the Proposed Project. For more information on permits, please visit SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD’s Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling SCAQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at SCAQMD’s webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov or call me at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

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