

Notice of Preparation

Date of Notice: February 7, 2024

To: Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Irwindale Brew Yard Specific Plan

Project Location: 15801 First Street Irwindale, CA 91706

Lead Agency: City of Irwindale

Lead Agency Contact: Brandi Jones, Senior Planner
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This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Irwindale (City), as the Lead Agency, will prepare an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the proposed Irwindale Brew Yard Specific Plan. (Proposed Project). The Project description, location, and probable environmental effects are included below in this NOP.

The City requests your comments as to the scope and content of the EIR. Comments must be submitted in writing under the directions below. If you represent an agency, the City is seeking comments on the scope and content of the environmental information in the document, which is germane to your agency's statutory responsibilities in connection with the Proposed Project. If your agency has the authority to issue permits or take other actions related to the Project, your agency will need to use the EIR prepared by the City when considering your permitting decisions or other approvals for the Project.

Per the time limits established by CEQA, the City requests comments be received by 5:00 p.m. on March 12, 2024 . **Please send your comments, including a return address and contact name, via mail to the identified Lead Agency Contact.**

Scoping Meeting. In accordance with CEQA Guidelines 15082, a public Scoping Meeting will be held on February 22, 2024 at 6:00 PM at the Irwindale Community Center at 16102 Arrow Highway, Irwindale, CA.

Project Location:

The Specific Plan Area is comprised of all or portions of six Assessor Parcel Numbers (APNs): 8533-009-025, - 8533-009-026, - 8533-009-027, - 8533-009-028, - 8533-009-029, - 8533-011-052.

The Specific Plan area would be approximately 150.1 acres, located south of Interstate 210, west of Irwindale Avenue, east of the Santa Fe Dam Recreation Area, and north of First Street in the eastern portion of the City of Irwindale in Los Angeles County. The property has no street address but is adjacent to the Irwindale Brew Yard facility at 15801 First Street as Shown in Figure 1 on Page 4.

Project Description:

The Specific Plan consists of developing two (2) separate planning areas that allow for a range of development types envisioned for the Specific Plan Area. Upon adoption of the Specific Plan, the following planning areas depicted in the Site Plan on Page 4 will apply to the Specific Plan Area and will replace all prior zoning designations.

The Specific Plan would authorize a maximum of 3 million square feet of new industrial/business park uses within Planning Area 1 (Industrial/Business Park). A maximum of 12,000 square feet of commercial use within Planning Area 2 (Commercial) would also be authorized, as shown in Table 1 below. In addition to structures, the development will consist of loading docks, truck trailer and automobile parking, vehicular and pedestrian circulation, landscaping, and associated infrastructure improvements. The primary uses are outlined in the Project’s Development Regulations.

TABLE 1: SPECIFIC PLAN OVERVIEW		
Land Use Designation	Acres	Usable¹ Building Square Footage (SF)
Business Park Development	144.1	3,000,000 (Maximum)
Commercial	6.0	12,000 (Maximum)
Total	150.1	3,012,000
(1) Usable square footage is defined as tenanted square footage.		

Statement of Project Objectives

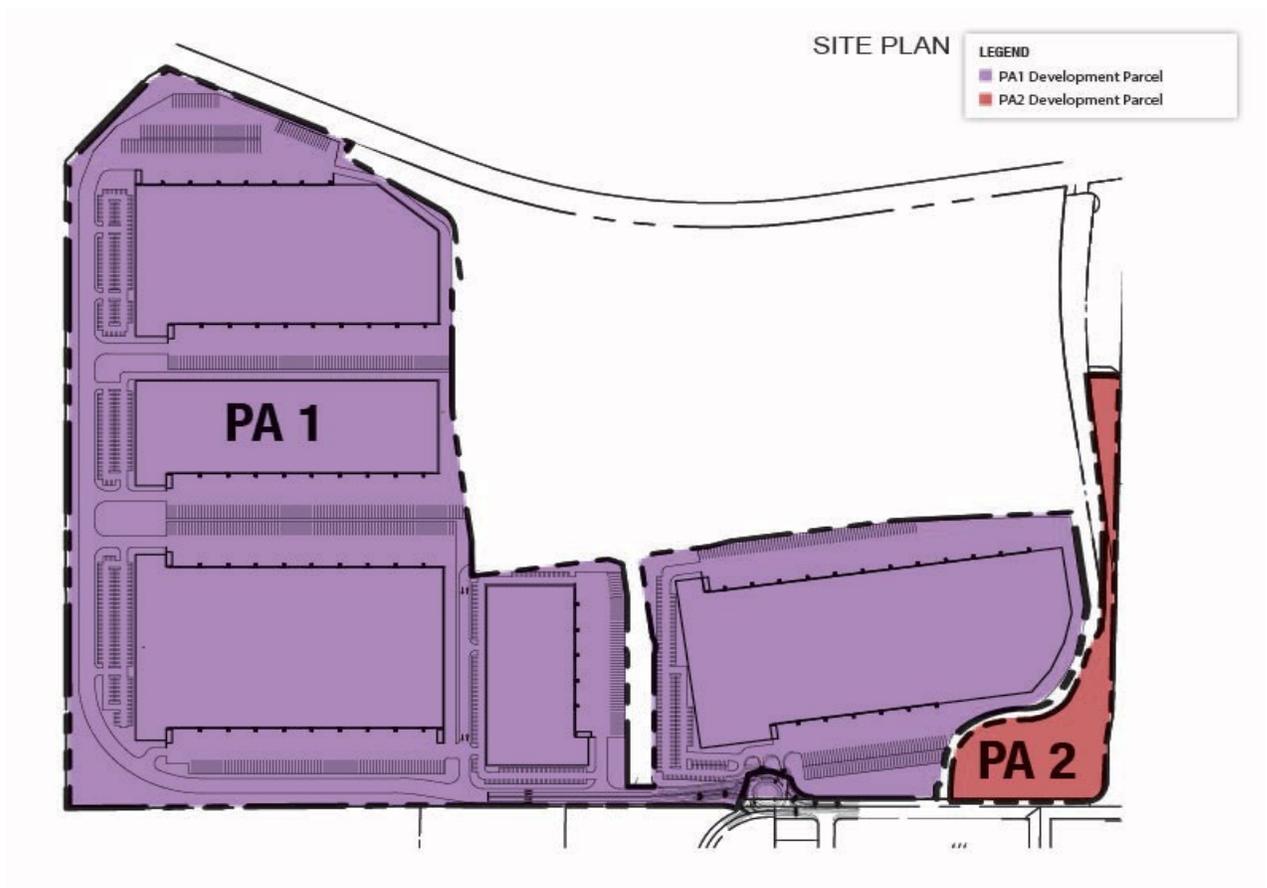
The proposed Project has the following Project Objectives in support of the overall vision, fundamental purpose, and Project description stated above:

- Maintain the economic viability of existing uses and add new uses that complement the operations of the existing Irwindale Brew Yard facilities while increasing economic and employment opportunities within Irwindale.
- Increase adjacent warehouse space to the existing Irwindale Brew Yard facilities in response to insufficient storage capacity.
- Provide economic opportunities and economic and job growth in the City of Irwindale by diversifying the City's available range of industrial, commercial, and employment-generating uses.
- Provide for a master-planned, job-producing development near Interstate 210 freeway to accommodate uses that benefit from access to the regional transportation system.
- Allow for the accommodation of industrial, manufacturing and assembly, warehouse distribution, logistics, and fulfillment center buildings designed to attract a wide range of users and are economically competitive with other contemporary buildings of these types in the region.
- Provide the opportunity for neighborhood-serving commercial uses at the corner of Irwindale Avenue and First Street to benefit employees and visitors of the onsite uses and commuters traveling through the City on Irwindale Avenue.
- Identify and provide for the installation, operation, and ongoing maintenance of water, sewer, drainage, and road facility infrastructure to adequately service the Specific Plan area.
- Provide guidelines and standards for architecture, walls, fencing, signage, lighting, and entry treatments within the Irwindale Brew Yard Specific Plan area that provide a well-defined identity for the development.
- Provide guidelines and standards for landscaping and building systems to reduce unnecessary water use, energy use, and fossil fuel consumption in the Irwindale Brew Yard Specific Plan area.
- Facilitate efficient implementation of low-impact development stormwater management and drought-tolerant landscaping principles.
- Provide Gravel Quarry Appraisal (Should include: Assess land and buildings; Determine surface and mineral ownership; Estimate quantity and quality of geologic materials; Corroborate geologic information and validate the actual units available for absorption; Analyze feasibility of excavation and mining; Assign mineral-specific risk factors to the mining and process operations; Evaluate mineral process and equipment required to create finished products; Examine product quality, quantity, and Cost of Goods Sold (COGS) over life of quarry; Filter and compare appropriate financial attributes to peer quarries; Quarry cashflow analysis to determine profitability of the mining project over time; Gauge key project risks and assign industry supported discount factors)
- Provide option to restore the historic mining site to a land use consistent with the underlying land use regulations. An Inert Debris Engineered Fill Operation Plan (IDEFO) will be prepared. The ultimate topography of the project site after IDEFO activities would include a nearly level pad.

- Ensure full compliance with local, state, and federal regulations governing an IDEFO, and environmental protection.
- Provide Pros and Cons for “extracting mineral materials and Reclamation” and “IDEFO without mineral extraction”

Figure 1: Specific Plan Area





The discretionary actions anticipated to be taken by the City as part of the proposed project include:

- General Plan Amendment No. 01-2023
- Zone Change No. 01-2023
- Zone Ordinance Amendment No. 01-2023
- Tentative Parcel Map. No. 84135
- Development Agreement No. 01-2023
- Certification of the Environmental Impact Report

Other non-discretionary actions anticipated to be taken by the City at the Staff level as part of the proposed Project include:

- Review all on-site plans, including grading and on-site utilities, and approval of a Storm Water Pollution Prevention Plan (SWPPP) to mitigate site runoff during construction and a Standard Urban Stormwater Mitigation Plan (SUSMP) to mitigate post-construction runoff flows and
- Demolition permits for existing on-site structures.

Other Public Agency Approvals:

As discussed above, the City of Irwindale is the lead agency and will carry out and consider approvals for the Project. In addition, the following agencies are considered responsible agencies under CEQA, from which approval, consent, or permits may be required.

- Los Angeles Regional Water Quality Control Board
- CalRecycle
- Local Agency Formation Commission of Los Angeles County

- Azusa Light and Water District
- South Coast Air Quality Management District
- City of Azusa
- County of Los Angeles, Department of Public Works and Fire Department
- Sanitation Districts of Los Angeles County
- Other Utility Approvals (Southern California Edison, SoCal Gas, Frontier and/or Charter communications)
- U.S. Army Corps of Engineering
- California Public Utilities Commission
- California Department of Fish and Wildlife

Probable Environmental Effects of the Proposed Project:

The Specific Plan is considered a "Project" under CEQA and is therefore subject to CEQA review. As a policy document, the Specific Plan provides guidance and sets standards for several areas of mandatory environmental review. The EIR will analyze the potentially significant impacts of adopting and implementing the Specific Plan. In particular, the EIR will focus on areas of planned land use changes.

Under Section 15063(a) of the CEQA Guidelines, no Initial Study will be prepared for the proposed project. The EIR will be organized, and the Project evaluated for the full range of probable environmental issues contemplated under CEQA and the CEQA Guidelines, including the following:

Aesthetics and Visual Resources

Agricultural & Forestry Resources

Air Quality

Biological Resources

Cultural Resources and Tribal Cultural Resources

Geology, Soils, and Mineral Resources

Greenhouse Gases and Climate Change and Energy

Hazards and Hazardous Materials

Hydrology and Water Quality

Land Use and Population

Noise

Public Services and Recreation

Transportation and Circulation

Utilities and Service Systems

Wildfire

Mandatory Findings of Significance/Cumulative Impacts

In addition to these issues, the EIR will assess the CEQA-mandated topics such as cumulative impacts, growth inducement, and project alternatives. The content of the EIR will be subject to further input received during the NOP comment period and the Public Scoping Meeting.

Date: February 7, 2024

Signature:  _____
Brandi Jones

