
APPENDIX O1: PUBLIC SERVICE PROVIDER RESPONSES



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From: [Chris Hofford](#)
To: [Justine Garner](#)
Cc: [JoAnn Hadfield](#); [Dina El Chammas](#)
Subject: RE: Preparation of an Environmental Impact Report for the Proposed Irwindale Brew Yard Specific Plan in the City of Irwindale
Date: Monday, January 5, 2026 6:04:28 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon Ms. Garner and I apologize for the late response. Responses follow:

1. Please confirm the station(s) that would respond to calls from the proposed project:
a. Irwindale Police Department, 5050 North Irwindale Avenue, Irwindale, CA 91706
Confirmed.

2. Please indicate the type of service calls or service demands anticipated by the proposed uses (warehouse/office/manufacturing and battery energy storage).
Generally, building/vehicle alarms, theft (potentially property owned by the business that is stolen or embezzled by strangers or employees), industrial accidents/injuries.

3. Given the existing level of staffing and equipment, will the police department be able to provide police services to the proposed project? If not, please indicate what you will need to serve the project.
With the addition of these particular facilities, generally speaking, yes. However, the steady growth of Irwindale's daytime population, which this specific project increases, will be a matter of internal City Hall discussion, as small increases have a cumulative effect over time and must be addressed so that shortages in city-wide service do not appear.

4. What impact will the proposed project, in combination with all the other projects planned in the area, have on the ability of the police department to provide police services in the area?
As described above, as Irwindale's business population increases, police services become more diluted. This most typically manifests in increased response times to calls from the community.

5. What will the department require or recommend to reduce safety hazards and reduce potential impacts on police service?
It would be helpful to know what business hours these facilities will keep and what the worker population will be throughout the day and week. Please install modern, high-resolution video systems that retain footage for at least 30 days.

6. Please add any other comments.

None.

Best,

Chris Hofford
Chief of Police
Irwindale Police Department
5050 N. Irwindale Ave., Irwindale CA 91706
Phone: 626.430.2236
Email: chofford@irwindaleca.gov

From: Justine Garner <jgarner@placeworks.com>

Sent: Thursday, December 11, 2025 3:05 PM

To: Chris Hofford <chofford@IrwindaleCA.gov>

Cc: JoAnn Hadfield <jhadfield@placeworks.com>; Dina El Chammas <delchammas@placeworks.com>

Subject: Preparation of an Environmental Impact Report for the Proposed Irwindale Brew Yard Specific Plan in the City of Irwindale

Christopher Hofford
Chief of Police, Irwindale Police Department
5050 North Irwindale Avenue
Irwindale, CA 91706

Dear Chief Hofford:

This email is to request your department's quick review and assessment of the potential police-related impacts of the Irwindale Brew Yard Specific Plan. PlaceWorks has been retained by the City of Irwindale to prepare an environmental impact report (EIR) for this proposed project that would be located within the northeast portion of the City. The California Environmental Quality Act (CEQA) requires that an EIR assess the potential for project-related impacts to police services that could result in the need for new or altered facilities that could impact that physical environment. We are therefore asking about the potential for the proposed project to impact the department's ability to maintain acceptable service ratios, response times, or other performance objectives.

We sincerely appreciate your responses to the Questionnaire below. Please "Reply All" to this email with your responses as well as any additional information and/or comments. We would appreciate your response by December 29, 2025, if at all possible.

Thank you for your time,

JUSTINE GARNER
Associate II



3 MacArthur Place, Suite 1100 | Santa Ana, CA 92707
714.966.9220 x2341
jgarner@placeworks.com | placeworks.com

Following is a link to a project summary as included on the City of Irwindale's website for their Active Projects:

<https://irwindaleca.gov/618/15801-First-Street---Irwindale-Brew-Yard>

The summary land use is as shown in the following table and the site plan is attached:

Land Use Plan Statistical Summary Table

Planning Area	Land Use Designation	Acres		Building Square Footage (SF)
		Industrial Business Park	Commercial	
Planning Area 1	Industrial/Business Park	143.9	-	3,000,000 (maximum)
Planning Area 2	Commercial	-	6.0	12,000 (maximum)
Total		143.9	6.0	3,012,000

Project Information

The Irwindale Brew Yard Specific Plan would develop a 149.9-acre project site located within the northeast portion of Irwindale, Los Angeles County, California, with a mix of industrial/business park and commercial uses across two defined planning areas. The Specific Plan would allow up to 3,000,000 square feet of industrial/business park development within Planning Area 1 and up to 12,000 square feet of commercial development within Planning Area 2.

Planning Area 1 would comprise approximately 144 acres and accommodate one or a combination of light industrial, logistics and distribution, warehousing, light manufacturing, research and development, or showroom uses, along with associated loading areas, truck and automobile parking, internal circulation, landscaping, and infrastructure improvements.

Planning Area 2 would include approximately six acres along Irwindale Avenue and allow flexible, phased commercial development on multiple pads to support surrounding

industrial uses and nearby community-serving needs.

-

Questionnaire

Please verify/respond to the following:

1. Please confirm the station(s) that would respond to calls from the proposed project:
 - a. Irwindale Police Department, 5050 North Irwindale Avenue, Irwindale, CA 91706
2. Please indicate the type of service calls or service demands anticipated by the proposed uses (warehouse/office/manufacturing and battery energy storage).
3. Given the existing level of staffing and equipment, will the police department be able to provide police services to the proposed project? If not, please indicate what you will need to serve the project.
4. What impact will the proposed project, in combination with all the other projects planned in the area, have on the ability of the police department to provide police services in the area?
5. What will the department require or recommend to reduce safety hazards and reduce potential impacts on police service?
6. Please add any other comments.

Name, Title

Number

Phone

Date



ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

"Proud Protectors of Life,
the Environment, and Property"

COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov



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January 21, 2026

Justine Garner
3 McArthur Place Suite 1100
Santa Ana, CA 92707

Dear Ms. Garner:

THE SPECIFIC PLAN QUESTIONNAIRE, IRWINDALE BREW YARD, PROPOSES TO ASSESS THE PROJECT'S IMPACT ON THE DEPARTMENT'S ABILITY TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES, OR OTHER PERFORMANCE OBJECTIVES, CITY OF IRWINDALE, FFER2025005307

The Specific Plan was reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

1. The following table lists stations near the project site. Please confirm that these stations would respond to the site and list any additional stations that would respond to the site. Also, please list the equipment available at each station.

Fire Stations and Equipment Serving the Project Site

Station	Address	Equipment
Los Angeles County Fire		
Los Angeles County Fire Station 48	15546 Arrow Highway, Irwindale, CA 91706	Engine 48, Engine 548
Los Angeles County Fire Station 32	605 N Angeleno Ave, Azusa, CA 91702	Engine 32, Squad 32, WT 32, USAR CACHE 2, Engine 532A, Squad 532, Engine 532, Squad 432

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY
CALABASAS

CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY

INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT

PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
VERNON
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Los Angeles County Fire Station 44	1105 Highland Ave, Duarte, CA 91010	PAU Engine 44, Engine 244, Patrol 44, Engine 444
Los Angeles County Fire Station 152	807 Cypress St, Covina, CA 91722	Engine 152, ESU 152

2. What is the department's standard for the first arriving unit on scene? What is the average response time to the project site?
 - The Fire Department uses national guidelines of a 5-minute response time for the 1st arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas.
 - Based on the distance to the project site (1.6 miles) it is estimated that Fire Station 48 would have an emergency response time of 4:00 minutes.
3. Are there any existing deficiencies in the level of fire protection services currently provided to the area including and surrounding the project site?
 - Fire protection serving the area appears to be adequate for the existing development/land use; however, each additional development creates greater demands on existing resources.
4. How would this project affect the department's ability to maintain adequate fire protection service to the area?
 - We are not able to respond completely as to how this project will affect the Fire Department because only limited information is available. We would like to reserve the right to respond further at a future date when more specific information is available.
5. What will the fire department require or recommend to reduce fire hazards and potential impacts on fire services?
 - Any large project that includes road closures and/or detours has the potential to impede upon emergency response times, especially during high peak traffic hours. All road closures and detours should be approved and acceptable to the Fire Department so as not to adversely impact emergency responses.
6. Please add any other comments and type or sign your name on the line below.
 - None at this time

For any questions regarding this response, please contact Mamikon Nalchajyan, at (213) 466-5596 or Mamikon.Nalchajyan@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

The Land Development Unit is reviewing the proposed questionnaire for specific emergency response questions.

Fire and life safety requirements will be addressed during the review for building and fire plan check phase. There may be additional requirements during this time.

This questionnaire does not propose construction of structures at this time or any other improvements at this time, therefore until actual construction is proposed the project will not have a significant impact to the Land Development Unit.

For any questions regarding the report, please contact FPEA Claudia Soiza at (323) 890-4243 or claudia.soiza@fire.lacounty.gov

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, vegetation management, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance.

For any questions regarding this response, please contact Forestry Assistant, Matthew Ermino at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division (HHMD) of the County of Los Angeles Fire Department requests to review any Phase I and Phase II environmental site assessments (ESAs) prior to the preparation of the draft EIR to assist the City of Irwindale in their preparation of adequate environmental project documents pertaining to hazards & hazardous materials. HHMD has no additional comments for the project at this time.

Please contact HHMD Hazardous Materials Specialist III, Sharon Dela Rea at (323) 890-4061 or Sharon.delarea@fire.lacounty.gov if you have any questions.

Very truly yours,



RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:pg



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: FLDU2023002178

PROJECT NUMBER: PM84153

CITY/COMMUNITY: Irwindale

STATUS: Cleared

PROJECT ADDRESS: 15801 1st Street

DATE: 04/07/2026

CONDITIONS

1. The Fire Apparatus Access Roads, fire lanes, as shown on the Tentative Map/site plan are compliance with the County of Los Angeles Fire Code. A detail review of the fire lanes will be performed when the architectural plan are review by the Fire Department as part of the Building Permit process.
2. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map - Parcel.
3. The Fire Department recommends extending the public water main on the access road within Parcel A to install public fire hydrants. The required spacing between new public fire hydrants is 300ft. The required fire flow from the public fire hydrants for this project will be 4,000 gpm at 20 psi residual pressure for 4 hours. Consult with the jurisdictional water company prior to proceeding, return to the Fire Department Land Development Unit to plot the fire hydrant locations as needed.
All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
4. The required private fire hydrant shall be spaced 300ft - 400ft from each other. The a minimum a fire-flow from the private fire hydrant is 1,250 gallons per minute at 20 psi for a duration of 2 hours. If more than one on-site fire hydrant is required, the fire flow shall be 2,500 gallons per minute at 20 psi for a duration of 2 hours. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
The exact location of the required private fire hydrants will be determined during the architectural plan review by the Fire Department as part of the Building Permit process.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Juan Padilla

IRWINDALE BREW YARD

OWNER/DEVELOPER
ADAM SHER
IBY PROPERTY OWNER, LLC
711 BROADWAY, 6TH FLOOR
SAN ANTONIO, TX 78215
EMAIL: ASHER@PABST.COM

ARCHITECT
CRAIG WILLAMSON
GAA ARCHITECTS
811 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
(949) 474-1775
EMAIL: CRAIGW@GAAARCHITECTS.COM

JEFF LENHERR
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1100 TOWN AND COUNTRY RD SUITE 700,
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TERRENCE GAINES, P.E.
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1100 TOWN AND COUNTRY RD SUITE 700,
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(714) 786-6119
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PHILLIP BRUTTIG
YELLOW IRON REAL ESTATE
PHONE: (714) 334-7040
EMAIL: PBRUTTIG@YELLOWIRONRE.COM

WATER
AZUSA LIGHT & WATER
CITY OF AZUSA
729 N. AZUSA AVENUE
AZUSA, CA 91702
(626) 812-5173
FAX (626) 334-3163

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ATHENS SERVICES
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SOUTHERN CALIFORNIA EDISON
IRVINDALE CA, 91706
(800) 611-1911

GAS
SOUTHERN CALIFORNIA GAS
COMPANY
IRVINDALE, CA 91706
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(844) 430-7653

VERIZON
(800) 483-5000

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF IRWINDALE AVENUE, WHICH BEARS NORTH 01°12'15" EAST, PER GPS COORDINATE OBSERVATIONS, CALIFORNIA COORDINATE SYSTEM, ZONE 5 NAD 83 (EPOCH 2017.50).

SITE ADDRESS:	15801 W 1ST STREET IRVINDALE, CA 91706
APN:	8533-009-021, 8533-009-024, 8533-011-052
TOTAL SITE AREA:	143.93 AC
TOTAL BUILDING AREA:	3,000,000 SF
F.A.R.:	
ZONING CLASSIFICATION:	M2 - HEAVY MANUFACTURING
EXISTING USE:	VACANT
PROPOSED USE:	IRVINDALE SPECIFIC PLAN
TOTAL LOTS:	6
PARKING SPACES:	906 EXISTING

_____ PROPERTY LINE
 _____ RIGHT-OF-WAY LINE
 _____ CENTER LINE
 _____ EASEMENT OR SETBACK LINE



7. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL BE 18 INCHES HIGH AND 18 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS TO A FIRE HYDRANT OR FIRE ALARM CALL BOX, FIRE ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT THE DISCRETION OF THE FIRE DEPARTMENT (CITY CODE 503.3).
8. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS AND APPROVED IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED FOR FIRE DEPARTMENT ACCESS TO THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THE BACKGROUND AND BE 4 INCHES HIGH. THE LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
9. ALL APPROVED ACCESSORIES SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH LOCATION IN CONNECTION WITH THE CONSTRUCTION OF THE ALLIANCE PASSAGE BY VEHICLE. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. SIGNS SHALL BE IDENTIFIED WITH AN APPROVED KEY BOX LISTED IN ACCORDANCE WITH UL 1037 SHALL BE IDENTIFIED WITH AN APPROVED KEY. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE DEPARTMENT.
10. THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANT AT THIS LOCATION IS 4,000 GPM AT 20 PS RESIDUAL PRESSURE. IF MORE THAN ONE ON-SITE FIRE HYDRANT IS REQUIRED, THE REQUIRED FIRE FLOW SHALL BE THE SAME AS REQUIRED FOR PUBLIC FIRE HYDRANTS IN ACCORDANCE WITH APPENDIX TABLE B4.01. FIRE CODE 505.1.
11. ALL FIRE HYDRANTS SHALL MEASURE "6" X 4" X 1-1/2". BRASS OR BRASS COATED. THE HYDRANT SHALL BE IDENTIFIED BY THE ASSOCIATION STANDARD C553, OR APPROVED EQUIV.
12. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, MAINTAINED AND ACCEPTED BY THE FIRE DEPARTMENT. FIRE CODE 504.4.
13. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 801.5.1.
14. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANT, FIRE LANE, AND FIRE ALARM CALL BOX SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 503.3. FIRE DEPARTMENT OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.
15. ALL ON-SITE TEMPORARY FIRE HYDRANTS SHALL BE INSTALLED, TESTED

AB	- AGGREGATE BASE
AC	- ASPHALT
AHJ	- AUTHORITY HAVING JURISDICTION
CB	- BACK OF CURB
BS	- BOTTOM OF STRE
BDG	- BUILDING
BW	- BACK OF WALK
CB	- CATCH BASIN
CL	- CENTERLINE
CONC.	- CONCRETE
DI	- DRAIN INLET
DW	- DOMESTIC WATER
E	- EAST
EQ	- EDGE OF CUTTER
ELEC	- ELECTRIC
EP	- EDGE OF PAVEMENT
F	- FINISHED
FL	- FINISHED GRADE
FL	- FLOW LINE
FS	- FINISHED SURFACE
FW	- FIRE WATER
G	- GAS
GB	- GRADE BREAK
HP	- HIGH POINT
INV	- INVERT
IRR	- IRRIGATION WATER
J	- JUNCTION STRUCTURE
L	- LOW POINT
MH	- MANHOLE
N	- NORTH
P/L	- PROPERTY LINE
PVC	- POLYVINYL CHLORIDE
R	- RECLAIMED WATER
R/W	- RIGHT-OF-WAY
S	- SEWER OR SEW
SD	- STORM DRAIN
STA	- STATION
ST	- SANITARY SEWER
SPWVC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	- SIDE WALK
T	- TELEPHONE
T	- TOP OF CURB
TS	- TOP OF STAIR
W	- WATER OR WEST
XXX,XX	- PROPOSED
XXX,XX	- EXISTING

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit

**CLEARED FOR
PUBLIC HEARING**

04/07/2025
FLDU2023002178

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
PRIVATE FIRE HYDRANTS
REQUIRED FIRE FLOW
2,500 GPM @ 20PSI FOR 2 HOURS


04/07/2026
Exact location of the required private
fire hydrants will be determined during
the Building Plan Check phase.



Know what's below.
Call 811 before you dig.

[illegible]

HD	LICENSED PROFESSIONAL
DRAWN BY	TERRENCE GAINES
HD	
CHECKED BY	CA LICENSE NUMBER
TG	89265
	EXP. DATE: 12/31/2022

Kimley-Horn
1100 TOWN AND COUNTRY RD
SUITE 700, ORANGE, CA 92668
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: _____

TERRENCE GAINES, R.C.E. NO. 88285 Exp. 12/31/20

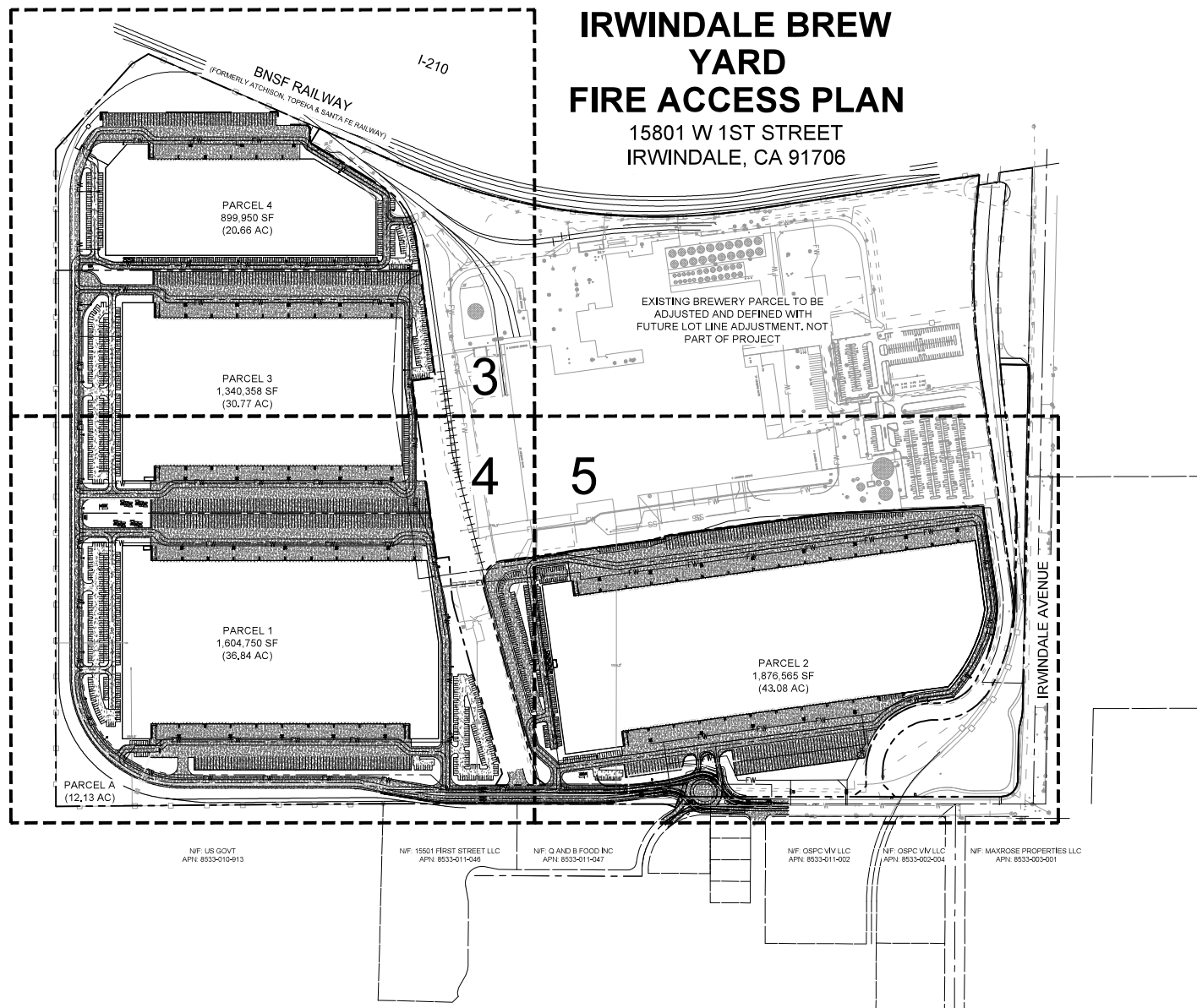
CITY OF IRWINDALE	
DEPARTMENT OF ENGINEERING	
APPROVED BY:	
IRWINDALE CITY ENGINEER	DATE
RECEIVED AND RECORDED	DATE

PROJECT ID: 194466001

CITY OF IRVINDALE, CA		SHEET <u>1</u>
COVER SHEET		OF <u>5</u>
		CITY PROJECT NO.

Drawing name: K:\06A_LDA\194466001 - Irwindale Brew Yard\Sheet\AccessPlan.dwg OVERALL FIRE ACCESS PLAN Apr 08, 2028 10:30am by: Miss.Davies

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- PRIVATE DRIVEWAY AND FIRE LANE
- PROPOSED FIRE HYDRANT

NORTH

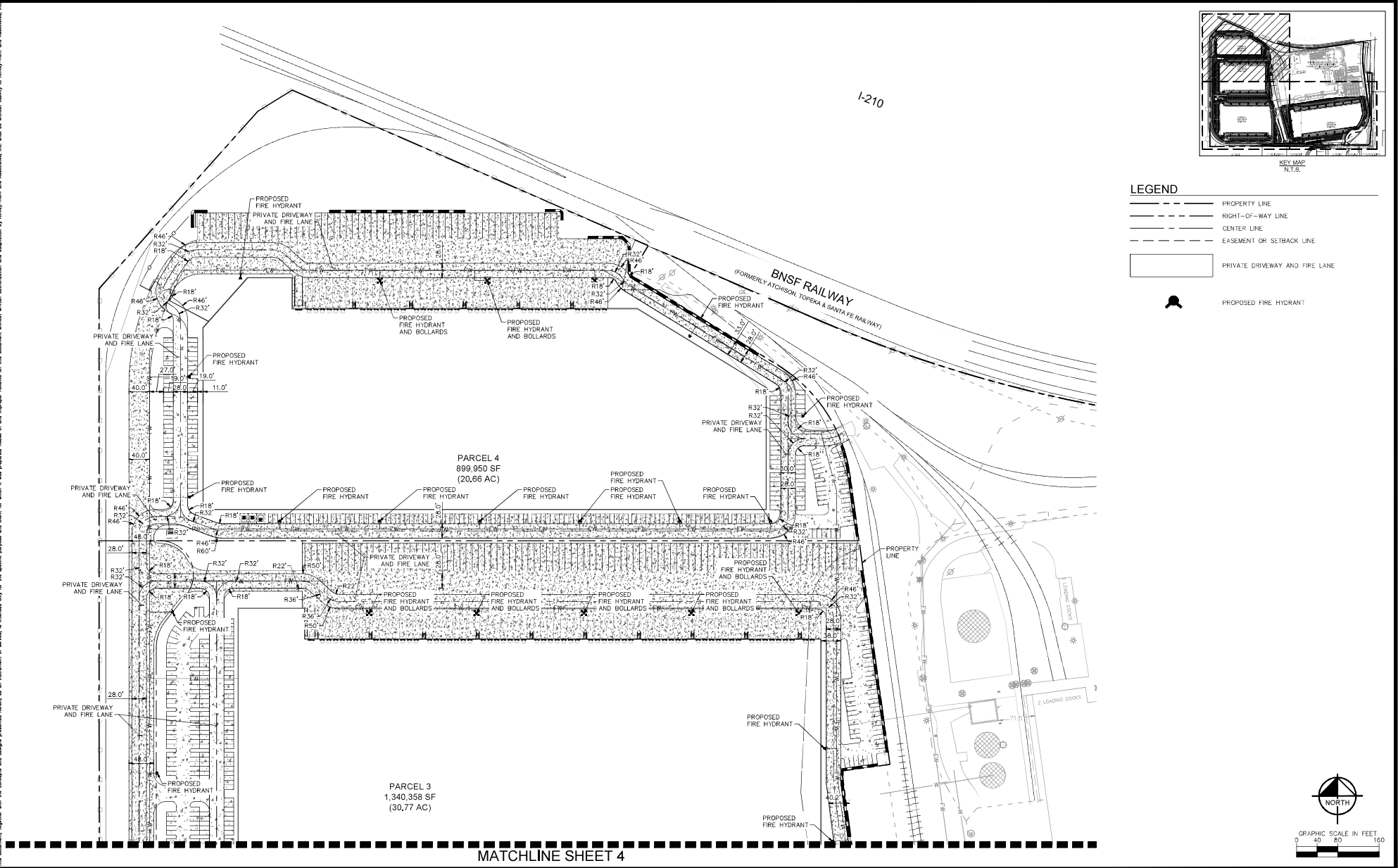
GRAPHIC SCALE IN FEET

0 100 200 400

1" = 200'

DIG ALERT DIAL BEFORE YOU DIG TWO WORKING DAYS BEFORE YOU DIG TOLL FREE 1-800-227-2600 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT	ISSUE	DATE	DESCRIPTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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Drawing name: K:\0644-USA\194466001 - Inclusive Bore_Vord\CADD\PropSheet\Fire Access Plan.dwg FIRE ACCESS PLAN 1 Apr 06, 2026 10:00am by: Hesse, David
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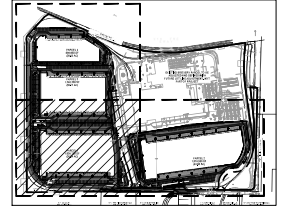
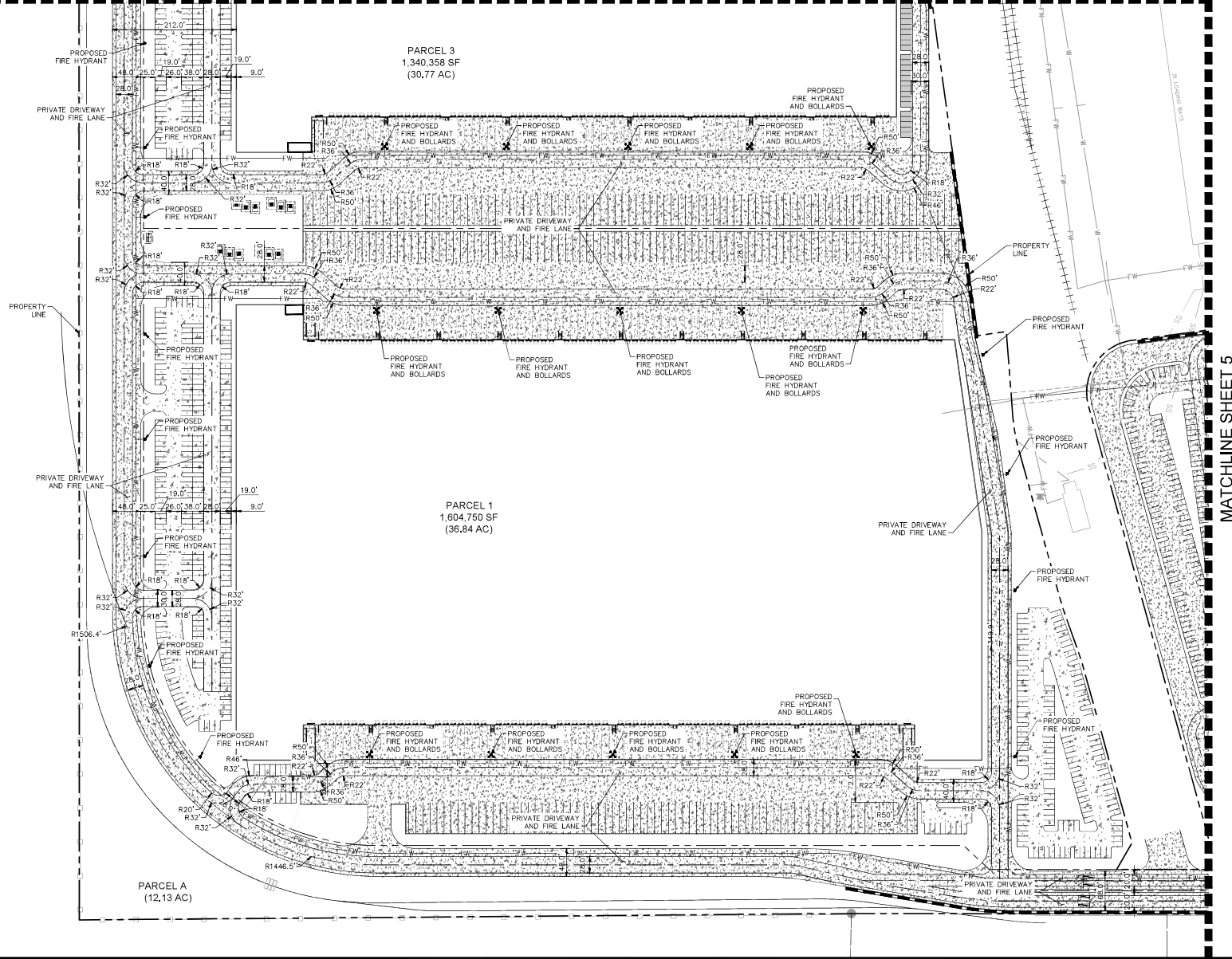


DIAL ALERT DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT	ISSUE	DATE	DESCRIPTION			
HD DRAWN BY HD CHECKED BY TG RECOMMENDED	LICENSED PROFESSIONAL TERRENCE GAINES CA LICENSE NUMBER 89265 EXP. DATE: 12/31/2026	Kimley-Horn 1100 TOWN AND COUNTRY RD SUITE 700, ORANGE, CA 92668 (714) 651-1000 PREPARED UNDER THE DIRECT SUPERVISION OF: TERRENCE GAINES, R.C.E., NO. 89265 DATE: 12/31/26	CITY OF IRWINDALE DEPARTMENT OF ENGINEERING APPROVED BY: IRWINDALE CITY ENGINEER DATE: REVIEWED AND RECOMMENDED BY: DATE:	PROJECT ID: 194466001	CITY OF IRWINDALE, CA FIRE ACCESS PLAN 1	SHEET 3 OF 5 CITY PROJECT NO.

Drawing name: K:\0946_USA\194466001 - Indivisible Base_Vord\CADD\PropSheet\FireAccessPlan.dwg 4. FIRE ACCESS PLAN 2 Apr 06, 2026 10:31am by: Horn,David

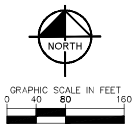
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MATCHLINE SHEET 3



- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - CENTER LINE
 - EASEMENT OR SETBACK LINE
 - PRIVATE DRIVEWAY AND FIRE LANE
 - PROPOSED FIRE HYDRANT

MATCHLINE SHEET 5



ISSUE	DATE	DESCRIPTION

HD
DRAWN BY: HD
CHECKED BY: TG
RECOMMENDED

LICENSED PROFESSIONAL
TERENCE GAINES
CA LICENSE NUMBER: 89265
EXP. DATE: 12/31/2026

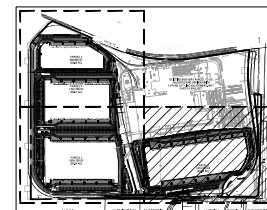
Kimley-Horn
1100 TOWN AND COUNTRY RD SUITE 700, ORANGE, CA 92668 (714) 951-1000
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: 12/31/26
TERENCE GAINES, R.C.E., NO. 89265

CITY OF IRWINDALE DEPARTMENT OF ENGINEERING
APPROVED BY:
IRWINDALE CITY ENGINEER
DATE:
REVIEWED AND RECOMMENDED BY:
DATE:

PROJECT ID: 194466001

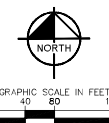
CITY OF IRWINDALE, CA
FIRE ACCESS PLAN 2

SHEET 4 OF SHEETS 5
CITY PROJECT NO.



KEY MAIN POINTS

_____ PROPERTY LINE
 _____ RIGHT-OF-WAY LINE
 _____ CENTER LINE
 _____ EASEMENT OR SETBACK LINE
 _____ PRIVATE DRIVEWAY AND FIRE LANE
 _____ PROPOSED FIRE HYDRANT

[illegible]

	HD
DRAWN BY	HD
CHECKED BY	TG
RECOMMENDED	

LICENSED PROFESSIONAL

TERRENCE GAINES

CA LICENSE NUMBER
89265
EXP. DATE: 12/31/2026

Kimley-Horn
1100 TOWN AND COUNTRY RD
SUITE 700, ORANGE, CA 92668
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE:	
TERRENCE GAINES, R.C.E. NO. 89265	EXP. 12/31/26

CITY OF IRWINDALE	
DEPARTMENT OF ENGINEERING	
APPROVED BY:	
IRWINDALE CITY ENGINEER	DATE
REVIEWED AND RECOMMENDED BY:	DATE

PROJECT ID: 194466001

CITY OF IRVINDALE, CA
FIRE ACCESS PLAN 3

SHEET 5
OF 5
SHEETS
CITY PROJECT NO.

VESTING TENTATIVE
PARCEL MAP (MAP084153)
FOR

IRWINDALE BREW YARD

15801 W 1ST STREET
IRWINDALE, CA 91706



VICINITY MAP
SCALE: 1"=1000'



GENERAL NOTES

- GRADE ELEVATIONS SHOWN ON THE TPM ARE APPROXIMATE. BUILDING FINISHED FLOORS WITHIN 10 FEET OF THE FINISHED FLOORS DEPICTED ON THE ENTITLEMENT APPLICATIONS SHALL BE CONSIDERED IN SUBSTANTIAL CONFORMANCE.
- PARCEL LINES AND PARCEL SIZES CAN BE ADJUSTED. THE DEGREE SHALL BE CONSISTENT WITH THE INTENT OF THE TENTATIVE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS, SIDEWALKS AND UTILITIES ARE APPROXIMATE. ADJUSTMENTS TO STREETS, SIDEWALKS, AND UTILITIES CAN BE MADE PROVIDED THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE TENTATIVE PARCEL MAP APPROVAL.
- BUILDING FOOTPRINTS AND ENVELOPES THAT ARE SHOWN ON THE TENTATIVE MAP MAP OR ACCOMPANYING SITE PLAN ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY AND WILL BE PREVIEWED DURING INDIVIDUAL PROJECT SITE PLAN APPROVAL PROCESSES AND SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL THE EXISTING CODES AND ORDINANCES AT THE TIME OF TPM APPROVAL.
- PERMISSION IS GRANTED FOR PHASED FINAL MAPS.
- PERMISSION IS GRANTED TO COMBINE LOTS.
- THE LOCATION OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF PLANNING AND PUBLIC WORKS.
- PERMISSION GRANTED TO MASS/BULK GRADE.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- EXISTING GRADE TOPO COMPILED 09/26/2023.
- THIS PROJECT WILL PROCESS AND RECORD COARS OR EQUIVALENT FOR THE MAINTENANCE AND COST SHARING RESPONSIBILITY THE FUTURE COMMON UTILITY FACILITIES SERVING THIS SITE, INCLUDING BUT NOT LIMITED TO PRIVATE WATER, FIRE, IRRIGATION, SEWER, DRAINAGE, ETC.
- ON-SITE SEWER AND STORM DRAIN SYSTEMS ARE PRIVATE EXCEPT WHERE OTHERWISE NOTED.

ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT
AHJ	- AUTHORITY HAVING JURISDICTION
BC	- BACK OF CURB
BS	- BOTTOM OF STAIR
BLDG	- BUILDING
BW	- BACK OF WALK
CB	- CATCH BASIN
CL	- CENTERLINE
CONC.	- CONCRETE
DI	- DRAIN INLET
DW	- DOMESTIC WATER
E	- EAST
EG	- EDGE OF GUTTER
ELEC	- ELECTRIC
EP	- EDGE OF PAVEMENT
FF	- FINISHED FLOOR
FG	- FINISHED GRADE
FL	- FLOW LINE
FS	- FINISHED SURFACE
FW	- FIRE WATER
G	- GAS
GB	- GRADE BREAK
HP	- HIGH POINT
INV	- INVERT
IRR	- IRRIGATION WATER
JS	- JUNCTION STRUCTURE
LP	- LOW POINT
MH	- MANHOLE
N	- NORTH
P/L	- PROPERTY LINE
PVC	- POLYVINYL CHLORIDE
RW	- RECLAIMED WATER
R/W	- RIGHT-OF-WAY
S	- SEWER OR SOUTH
SD	- STORM DRAIN
STA	- STATION
SS	- SANITARY SEWER
SPF/WC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	- SIDE WALK
T	- TELEPHONE
TC	- TOP OF CURB
TS	- TOP OF STAIR
W	- WATER OR WEST
XXX.XX	- PROPOSED ELEVATION
(XXX.XX)	- EXISTING ELEVATION

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
**CLEARED FOR
PUBLIC HEARING**

04/07/2028
FLDU2023002178

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
**REQUIRED FIRE FLOW
2,900 GPM @ 20' DIP FOR 2 HOURS**

04/07/2028
Exact location of the required private fire hydrants will be determined during the Building Plan Check phase.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES
3	TENTATIVE PARCEL MAP
4	TENTATIVE PARCEL MAP
5	TENTATIVE PARCEL MAP
6	TENTATIVE PARCEL MAP

PROJECT TEAM

OWNER/DEVELOPER
ADAM SHER
BY PROPERTY OWNER, LLC
711 BROADWAY, 6TH FLOOR
SAN ANTONIO, TX 78215
EMAIL: ASHER@BPADST.COM

ARCHITECT
CRAIG WILAMSON
GAA ARCHITECTS
811 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
(949) 474-1775
EMAIL: CRAIGW@GAAARCHITECTS.COM

SURVEYOR
BUCKLEY D. BLEW
DMG, INC.
2618 SAN MIGUEL SR., STE. 290
NEWPORT BEACH, CA 92660
(949) 825-7785

CIVIL ENGINEER
TERRENCE GAINES, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
1100 TOWN AND COUNTRY RD SUITE 700,
ORANGE, CA 92668
(714) 786-6119
TERRENCE.GAINES@KIMLEY-HORN.COM

APPLICANT
PHILLIP BRUTTING
YELLOW IRON REAL ESTATE
PHONE: (714) 334-7040
EMAIL: PBRUTTING@YELLOWIRONRE.COM

UTILITY PURVEYORS

WATER
AZUSA LIGHT & WATER
CITY OF AZUSA
729 N. AZUSA AVENUE
AZUSA, CA 91702
(928) 812-5173
FAX (928) 334-3163

GAS
SOUTHERN CALIFORNIA GAS
COMPANY
IRWINDALE, CA 91706
(800) 427-2200

CABLE TV
CHARTER COMMUNICATIONS
(866) 499-8080

FRONTIER COMMUNICATIONS
(844) 430-7653

VERIZON
(800) 463-5000

BASIS OF BEARINGS NOTE

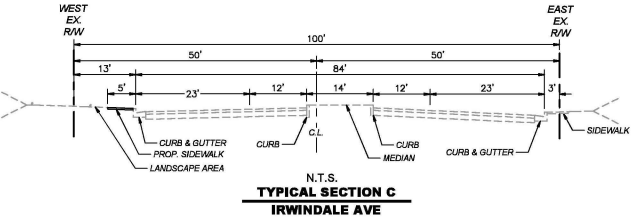
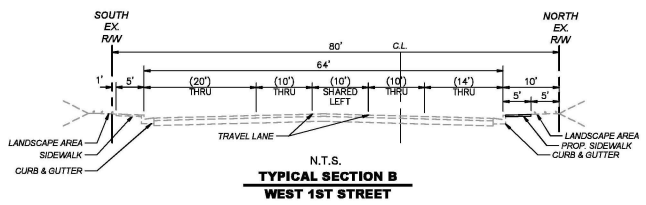
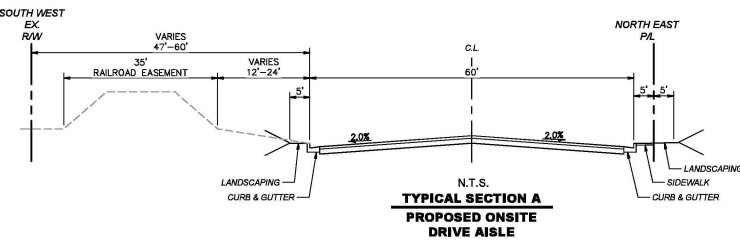
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF IRWINDALE AVENUE, WHICH BEARS NORTH 01°21'15" EAST, PER GPS COORDINATE OBSERVATIONS, CALIFORNIA COORDINATE SYSTEM, ZONE 5 NAD 83 (EPOCH 2017.50).

SITE INFORMATION

SITE ADDRESS: 15801 W 1ST STREET
IRWINDALE, CA 91706
APN: 8533-009-025 & 027,
8533-009-028 & 029,
8533-011-032
8533-009-028
143.93 AC

TOTAL SITE AREA: 143.93 AC

F.A.R.: M2 - HEAVY MANUFACTURING
ZONING CLASSIFICATION: VACANT
EXISTING USE: IRWINDALE SPECIFIC PLAN
PROPOSED USE: 4 NUMBERED PARCELS
TOTAL LOTS: 1 LETTERED PARCEL



ISSUE	DATE	DESCRIPTION

HD
DRAWN BY: HD
CHECKED BY: TG
RECOMMENDED

LICENSED PROFESSIONAL
TERRENCE GAINES
CA LICENSE NUMBER: 88265
EXP. DATE: 12/31/2028

Kimley-Horn
1100 TOWN AND COUNTRY RD SUITE 700, ORANGE, CA 92668 (714) 888-1300
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: 12/31/28
TERRENCE GAINES, R.C.E. NO. 88265

CITY OF IRWINDALE DEPARTMENT OF ENGINEERING
APPROVED BY:
IRWINDALE CITY ENGINEER
DATE:
REVIEWED AND RECOMMENDED BY:
DATE:

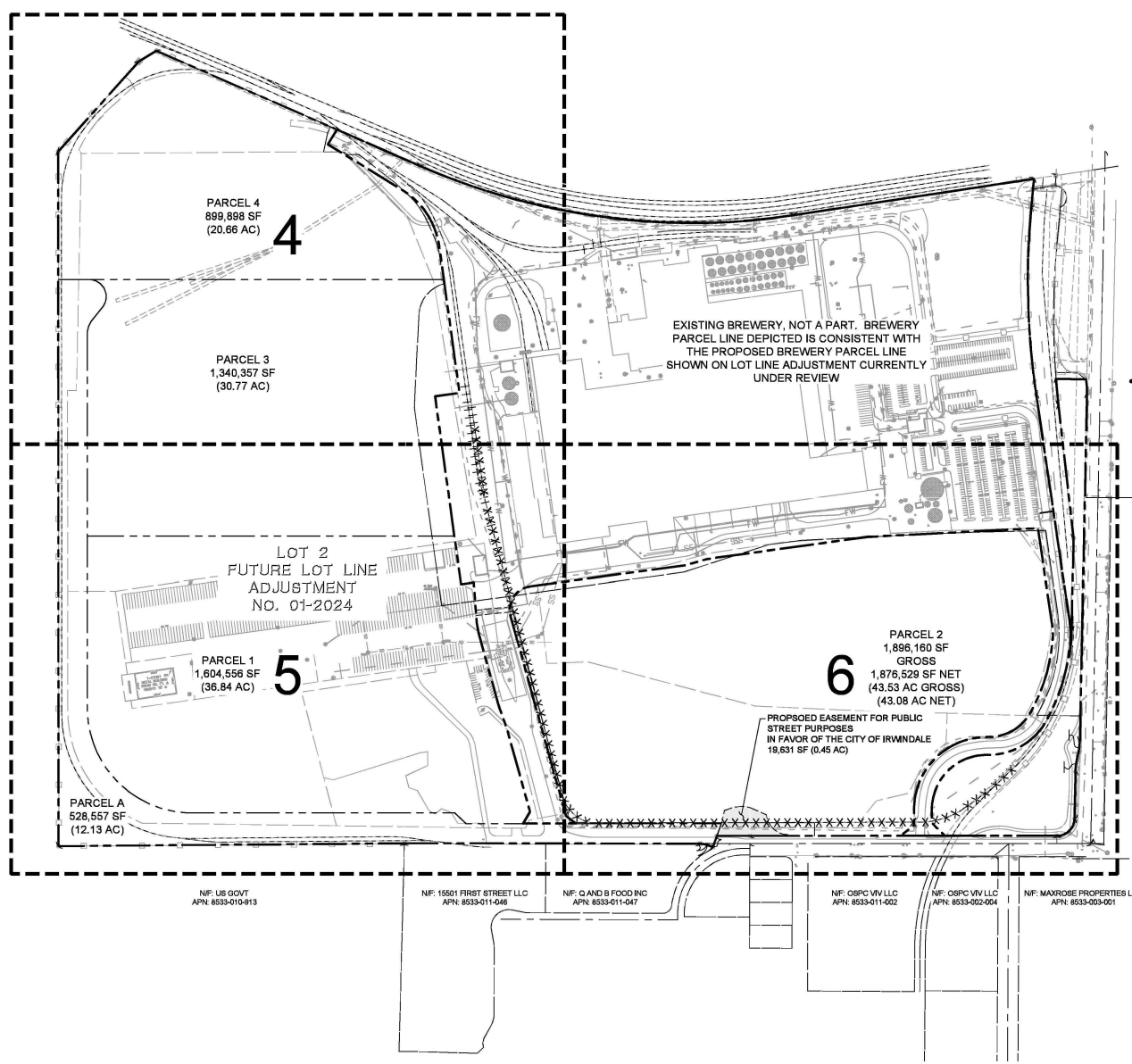
PROJECT ID: 194466001

CITY OF IRWINDALE, CA
COVER SHEET

SHEET 1
OF 6
SHEETS
CITY PROJECT NO.

SHEET 2
OF
SHEETS 6

Drawing name: K:\VRA_LDA\194466001 - Inclusive Brew - Vra\CA\DD\PlanSheets\TentativeParcelMap\Overall_Plan.dwg 3. TENTATIVE PARCEL MAP Jan 21, 2025 7:04pm by Terrence Canes
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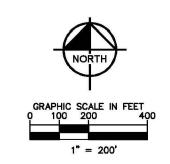


LEGEND

- PROPERTY LINE (LOT LINE ADJUSTMENT NO. 2023-XX)
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- PROPOSED PROPERTY LINE
- DEMOLITION LINE
- RAILSPUR LINE
- PROPOSED EASEMENT

PARCEL NUMBER	GROSS AREA (AC)	NET AREA (AC)	LAND USE
1	36.84	36.84	INDUSTRIAL
2	43.53	43.08	INDUSTRIAL
3	30.77	30.77	INDUSTRIAL
4	20.66	20.66	INDUSTRIAL
PARCEL A	12.13	12.13	PRIVATE STREET
TOTAL	143.93	143.48	N/A

*BREWERY BOUNDARY TO BE DEFINED AT A FUTURE DATE. AREAS CONTINGENT ON BOUNDARY DEFINITION
NOTE: LOT A UNDER PRIVATE ASSOCIATION OWNERSHIP AND MAINTENANCE



DIALERT DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT	ISSUE	DATE	DESCRIPTION	HD	LICENSED PROFESSIONAL	Kimley-Horn 1100 TOWN AND COUNTRY RD SUITE 700, ORANGE, CA 92668 (714) 898-1000 PREPARED UNDER THE DIRECT SUPERVISION OF: TERRENCE CANES, R.C.E. NO. 89265 DATE: 12/31/25 REVIEWED AND RECOMMENDED BY: DATE	CITY OF IRWINDALE DEPARTMENT OF ENGINEERING APPROVED BY: DATE IRWINDALE CITY ENGINEER	PROJECT ID: 194466001	CITY OF IRWINDALE, CA TENTATIVE PARCEL MAP	SHEET OF SHEETS 3 6 CITY PROJECT NO.
				HD	TERRENCE CANES					
				HD	CA LICENSE NUMBER 89265					
				TG	EXP. DATE: 12/31/2026					
				RECOMMENDED						



 PROPERTY LINE (LOT LINE ADJUSTMENT NO. 2023-XX)
 RIGHT-OF-WAY LINE
 CENTER LINE
 EASEMENT OR SETBACK LINE
 PROPOSED PROPERTY LINE
 DEMOLITION LINE
 RAILSPUR LINE
 PROPOSED EASEMENT

PARCEL NUMBER	GROSS AREA (AC)	NET AREA (AC)	LAND USE
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2	43.53	43.08	INDUSTRIAL
3	30.77	30.77	INDUSTRIAL
4	20.66	20.66	INDUSTRIAL
PARCEL A	12.13	12.13	PRIVATE STREET
TOTAL	143.93	143.48	N/A

*BREWERY BOUNDARY TO BE DEFINED AT A FUTURE DATE. AREAS
CONTINGENT ON BOUNDARY DEFINITION

NOTE: LOT A UNDER PRIVATE ASSOCIATION OWNERSHIP AND MAINTENANCE

EXISTING EASEMENTS

- ① AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR POLES, CONDUITS, AND WIRES PURPOSES, RECORDED FEBRUARY 5, 1971 AS INSTRUMENT NO. 3004, OFFICIAL RECORDS.
- ② AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR POLES, WIRES, AND CONDUITS PURPOSES, RECORDED MARCH 8, 1972 AS INSTRUMENT NO. 3686, OFFICIAL RECORDS.
- ③ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR POLES, WIRES, AND CONDUITS PURPOSES, RECORDED MAY 22, 1972 AS INSTRUMENT NO. 3800, OFFICIAL RECORDS.
- ④ AN EASEMENT IN FAVOR OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR POLES, WIRES, AND CONDUITS AND PURPOSES, RECORDED SEPTEMBER 29, 1975 AS INSTRUMENT NO. 3100, OFFICIAL RECORDS.
- ⑤ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES PURPOSES, RECORDED NOVEMBER 7, 1978 AS INSTRUMENT NO. 76-1237, OFFICIAL RECORDS. THIS INSTRUMENT WAS PARTIALLY OUTGUTLINED THROUGH DOCUMENT RECORDED DECEMBER 31, 2014 AS INSTRUMENT NO. 2014143021, OFFICIAL RECORDS.



GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'

Drawing name: K:\VRAAL_DEVA\194466001 - Inlandville Brew 'Yard' CAD\DWG\PropSheet\TitleSheet.dwg SHEET 5 TENTATIVE PARCEL MAP Jan 21, 2025 7:05pm by Terrence Gaines



ISSUE	DATE	DESCRIPTION

HD
DRAWN BY
HD
CHECKED BY
TG
RECOMMENDED

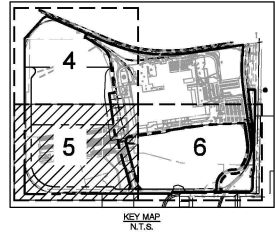
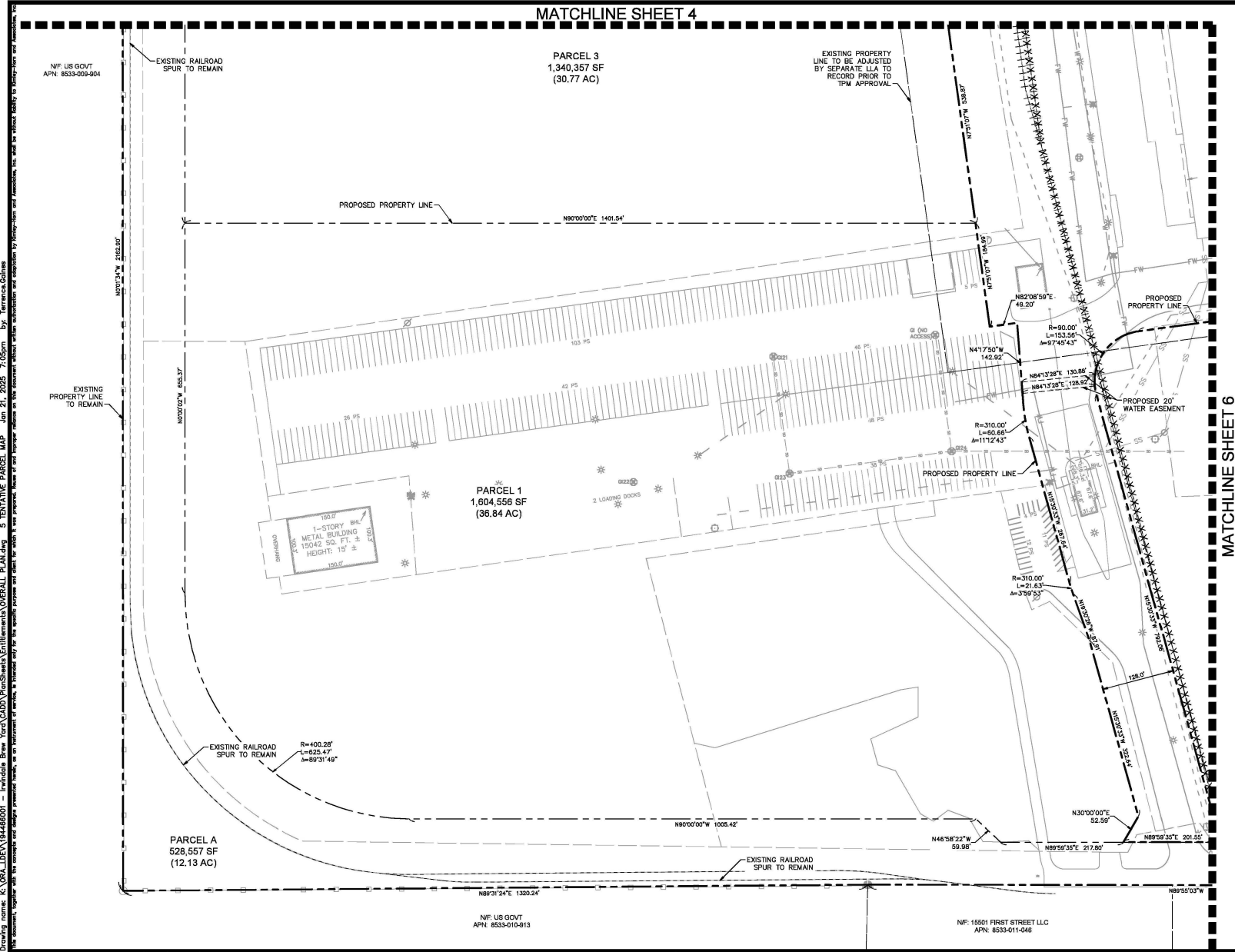
LICENSED PROFESSIONAL
TERRENCE GAINES
CA LICENSE NUMBER
89265
EXP. DATE: 12/31/2026

Kimley-Horn
1100 TOWN AND COUNTRY RD
SUITE 700, ORANGE, CA 92668
(714) 898-1300
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: 12/31/25
TERRENCE GAINES, R.C.E. NO. 89265

CITY OF IRVINDALE
DEPARTMENT OF ENGINEERING
APPROVED BY:
IRVINDALE CITY ENGINEER
DATE:
REVIEWED AND RECOMMENDED BY:
DATE:

PROJECT ID: 194466001

CITY OF IRVINDALE, CA
TENTATIVE PARCEL MAP
SHEET 5 OF 6
SHEETS
PROJECT NO.



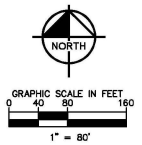
LEGEND

---	PROPERTY LINE (LOT LINE ADJUSTMENT NO. 2023-100)
---	RIGHT-OF-WAY LINE
---	CENTER LINE
---	EASEMENT OR SETBACK LINE
---	PROPOSED PROPERTY LINE
XXXXXXX	DEMOLITION LINE
---	RAILSPUR LINE
---	PROPOSED EASEMENT

PARCEL NUMBER	GROSS AREA (AC)	NET AREA (AC)	LAND USE
1	36.84	36.84	INDUSTRIAL
2	43.53	43.08	INDUSTRIAL
3	30.77	30.77	INDUSTRIAL
4	20.66	20.66	INDUSTRIAL
PARCEL A	12.13	12.13	PRIVATE STREET
TOTAL	143.93	143.48	N/A

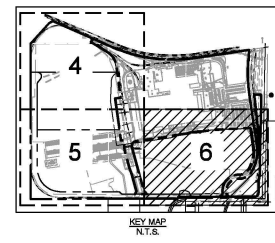
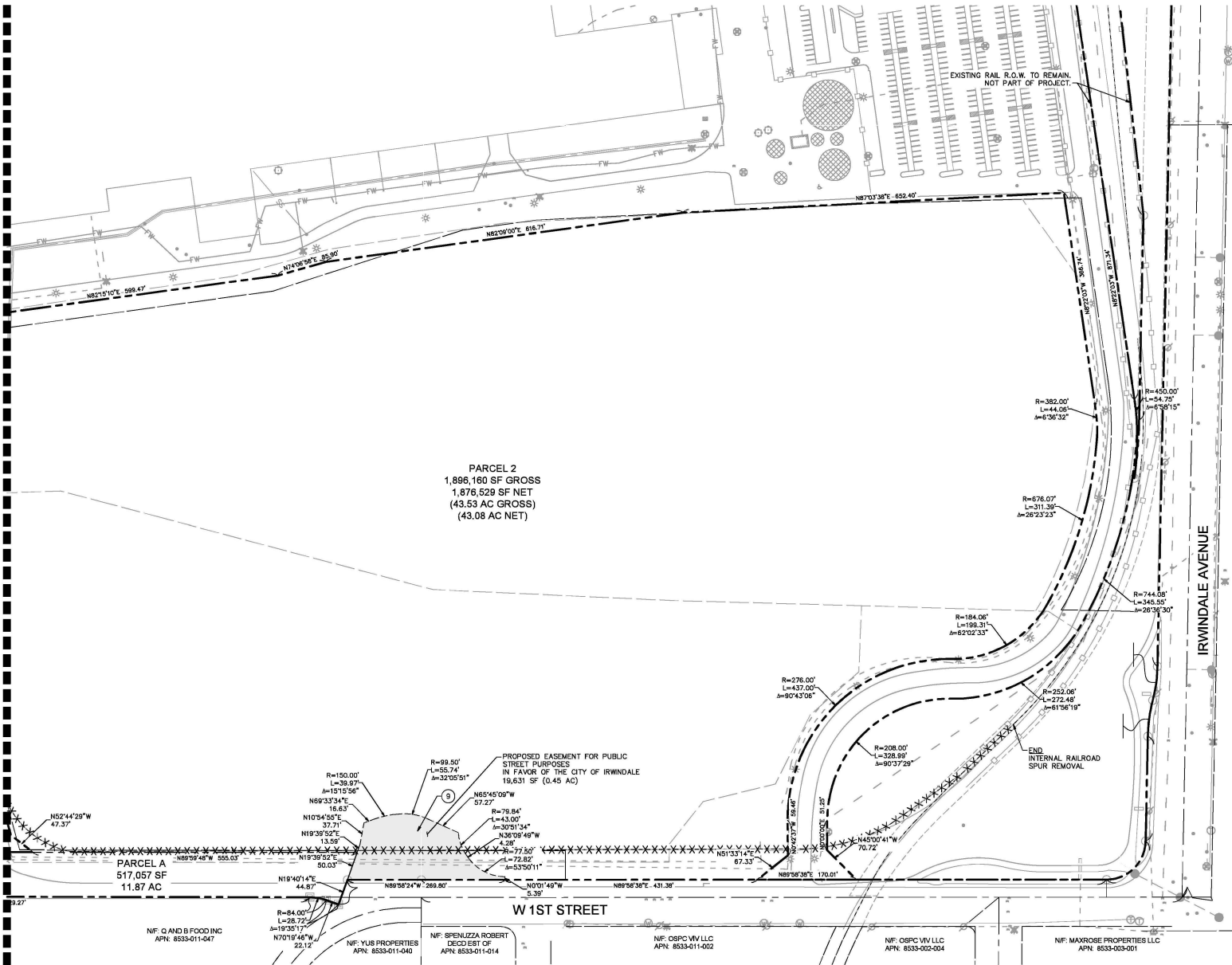
*BREWERY BOUNDARY TO BE DEFINED AT A FUTURE DATE. AREAS CONTINGENT ON BOUNDARY DEFINITION.
NOTE: LOT A UNDER PRIVATE ASSOCIATION OWNERSHIP AND MAINTENANCE

EASEMENTS



Drawing name: K:\VRA\19446601 - Irwindale Bore 'Yard' CADD\PlanSheets\Overall_Plan.dwg & TENTATIVE PARCEL MAP Jan 21, 2025 7:05pm by Terrence Colson
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MATCHLINE SHEET 5



LEGEND			
---	PROPERTY LINE (LOT LINE ADJUSTMENT NO. 2023-XXX)		
---	RIGHT-OF-WAY LINE		
---	CENTER LINE		
---	EASEMENT OR SETBACK LINE		
---	PROPOSED PROPERTY LINE		
XXXXXXX	DEMOLITION LINE		
---	RAILSPUR LINE		
---	PROPOSED EASEMENT		
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PARCEL A	12.13	12.13	PRIVATE STREET
TOTAL	143.93	143.48	N/A

*BREWERY BOUNDARY TO BE DEFINED AT A FUTURE DATE. AREAS CONTINGENT ON BOUNDARY DEFINITION
NOTE: LOT A UNDER PRIVATE ASSOCIATION OWNERSHIP AND MAINTENANCE

FUTURE EASEMENTS
9 PROPOSED EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF IRWINDALE.



ISSUE	DATE	DESCRIPTION

HD	TERRENCE GAINES
HD	CA LICENSE NUMBER 88265
TG	EXP. DATE: 12/31/2026
RECOMMENDED	

Kimley-Horn	CITY OF IRWINDALE
1100 TOWN AND COUNTRY RD SUITE 700, ORANGE, CA 92668 (714) 898-1000	DEPARTMENT OF ENGINEERING
PREPARED UNDER THE DIRECT SUPERVISION OF:	APPROVED BY:
DATE: 12/31/25	DATE:
TERRENCE GAINES, R.C.E. NO. 88265	IRWINDALE CITY ENGINEER
EXP. 12/31/26	REVIEWED AND RECOMMENDED BY:
	DATE:

PROJECT ID: 194466001	
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CITY OF IRWINDALE, CA	SHEET 6
TENTATIVE PARCEL MAP	OF 6
	CHIT PROJECT NO.

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