

**JAN 2020****PROJECT APPLICATION**

Development team officially commences the project with the City of Irwindale by submitting an application to process a Specific Plan and General Plan Amendment.

**INITIAL SPECIFIC PLAN DRAFT**

The developer generates and submits an initial draft of the Specific Plan to the Irwindale Planning Department for review and comment.

**NOV 2020****APR 2022****NOTICE OF PREPARATION (NOP)**

The City of Irwindale formally notifies the public and relevant agencies that they will be preparing an Environmental Impact Report (EIR) for the project pursuant to the California Environmental Quality Act (CEQA).

**FINAL DRAFT SPECIFIC PLAN**

After several iterations based on feedback from the City of Irwindale, City's consultants and planning team, the Specific Plan is finalized.

**APR 2025****JUN 2025****ENVIRONMENTAL IMPACT REPORT (EIR)****PUBLIC REVIEW PERIOD**

After completing a detailed analysis of the proposed project, the City's consultant prepares a draft report outlining the potential impacts of the Project. This report (DEIR) is released to the public and provided to local, regional and state agencies for review and comment.

**PLANNING COMMISSION HEARING**

Comments received to the DEIR during the public review period are analyzed and addressed by the City's consultant in the Final EIR (FEIR). A staff report, which includes the FEIR and Specific Plan, is prepared and presented to the Irwindale Planning Commission in a public hearing.

**SEP 2025****OCT 2025****CITY COUNCIL HEARING**

Upon approval by the Planning Commission, the project is presented to the City Council in a public hearing.

**SITE PLAN & DESIGN REVIEW**

Development team submits a site plan, building elevations, floor plans, landscape plans, and sign plans for review by the City of Irwindale. The plans must be in accordance with the approved Specific Plan.

**DEC 2025****JUL 2026****SITE PLAN APPROVAL**

After multiple rounds of review and commentary, the Irwindale Planning Department will formally approve the site plan for the project.

