



**NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**14005 Live Oak Avenue**

**City of Irwindale**

NOTICE IS HEREBY GIVEN that the City of Irwindale has prepared an Initial Study for the proposed 14005 Live Oak Avenue Project (Project) and has determined that a Mitigated Negative Declaration (MND) is necessary to provide California Environmental Quality Act (CEQA) clearance for the Project. Pursuant to Public Resources Code Section 21165 and CEQA Guidelines Section 15050, the City of Irwindale is the Lead Agency for the Project. The purpose of this notice is to (1) to serve as a Notice of Intent (NOI) to adopt an MND pursuant to CEQA Guidelines Section 15072, and (2) to notice the public comment period. Copies of the Initial Study (IS) and all appendices are available for review in-person at the following locations during normal business hours:

- Irwindale City Hall – 5050 Irwindale Avenue, Irwindale, CA 91706
- Irwindale Public Library – 5050 Irwindale Avenue, Irwindale, CA 91706
- Irwindale Planning Division – 16102 Arrow Highway, Irwindale, CA 91706

The documents can also be accessed online at: <https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>

If a digital copy cannot be obtained by an interested party, please contact the staff listed in this notice and alternate arrangements will be made.

**Public Review and Comments:** Pursuant to Public Resources Code Section 21091 and CEQA Guidelines Sections 15073 and 15105, the IS will be available for a 30-day public review from September 30, 2024, through October 30, 2024. The City, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082 (b) of the CEQA Guidelines.

Written comments on the Draft IS/MND must be submitted during the comment period, and should be addressed to:

Brandi Jones, Senior Planner

City of Irwindale Planning Division

5050 Irwindale Avenue

Irwindale, California 91706

Email: [BJones@IrwindaleCA.gov](mailto:BJones@IrwindaleCA.gov)

**Project Location:** The Project Site is located at 14005 Live Oak Avenue at the northeastern corner of the Live Oak Avenue/Stewart Avenue intersection and is bound by vacant land currently undergoing grading to the east, Live Oak Avenue and the City of Baldwin Park to the south, Stewart Avenue to the west, and

Rivergrade Road to the north. The Project Site is comprised of 5.13 gross acres (4.86 net acres, Assessor's Parcel Number 8535-001-033), with 0.27 acres designated as street dedication.

**Project Description:** 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.

**Environmental Review and Determination:** The City, as the Lead Agency has prepared an IS to provide the public, trustee and responsible agencies with information about the potential effects on the local and regional environment associated with the proposed Project. The analysis provided in the IS determined that the Project will not have a significant impact on the environment after implementation of mitigation measures, and therefore the IS will support the adoption of an MND pursuant to CEQA Guidelines Sections 15063 and 15070. The IS reflects the independent judgement of the City.

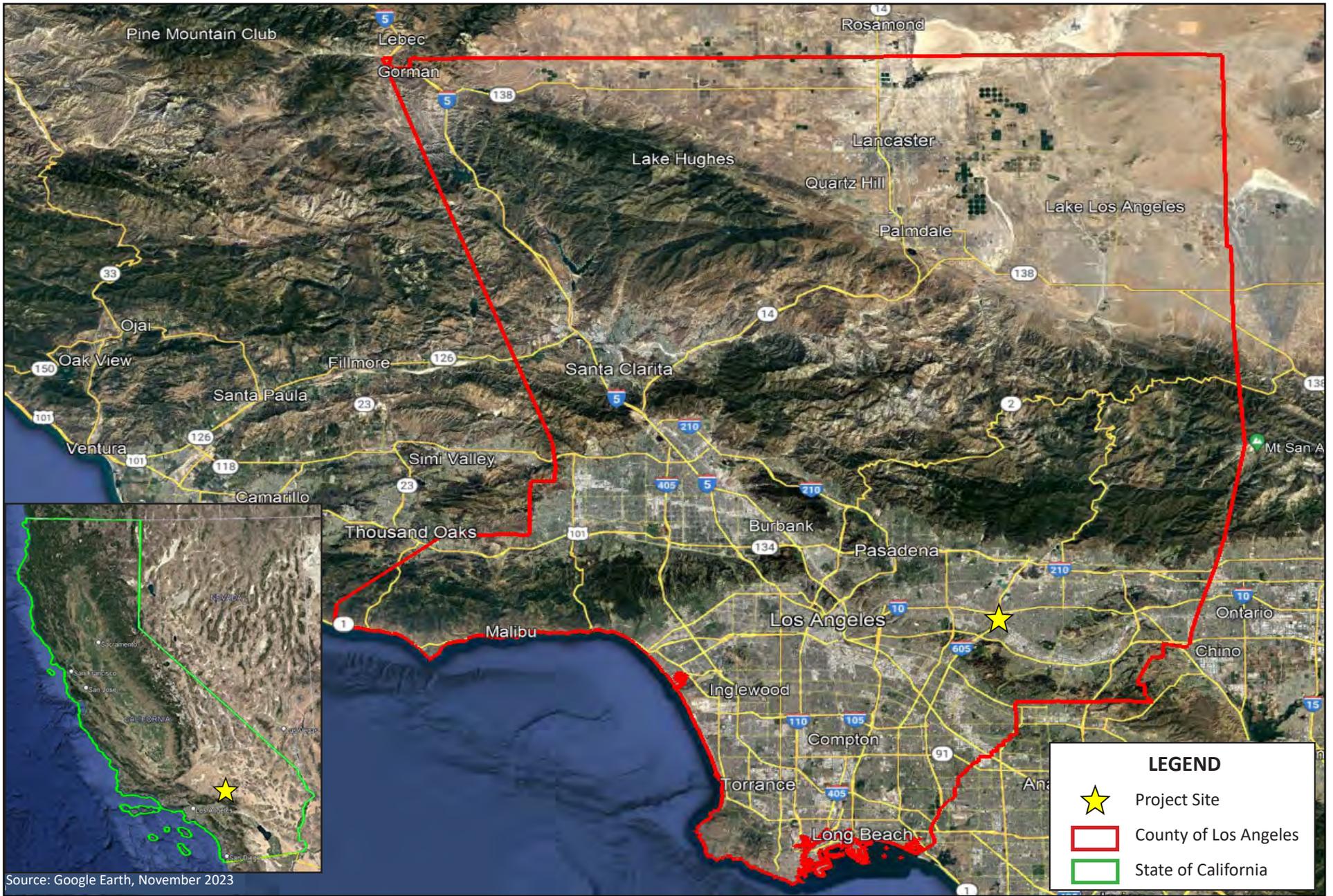
**Signature:**



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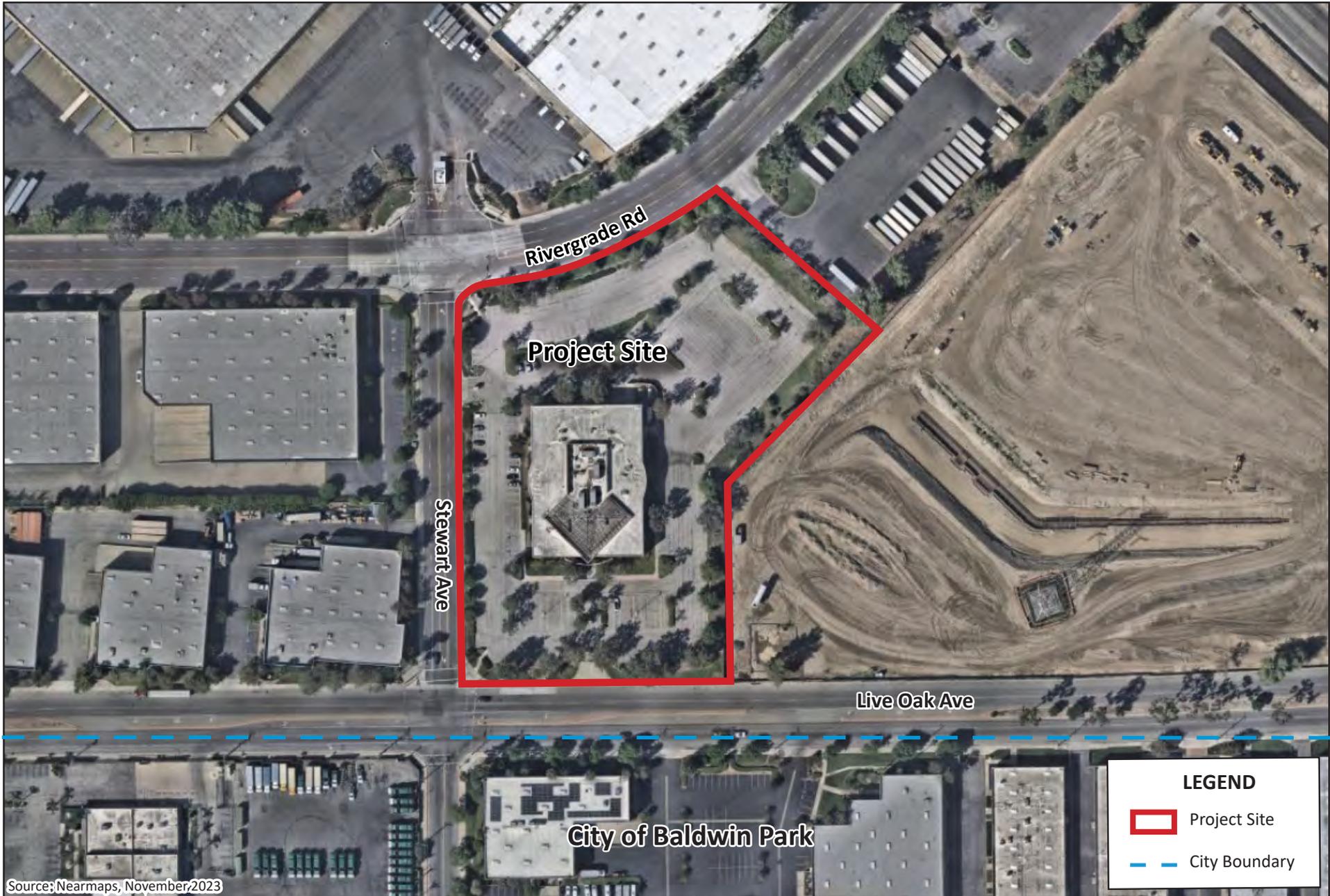
Brandi Jones, Senior Planner

**Date:** September 30, 2024



**Figure 2-1: REGIONAL VICINITY MAP**

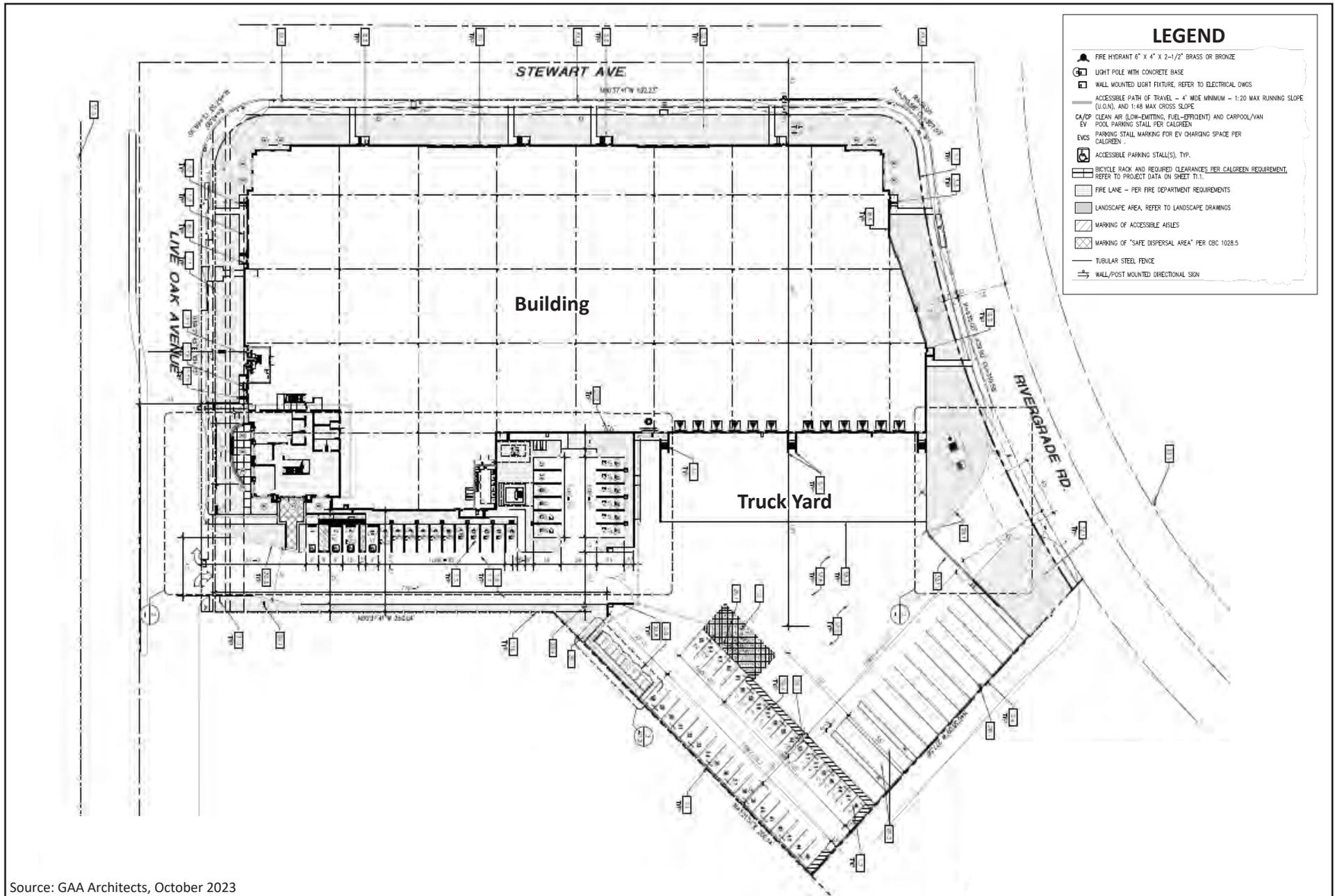
14005 Live Oak Avenue Project  
 Initial Study/Mitigated Negative Declaration



**Figure 2-2: LOCAL VICINITY MAP**  
 14005 Live Oak Avenue Project  
 Initial Study/Mitigated Negative Declaration

  
 NOT TO SCALE

**Kimley»Horn**



Source: GAA Architects, October 2023

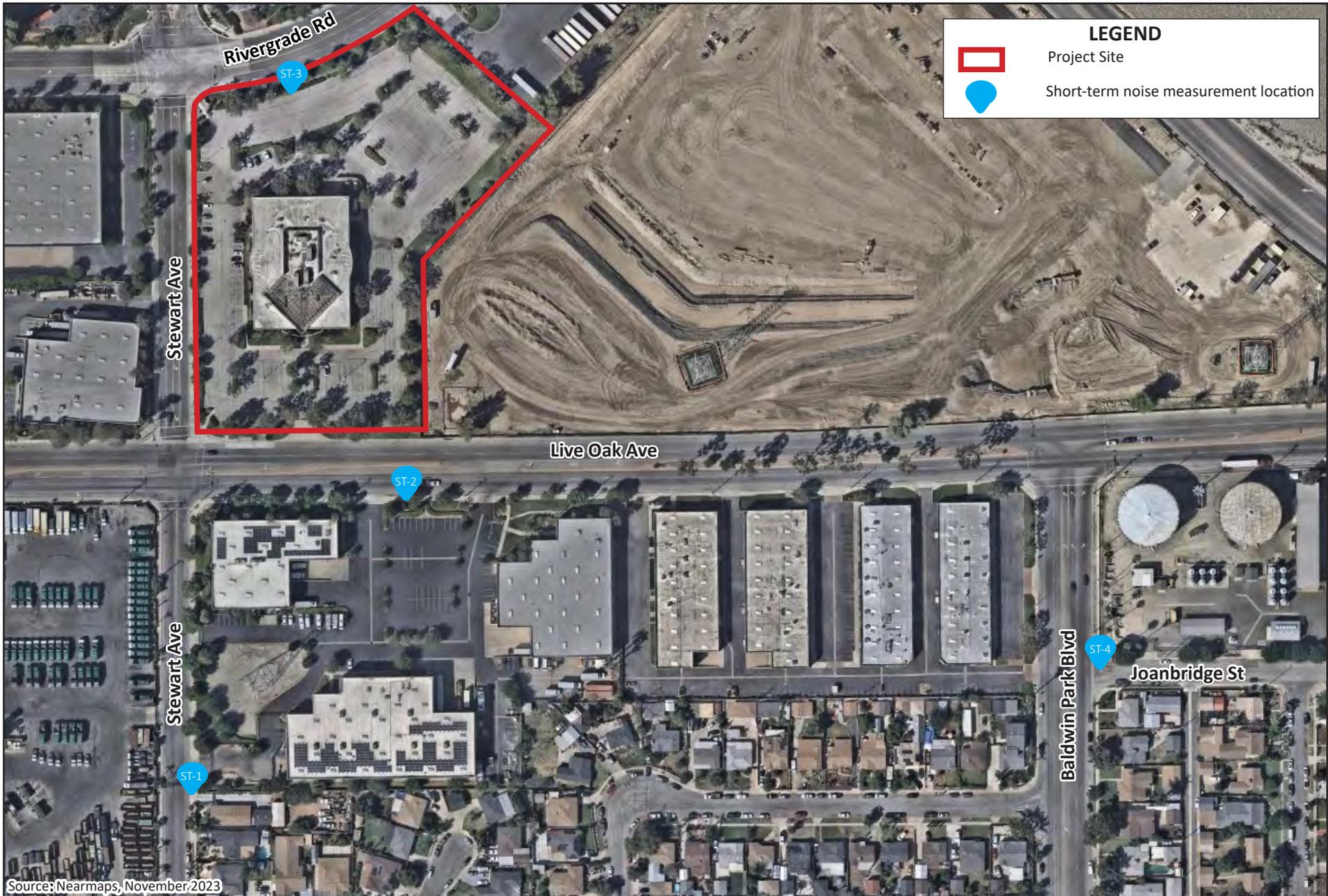
**Figure 2-3: SITE PLAN**

14005 Live Oak Avenue Project

Initial Study/Mitigated Negative Declaration



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**Figure 4.13-1: Noise Measurement Locations**

14005 Live Oak Avenue Project

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