

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 14005 Live Oak Avenue Project

Lead Agency: City of Irwindale

Contact Name: Brandi Jones

Email: bjones@irwindaleca.gov

Phone Number: 626-430-2260

Project Location: 14005 Live Oak Avenue, Irwindale, CA 91706
City

Los Angeles County
County

Project Description (Proposed actions, location, and/or consequences).

The Project would demolish the existing industrial office building and construct a one-story concrete tilt-up warehouse building with a mezzanine totaling 102,500 square feet. The Project would have a floor area ratio (FAR) of 0.48. The Project would be designed to be achieve Leadership in Energy and Environmental Design (LEED) Gold standards. The building would include twelve (12) dock doors which would be used for truck loading and unloading. Vehicular access to the Project site would be provided via two (2) new 40-foot driveways: one (1) each off Rivergrade Road and Live Oak Avenue. The Project would include surface parking with sixty-five (65) parking spaces, thirteen (13) trailer stalls, and four (4) long-term and four (4) short-term bicycle spaces. Pedestrian access would be provided via a new sidewalk along the street frontages on Rivergrade Road, Stewart Avenue, and Live Oak Avenue. The Project would include a 10-foot street easement dedication (0.27 acres) along Rivergrade Road, Stewart Avenue, and Live Oak Avenue. Project construction is anticipated to occur over one (1) phase, lasting approximately thirteen (13) months, beginning as early as the fall of 2025 and ending in the fall of 2026. Industrial operations are assumed to occur 24 hours a day, 7 days a week.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant adverse impacts resulting from the Project include biological resources, cultural resources, geology and soils, and tribal cultural resources. Mitigation measures, based on technical studies and analyses prepared, have been incorporated into the environmental documentation and would reduce all impacts to less than significant. Regarding biological resources, the Project would require implementation of MM BIO-1, which addresses preconstruction surveys for migratory birds. With implementation of MM BIO-1, the Project would have a less-than-significant impact regarding the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impediment of the use of native wildlife nursery sites. Implementation of MM CUL-1, which sets forth procedures for the incidental discovery of archaeological resources, would ensure that the Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. Implementation of MM GEO-1, which sets forth protocols for the incidental discovery of paleontological resources during Project ground-disturbing activities, would ensure that the Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Implementation of MM TCR-1, TCR-2, and TCR-3 would ensure that the Project would not cause an adverse change in the significance of a tribal cultural resource. As such, said mitigation measures would reduce impacts to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy have been identified.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board
Caltrans, District #7
Energy Commission
Fish and Game, Region #5
Native American Heritage Commission
Public Utilities Commission
Regional WQCB #4
SWRCB: Water Quality
Department of Water Resources
South Coast Air Quality Management District