

### 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

<b>SCH #</b>
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**Project Title:** 14005 Live Oak Avenue Project

**Lead Agency:** City of Irwindale **Contact Person:** Brandi Jones

**Mailing Address:** 5050 Irwindale Avenue **Phone:** 626-430-2260

**City:** Irwindale **Zip:** 91706 **County:** Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Irwindale

Cross Streets: Live Oak Avenue, Stewart Avenue Zip Code: 91706

Longitude/Latitude (degrees, minutes and seconds): 34 ° 6 ' 28 " N / 117 ° 58 ' 7 " W Total Acres: 5.13

Assessor's Parcel No.: 8535-001-033 Section: 06 Twp.: 1S Range: 10W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: Interstate 605, Interstate 210 Waterways: Santa Fe Flood Control Dam, San Gabriel River

Airports: \_\_\_\_\_ Railways: Metro A Line, Metrolink San Bernardino Line Schools: Pleasant View ES, North Park HS, Geddes ES, Santa Fe

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input checked="" type="checkbox"/> Industrial: Sq.ft. <u>102,500</u> Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**  
 Present Use: Industrial Office Building. General Plan Land Use Designation: Industrial/Business Park. Zoning Designation: M-2 (Heavy Manufacturing).

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

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 proposed building would include twelve (12) dock doors which would be used for truck loading and unloading in the truck yard. 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 also include a 10-foot street easement dedication (totaling 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.

*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.*

Revised 2010

## 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".

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

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

Starting Date 9/30/24 Ending Date 10/30/24

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>Rexford Industrial Realty, Inc.</u>
Address: <u>660 South Figueroa Street, Suite 2050</u>	Address: <u>11620 Wilshire Blvd, Suite 610</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Los Angeles, CA 90025</u>
Contact: <u>Noemi Wyss</u>	Phone: <u>916-717-0128</u>
Phone: <u>213-261-4067</u>	

Signature of Lead Agency Representative:  Date: 09/26/2024

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