



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](mailto:msimpson@irwindaleca.gov)

**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.**

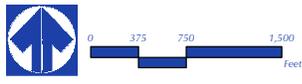
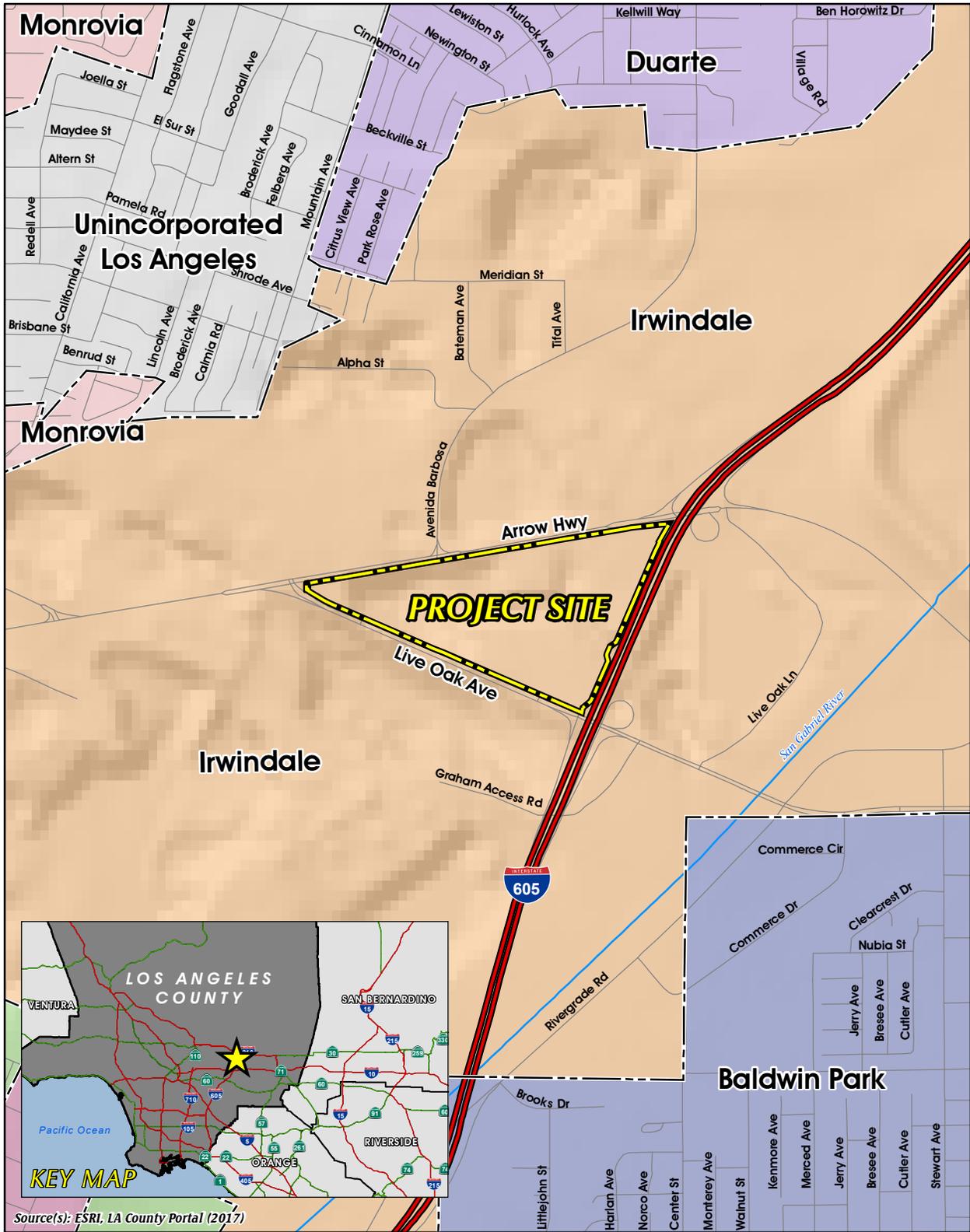
Written comments on the Draft EIR must be sent by mail or e-mail to:

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

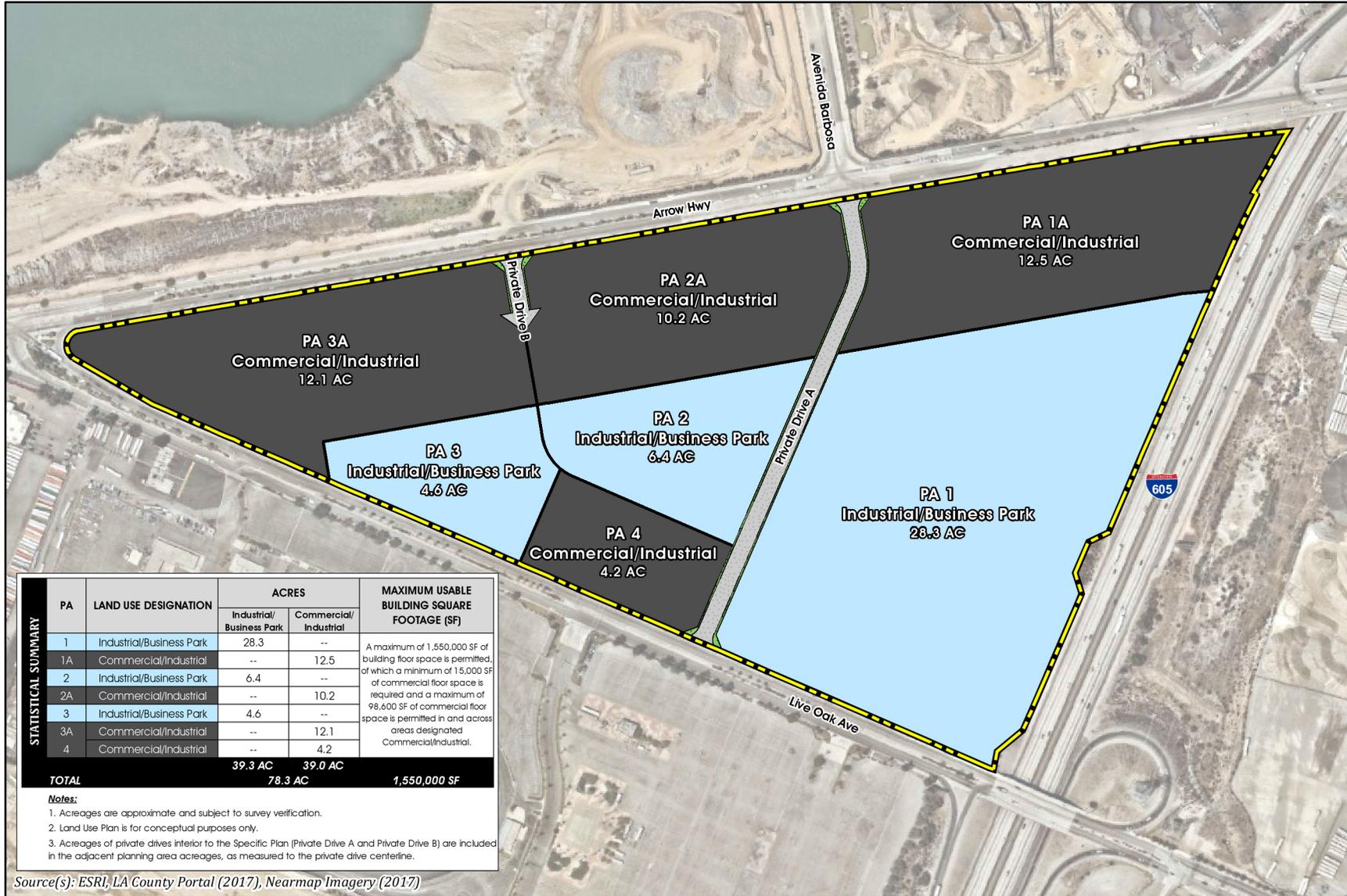
No other forms of written comment will be accepted. If you represent an agency, the City is seeking comments that are germane to your agency's statutory responsibilities in connection with the proposed project. To the extent that your agency has authority to issue permits or take other actions related 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**

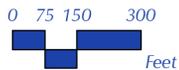


STATISTICAL SUMMARY	PA	LAND USE DESIGNATION	ACRES		MAXIMUM USABLE BUILDING SQUARE FOOTAGE (SF)
			Industrial/Business Park	Commercial/Industrial	
	1	Industrial/Business Park	28.3	--	A maximum of 1,550,000 SF of building floor space is permitted, of which a minimum of 15,000 SF of commercial floor space 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	
<b>TOTAL</b>			<b>39.3 AC</b>	<b>39.0 AC</b>	<b>1,550,000 SF</b>
			<b>78.3 AC</b>		

**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**