



NOTICE OF AVAILABILITY

Draft EIR: Irwindale Brew Yard Specific Plan

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report (DEIR), SCH #2024020415, has been prepared by the City of Irwindale (Lead Agency) and is available for a 45-day public review period on the City's website at: <https://irwindaleca.gov/618/15801-First-Street---Irwindale-Brew-Yard>. The DEIR is also available to review in person during normal hours at the following locations:

- Irwindale City Hall – 5050 Irwindale Avenue, Irwindale, CA 91706
- Irwindale Public Library (beginning August 15, 2026) – 5030 Irwindale Avenue, Irwindale, CA 91706
- Irwindale Community Development – Planning Division – 16102 Arrow Highway, Irwindale, CA 91706

The 45-day public review period begins on August 6, 2026, and ends on September 21, 2026. If you have problems accessing the document on the City's website please contact Brandi Jones at BJones@IrwindaleCA.gov.

PROJECT TITLE: *Irwindale Brew Yard Specific Plan*

PROJECT APPLICANT: Yellow Iron Real Estate, LLC

PROJECT LOCATION: The 150.1-acre Specific Plan area is in the northeast portion of the City of Irwindale. It does not have a street address but is adjacent to the Brew Yard facility, which is at 15801 First Street. Interstate 210 (I-210) abuts the project site to the north, and I-605 is about 0.8 miles to the west. The site is bounded by the brewery and Irwindale Avenue to the east, First Street to the south, and the Sante Fe Dam Recreation Center to the west. The Assessor's Parcel Numbers (APNs) for the project site are 8533-009-025, 8533-009-026, 8533-009-027, 8533-009-028, 8533-009-029, and 8533-011-052

PROJECT DESCRIPTION: 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.

ENVIRONMENTAL IMPACTS: The EIR analyzed the following topical environmental issue areas:

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| • Aesthetics | • Land Use and Planning |
| • Air Quality | • Mineral Resources |
| • Biological Resources | • Noise |
| • Cultural Resources | • Population and Housing |
| • Energy | • Public Services |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality | • Wildfire |

The proposed project, if approved and implemented, is expected to result in the following Significant and Potentially Significant, Unavoidable Impacts:

- **Air Quality:** Regional construction and operational emissions result in inconsistency with the 2022 Air Quality Management Plan, and construction and operations emissions result in a cumulative considerable net increase of criteria pollutants for which the project region is in nonattainment.
- **Greenhouse Gas Emissions:** Generation of GHG emissions would exceed South Coast Air Quality Management District's thresholds, conflict with the 2022 CARB Scoping Plan, and result in a cumulative effect related to GHG emissions.
- **Transportation:** Project-level vehicle miles travelled (VMT) would be potentially significant and unavoidable since the projected VMT reductions for mitigation measures cannot be guaranteed.

All other impacts studied in the DEIR would be less than significant or less than significant with implementation of feasible mitigation measures.

CONTACT:

If you have any questions about this project or wish to comment on the public draft document, you are encouraged to contact:

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