



Gavin Newsom
Governor

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



Kate Gordon
Director

Memorandum

Date: April 15, 2019
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2018041001
The Park @ Live Oak Specific Plan

Pursuant to the attached letter, the Lead Agency has *extended* the review period for the above referenced project to **May 15, 2019** to accommodate the review process. All other project information remains the same.

cc: Marilyn Simpson
City of Irwindale
5050 Irwindale Avenue
Irwindale, CA 91706



City of Irwindale
5050 N. Irwindale Avenue • Irwindale, California 91706
626-430-2200

PUBLIC REVIEW TIME EXTENTION NOTICE

Public Notice of Availability of the
Park @ Live Oak Specific Plan Project
Draft Environmental Impact Report (DEIR)
(SCH#2018041001)

COMMENT PERIOD EXTENDED TO MAY 15, 2019

Date of Notice: April 3, 2019

To: Agencies, Organizations, and Interested Parties

Subject: COMMENT PERIOD EXTENDED TO MAY 15, 2019 FOR:
Notice of Availability of a Draft Environmental Impact Report (SCH#2018041001)

Project Title: The Park @ Live Oak Specific Plan

Project Location: 1200, 1220, and 1270 Arrow Highway. Southwest of the intersection of Arrow Highway and Interstate 605, Irwindale, CA 91706

Lead Agency: City of Irwindale

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

Government's Office of Planning & Research

APR 08 2019

STATE CLEARINGHOUSE

PROJECT DESCRIPTION: The proposed project entails the redevelopment a 78.3-acre property that is presently occupied by an inert debris engineered fill operation. The Park @ Live Oak Specific Plan Project proposes redevelopment of the property with an industrial/commercial business park containing several buildings that would 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, billboards, signage, and property walls, gates, and fencing. Off-site improvements associated with the project include the installation of sidewalks along the property's frontages on Arrow Highway and Live Oak Avenue; domestic water lines; and lateral connections to the public sewer and storm drain systems. In furtherance of the proposed project, the project applicant, Irwindale Partners II, LLC, is seeking the City of Irwindale's approval of proposed General Plan Amendment (GPA No. 01-2017), The Park @ Live Oak Specific Plan, Zone Change (ZC No. 01-2017), Tentative Parcel Map No. 82551, and a Development Agreement (DA No. 01-2017).

PROJECT LOCATION: The Park @ Live Oak Specific Plan Project site is located in the western portion of the City of Irwindale to the north of Live Oak Avenue at 1200, 1220, and 1270 Arrow Highway; east of the intersection of Live Oak Avenue and Arrow Highway; south of Arrow Highway; and west of Interstate 605. Interstate 210 is located approximately 1.5 miles to the north of the Project site and Interstate 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. The project site is not located on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

NOTICE IS HEREBY GIVEN that pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Irwindale has completed a Draft Environmental Impact Report (DEIR) for the proposed The Park @ Live Oak Specific Plan Project. Based on the analysis presented in the DEIR, the Project would result in significant and unavoidable adverse impacts to the following environmental resource areas: Air Quality, Greenhouse Gas Emissions, and Transportation. All other environmental effects evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the DEIR.

A copy of the DEIR, its technical appendices, and documents incorporated by reference are on file and available to the public during normal business hours at the following locations:

City of Irwindale
Community Development Department
16102 Arrow Highway
Irwindale, CA 91706

City of Irwindale
City Hall and Public Library
5050 Irwindale Avenue
Irwindale, CA 91706

The DEIR, its technical appendices, and the proposed The Park @ Live Oak Specific Plan also are available for review online at the following website:
<http://www.irwindaleca.gov/index.aspx?nid=392>

PUBLIC COMMENT regarding the proposed project and/or adequacy of the DEIR will be accepted in writing and will be considered by the City of Irwindale.

The period for public review during which the City will receive written comments on the DEIR began on March 18, 2019, and will end on May 15, 2019. This represents a 60-day comment period and a 14-day time extension compared to the comment period originally noticed.

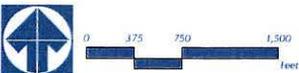
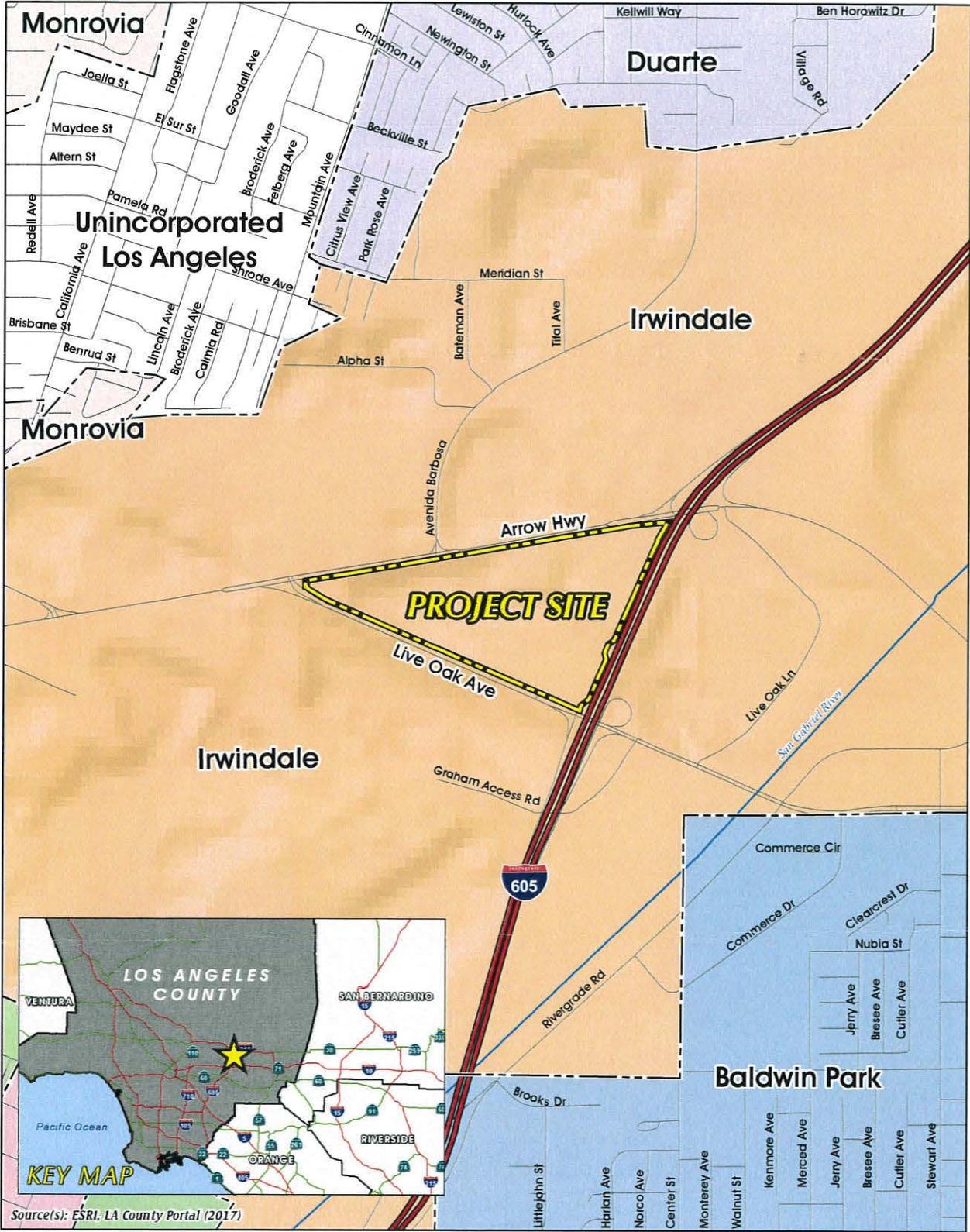
Written comments on the Draft EIR must be sent by mail or e-mail to:

 Marilyn Simpson, Community Development Manager/City Planner
City of Irwindale
5050 Irwindale Avenue
Irwindale, CA 91706
E-mail: msimpson@IrwindaleCA.gov

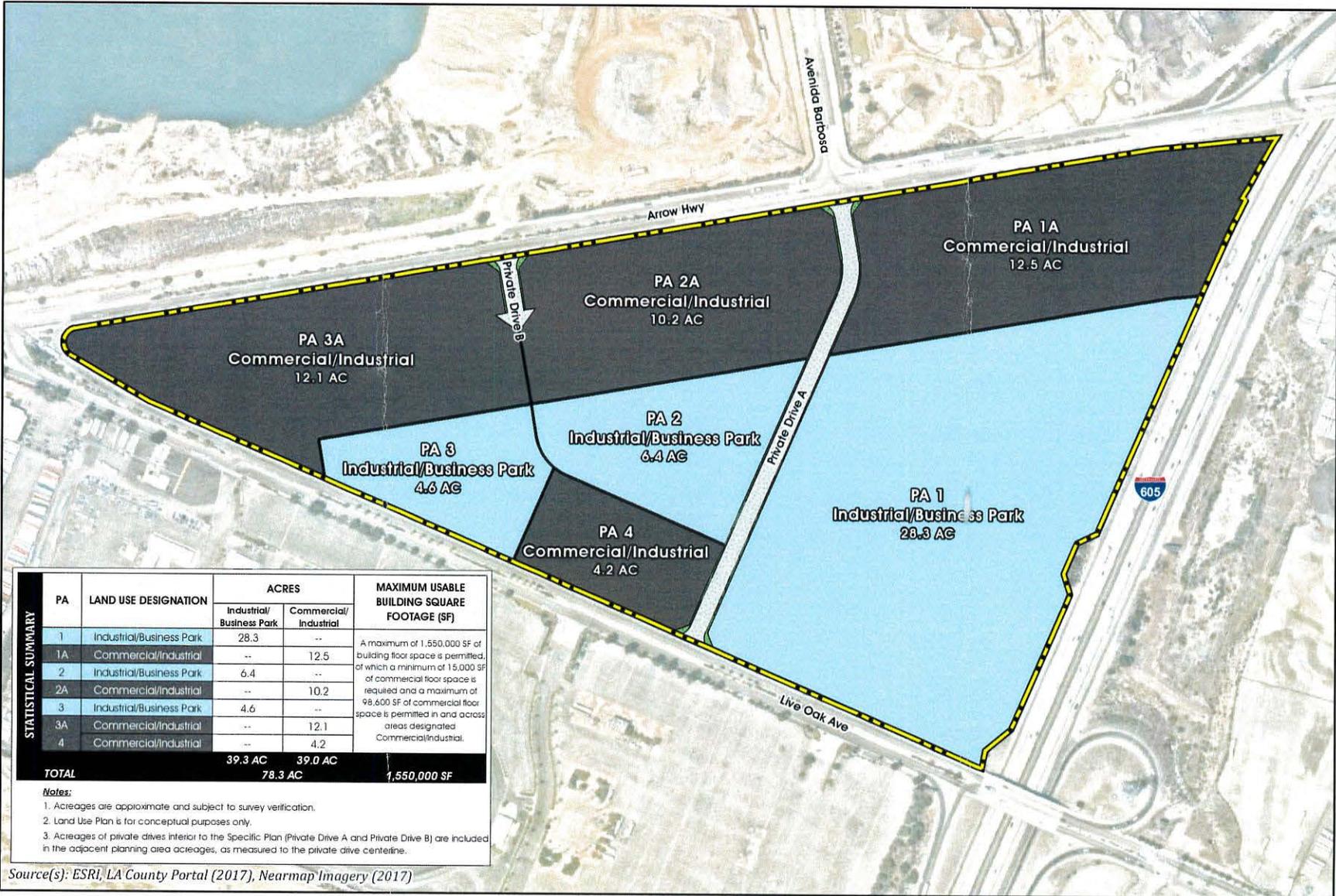
No other forms of written comment will be accepted. If you represent an agency, the City is seeking comments that are germane to your agency's statutory responsibilities in connection with the proposed project. To the extent that your agency has authority to issue permits or take other actions related to the project, your agency may need to use the EIR prepared by the City when considering your permitting decisions or other approval for the project.

PUBLIC HEARINGS: The City will hold a public meeting on Monday, April 22, 2019, at 6:00 p.m. at 16102 Arrow Highway, Irwindale, CA 91706 (Irwindale Community Center). The purpose of the meeting is to present information about the proposed project, the City's process and timelines, and to solicit input, including written comments, on the content of the Draft EIR. Interested parties, including public agencies, are encouraged to attend the meeting to learn more about the proposed project and the environmental review process and to express any concerns about the proposed project, including any mitigation measures and alternatives.

Attachments: Vicinity Map
 Conceptual Land Use Plan



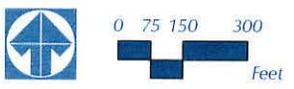
VICINITY MAP



PA	LAND USE DESIGNATION	ACRES		MAXIMUM USABLE BUILDING SQUARE FOOTAGE (SF)
		Industrial/Business Park	Commercial/Industrial	
1	Industrial/Business Park	28.3	--	A maximum of 1,550,000 SF of building floor space is permitted, of which a minimum of 15,000 SF of commercial floor space is required and a maximum of 98,600 SF of commercial floor space is permitted in and across areas designated Commercial/Industrial.
1A	Commercial/Industrial	--	12.5	
2	Industrial/Business Park	6.4	--	
2A	Commercial/Industrial	--	10.2	
3	Industrial/Business Park	4.6	--	
3A	Commercial/Industrial	--	12.1	
4	Commercial/Industrial	--	4.2	
TOTAL		39.3 AC	39.0 AC	

Notes:
 1. Acreages are approximate and subject to survey verification.
 2. Land Use Plan is for conceptual purposes only.
 3. Acreages of private drives interior to the Specific Plan (Private Drive A and Private Drive B) are included in the adjacent planning area acreages, as measured to the private drive centerline.

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



THE PARK @ LIVE OAK - CONCEPTUAL LAND USE PLAN

Notice of Completion & Environmental Document Transmittal

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

SCH #2018041001

Project Title: The Park @ Live Oak Specific Plan

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

Project Location: County: Los Angeles City/Nearest Community: Irwindale
Cross Streets: Live Oak Avenue, Arrow Highway, and I-605 Zip Code: 91706
Longitude/Latitude (degrees, minutes and seconds): 34 06 43.47 N / 117 59 02.23 W Total Acres: 78.3
Assessor's Parcel No.: 8532-001-002, -006, -009 Section: 1 Twp.: 1 South Range: 11 West Base: SB
Within 2 Miles: State Hwy #: I-605I I-210 Waterways: San Gabriel River
Airports: N/A Railways: Metro Gold Line Schools: N/A

Document Type:

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

Local Action Type:

[] General Plan Update [] General Plan Amendment [] General Plan Element [] Community Plan
[] Specific Plan [] Master Plan [] Planned Unit Development [] Site Plan
[] Rezoning [] Pre-Development [] Use Permit [] Land Division (Subdivision, etc.)
[] Annexation [] Redevelopment [] Coastal Permit [] Other: Dev. Agmt

Development Type:

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

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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

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

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

State Clearinghouse Contact: (916) 445-0613

State Review Began: 3 - 18 - 2019

SCH COMPLIANCE 5 - 15 - 2019

NOTE: Extended Review

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

SCH#: 2018041001

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 3 / 23)

Project Sent to the following State Agencies

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

- CalSTA: Aeronautics, CHP, Caltrans# 7, Trans Planning
Other: Education, Food & Agriculture, HCD, OES
State/Consumer Svcs: General Services