

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

SCH # 2024020415**Project Title:** Irwindale Brew Yard Specific Plan

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: Irwindale Avenue/Live Oak Lane/W First Street/I-210

Zip Code: 91706

Longitude/Latitude (degrees, minutes and seconds): 34 ° 07 ' 23.71 " N / 117 ° 56 ' 29.17 " W Total Acres: 150.1

Assessor's Parcel No.: 8533-009-026, 8533-009-027, 8533-009-028, 8533-009-029, 8533-011-052

Section: 6 Twp.: 1N Range: 10W Base: San Bern

Within 2 Miles: State Hwy #: I-605, I-210, SR-39

Waterways: San Gabriel River

Airports: None

Railways: Metro L Line

Schools: Royal Oaks STEAM Academy, Foothill Oaks Academy, V

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: Development Agreement

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. 12,000 (max) Acres _____ Employees _____
☒ Industrial: Sq.ft. 3,000,000 (max) Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Planning Area 1: GP: Industrial/Business Park; Zoning: Heavy Industrial (M-2), Planning Area 2: GP Commercial; Zoning: (M-2)

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

The Irwindale Brew Yard Specific Plan (proposed project) consists of developing two separate planning areas that would allow for a range of development types. Upon adoption of the Specific Plan, Planning Area 1 and Planning Area 2 would apply to the site and replace the existing M-2 (Heavy Industrial) zoning. At buildout, the Specific Plan would permit 3,000,000 building square feet of new industrial/business park uses in Planning Area 1 (Industrial/Business Park) and 12,000 building square feet of commercial uses in Planning Area 2 (Commercial). In addition to structures, development would consist of loading docks, truck trailer and automobile parking, vehicular and pedestrian circulation, landscaping, and associated infrastructure improvements. The project site's existing land use condition is characterized by two former sand and gravel quarry pits, vacant and underutilized industrial land, disturbed ground surfaces, and infrastructure associated with former land uses. The proposed project would require the following discretionary and administrative approvals from the City: General Plan Amendment to change the current designation from Industrial/Business Park to Specific Plan; Zone Change from M-2 (Heavy Industrial) to Irwindale Brew Yard Specific Plan; Tentative Parcel Map to create five total parcels: four parcels for future development and one parcel for private access purposes; Development Agreement to authorize the fill and grading of two former mining pits that are exempt from the Surface Mining and Reclamation Act (SMARA) and allowing the reclaimed area to be developed with future uses consistent with the Irwindale Brew Yard Specific Plan.

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

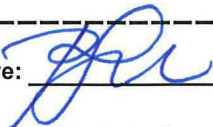
☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 7	☒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

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

Starting Date 8/6/2026 Ending Date 9/21/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Yellow Iron Real Estate, LLC</u>
Address: <u>3 MacArthur Place, Suite 1100</u>	Address: <u>17583 Santiago Blvd site 107-475</u>
City/State/Zip: <u>Santa Ana, California 92707</u>	City/State/Zip: <u>Villa Park, CA 92861</u>
Contact: <u>JoAnn Hadfield</u>	Phone: <u>626-227-1166</u>
Phone: <u>(714) 966-9220</u>	

Signature of Lead Agency Representative:  Date: 08/04/2026

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