CITY OF IRWINDALE

`5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200

ARTHUR R. TAPIA
CHAIR

RICHARD CHICO
VICE-CHAIR

ENOCH Y. BURROLA
COMMISSIONER

LORETTA CORPIS
COMMISSIONER

ROBERT E. HARTMAN
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

January 20, 2021

6:30 P.M.

IRWINDALE COUNCIL CHAMBER

(Closed to the Public)
Pursuant to Executive Order N-29-20

The Governor has declared a State of Emergency to exist in California as a result of the threat of COVID-19 (aka the "Coronavirus"). The Governor also issued Executive Order N-25-20, which directs Californians to follow public health directives including canceling large gatherings. The Executive Order also allows local legislative bodies to hold meetings via conference calls while still meeting state transparency requirements.

The public's health and well-being are the top priority for the City, and you are urged to take all appropriate health safety precautions. To facilitate this process, the meeting and opportunities to participate will also be available through the following options:

Join Webinar at
https://attendee.gotowebinar.com/register/4390747259632792846

Webinar ID
182-675-795

Submit public comments by email to baguila@irwindaleca.gov before or during the meeting, prior to the close of public comment on an item. Comments will be read by the Administrative Secretary during public comment. Lengthy public comment may be summarized in the interest of time.



Spontaneous Communications: The public is encouraged to address the Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. The Planning Commission will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The Planning Commission will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may request staff to investigate and/or schedule certain matters for consideration at a future Commission or City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a Commission meeting or other services offered by this City, please contact City Hall at (626) 430-2200. Assisted listening devices are available at this meeting. Ask the Chief Deputy City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with disabilities. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Planning Division Counter, 16102 Arrow Highway or at City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday) by appointment only, and by contacting the Planning Division at 626-430-2208.

Code of Ethics

As City of Irwindale Planning Commissioners, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Commissioner.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE PLANNING COMMISSION

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. INVOCATION

D. ROLL CALL: Commissioners: Enoch Y. Burrola, Loretta Corpis, Robert E. Hartman; Vice-Chair Richard Chico; Chair Arthur R. Tapia

E. ANNOUNCEMENTS

F. REORGANIZATION OF PLANNING COMMISSION

SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action on such communications unless 1) the Commission by majority vote finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except as stated) participate it is requested that all such communications be made in writing so as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 3 minutes, unless such time limits are extended.

1. CONSENT CALENDAR

The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission requests separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar.

A. Minutes

Recommendation: Approve the following minutes:

1. December 16, 2020

2. NEW BUSINESS

3. PUBLIC HEARINGS

A. 2020 FINAL ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT NO. 02-2016; ZONE ORDINANCE AMENDMENT NO. 04-2016; DEVELOPMENT AGREEMENT NO. 02-2016; CONDITIONAL USE PERMIT NO. 08-2016; SITE PLAN AND DESIGN REVIEW (DA) PERMIT NO. 06-2016 FOR A MATERIALS RECOVERY FACILITY/TRANSFER STATION AND CONVENIENCE STORE WITH PUBLIC GAS STATION LOCATED AT 2200 ARROW HIGHWAY, APN: 8535-001-911 (ATHENS SERVICES)
Request for the certification and adoption of the 2020 Final Environmental Impact Report, General Plan Amendment, Zone Ordinance Amendment, Development Agreement, Conditional Use Permit and a Site Plan and Design Review (DA) Permit to Allow for the Development and Operation of a Materials Recovery Facility/Transfer Station (MRF/TS) and a Convenience Store with Public Gas Station on Property Located at 2200 Arrow Highway (APN 8535-001-911), Irwindale, CA 91706 in the M-2 (Heavy

Manufacturing) Zone. ENVIRONMENTAL REVIEW: In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and has prepared the 2020 Final Environmental Impact Report (2020 FEIR) and the 2020 Recirculated Draft Environmental Impact Report (2020 RDEIR) (SCH #2013051029), including the Findings of Fact, the Mitigation Monitoring and Reporting Program (MMRP), and the Statement of Overriding Considerations. The Irwindale Planning Commission will make a recommendation to the City Council regarding such action. A copy of the 2020 FEIR and 2020 RDEIR and related environmental documents are posted on the City's website and available at the Community Development Department and City Clerk's Office.

Recommendation: Adopt Resolution No. 790(21), Entitled:
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING TO THE CITY COUNCIL 1) CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT (SCH#2013051029), 2) ADOPT CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT AND 3) STATEMENT OF OVERRIDING CONSIDERATIONS, AND 4) ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MATERIALS RECOVERY FACILITY AND TRANSFER STATION PROJECT

Recommendation: Adopt Resolution No. 791(21), Entitled:
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 02-2016 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO COMMERCIAL/INDUSTRIAL ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911), SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

Recommendation: Adopt Resolution No. 792(21), Entitled:
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE AMEND SECTION 8.20.370 OF THE IRWINDALE MUNICIPAL CODE REGARDING SOLID WASTE FRANCHISES, AMEND CHAPTERS 17.56 AND 17.58 OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING MATERIAL RECOVERY FACILITIES IN THE M-2 (HEAVY MANUFACTURING) ZONE AND ADD SECTION 17.56.025 REGARDING DISTANCE REQUIREMENTS FOR ALCOHOL BEVERAGE ESTABLISHMENTS

Recommendation: Adopt Resolution No. 793(21), Entitled:
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT AGREEMENT NO. 02-2016 ATHENS SERVICES TO ALLOW THE CONSTRUCTION AND OPERATION OF A MATERIALS RECOVERY FACILITY AND TRANSFER STATION, CONVENIENCE STORE AND FUELING STATION ON PROPERTY LOCATED AT THE 2200 ARROW HIGHWAY (APN 8535-001-911) SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

Recommendation: Adopt Resolution No. 794(21), Entitled:
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A PROPOSED CONVENIENCE STORE TO SELL BEER AND WINE FOR OFF-SITE CONSUMPTION (TYPE 20 OFF SALE BEER & WINE), AND FOR THE OPERATION OF A PUBLIC GAS STATION ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

Recommendation: Adopt Resolution No. 795(21), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING CITY COUNCIL APPROVAL OF SITE PLAN AND DESIGN REVIEW (DA) NO. 06-2016 FOR THE CONSTRUCTION OF A ±252,586 SQUARE FOOT MATERIALS RECOVERY FACILITY AND TRANSFER STATION (MRF/TS) BUILDING AND CONVENIENCE STORE WITH A PUBLIC GAS STATION LOCATED AT 2200 ARROW HIGHWAY IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

4. DISCUSSION ITEMS/PRESENTATIONS

5. COMMISSIONER COMMENTS/REQUESTS

6. LEGAL COUNSEL COMMENTS

7. COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER'S REPORT

9. ADJOURN

AFFIDAVIT OF POSTING

I, Berlyn Aguila, Administrative Secretary, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on January 20, 2021 to be posted at the City Hall, Library, and Post Office on January 15, 2021.

Berlyn Aguila
Berlyn Aguila
Administrative Secretary

CITY OF IRWINDALE
PLANNING COMMISSION MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Agenda Item No. F

DATE: January 20, 2021

TO: Honorable Chair and Members of the Planning Commission

FROM: Marilyn Simpson, AICP, Community Development Manager/City Planner

SUBJECT: Reorganization of Planning Commission

RECOMMENDATION:
That the Planning Commission elect the Chair and Vice-Chair.

SUMMARY:
It is appropriate at this time to reorganize the Planning Commission, including the selection of a Chair and Vice Chair. In order to complete the re-organization, the following procedure is suggested:

1. The Planning Commission Secretary opens the nominations for the office of Chair. Any Commissioner may nominate another Commissioner or themselves. No second to the nomination is required.

2. After receiving all nominations, the Planning Commission Secretary closes the nominations.

3. The Planning Commission Secretary then conducts the election of the Chair by roll call vote. If there is more than one nomination, a roll call vote is conducted in the order nominated until a Chair is elected by majority vote.

4. Once selected, the new Chair then opens nominations for Vice-Chair in the same manner.

5. After receiving all nominations, the Chair closes the nominations.

6. The Chair then conducts the election of the Vice-Chair by roll call vote. If there is more than one nomination, a roll call vote is conducted in the order nominated until a Vice-Chair is elected by majority vote.

IRWINDALE COUNCIL CHAMBER **Item 1-A.1**
REMOTLEY ACCESSED **December 16, 2020**
5050 N. IRWINDALE AVENUE **Wednesday**
IRWINDALE, CALIFORNIA 91706 **6:30 P.M.**

The Irwindale **PLANNING COMMISSION** met in regular session at the above time and place.

CHAIR TAPIA — This Planning Commission meeting of December 16 is now called to order. Would you please rise for the Pledge of Allegiance and remain standing for the Invocation.

PLEDGE OF ALLEGIANCE — I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

INVOCATION COMMISSIONER CORPIS — Lord we thank you for the opportunity to serve and we are grateful for each other for this time together and we just thank you for all of our blessings and we pray that you take care of those who don't have right now and that the ones they do, they would share. We thank you for all of all things and in his name we pray. Amen.

CHAIR TAPIA — I was going to start saying the Our Father instead of the Pledge of Allegiance. Our Father was going to come out of my mouth.

In memory of my tia Betty Gomez and Sally Aguayo who passed away a few weeks ago and we did not have a chance to honor her. She was from the Fraijo family here in Irwindale. I wanted to apologize for not wishing anyone a Happy Thanksgiving. It slipped my mind.

ADMINISTRATAIVE SECRETARY AGUILA — Roll call.

ROLL CALL: — Present: Commissioners Enoch Burrola; Robert E. Hartman; Loretta Corpis; Vice Chair Richard Chico; Chair Arthur R. Tapia

Also present: Adrian Guerra, City Attorney; Marilyn Simpson, Community Development Manager/City Planner; Lisa Chou, Planning Technician; Berlyn Aguila, Administrative Secretary

CHAIR TAPIA — Mr. Chico. I don't think he heard you.

VICE-CHAIR CHICO — Had to say it twice. The volume is kind of weak for me. Is there any way we can turn up the volume a little. I don't dare push any buttons. Can I have someone come in here and turn the volume up?

ADMINISTRATIVE SECRETARY AGUILA — Yes, we will have Jeff.

ANNOUNCEMENTS

ADMINISTRATIVE SECRETARY AGUILA

Per Executive Order N-25-20, Californians are directed to follow Public Health directives including canceling large gatherings. The Executive Order also allows local legislative bodies to hold meetings via conference call while still meeting state transparency requirements. The City has made tonight's meeting available in a virtual setting and by phone. Public comments and participation are welcomed through the following means. Pre-registering for the Planning Commission meeting on Go To Webinar and email submission of public comments to the Planning Commission Department at Baguila@irwindaleca.gov. During the spontaneous communications portion of the virtual meeting, Administrative Secretary will first read any public comments sent by email. Next, the chair will open the floor to those who are participating via webinar or phone. Please use the Raise Your Hand feature to be added to the queue of speakers. Once called upon, you will have three minutes to address the Planning Commission unless such time limits are extended. So that each member of the public will have the opportunity to speak. Individuals will be limited to a single time to address the Planning Commission during spontaneous communications if your hand is raised and you have spoken, you will not be given another opportunity to speak. During the discussion items on the agenda, members of the public are asked to use the raise your hand feature to be added to the que of speakers and you will be unmuted from our central console at the appropriate time. Each speaker will be have 3 minutes to address the Planning Commission unless such time limits are extended, So each member Is afforded the opportunity to speak. Individuals will be limited to a single time to address the Planning Commission. If your hand is raised and you have spoken, you will not be given another opportunity to speak. We welcome your feedback so that we continue to improve the City's engagement with its residents and members of the public. Thank you.

CHAIR TAPIA

Thank you.

SPONTANEOUS COMMUNICATIONS

CHAIR TAPIA

This is the time set aside for members of the audience to speak on items not on this agenda. If we have anyone in the audience who wants to speak or has any spontaneous comments, please raise your hand.

Anyone out there?

ADMINISTRATIVE SECRETARY AGUILA

Chair Tapia, no hands have been raised.

CHAIR TAPIA We will now move from Spontaneous Communications and we will now go to Consent Calendar.

CONSENT CALENDAR

CHAIR TAPIA Consent Calendar contains matters of routine business and is to be approved in one motion unless Commission request separate action on a specific item. At this time, members of the audience may be heard regarding an item on the Consent Calendar, but the only item on the Consent Calendar is the recommendation to approve the following minutes which are November 18, 2020.

Item No. 1A MINUTES

1) Regular meeting held November 18, 2020

CHAIR TAPIA Is there anyone on the audience that wishes to comment at this time? You can do so by raising your hand now.

Anyone?

ADMINISTRATIVE SECRETARY AGUILA Nobody has raised their hand, Chair Tapia.

CHAIR TAPIA Is there anyone that wishes to amend or Motion to approve?

Motion to approve.

VICE-CHAIR CHICO So moved.

COMMISSIONER CORPIS Second.

CHAIR TAPIA Roll call.

ADMINISTRATIVE SECRETARY AGUILA Commissioner Burrola

COMMISSIONER BURROLA Yes.

ADMINISTRATIVE SECRETARY AGUILA Commissioner Hartman

COMMISSIONER HARTMAN Yes.

ADMINISTRATIVE SECRETARY AGUILA: Commissioner Corpis.

COMMISSIONER CORPIS: Yes.

ADMINISTRATIVE SECRETARY AGUILA: Vice-Chair Chico

VICE-CHAIR CHICO: Yes.

ADMINISTRATIVE SECRETARY AGUILA: Chair Tapia

CHAIR TAPIA: Yes.

NEW BUSINESS There were no items.

PUBLIC HEARINGS There were no items.

DISCUSSION ITEMS/ PRESENTATIONS

CHAIR TAPIA: There is a presentation today by the Planning Department. We are getting a lot of feedback of people talking on the background.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER SIMPSON: Thank you, Chair Tapia and Commissioners. The presentation before you tonight is regarding the planning process. The Planning Commission have asked for general information regarding Planning and what the process is. This is our draft, still in draft form, and it will be presented by Lisa Chou, our Planning Technician.

PLANNING TECHNICIAN CHOU: Berlyn, can you let me share my screen?

Is it pulling up on the screen, Berlyn?

CHAIR TAPIA: Yes.

ADMINISTRATIVE SECRETARY AGUILA: We can see your screen.

PLANNING TECHNICIAN: Staff has prepared an informational brochure for you tonight to provide some clarification on technical terms, processes application and documents you CHOU may encounter as a Planning Commissioner. This will provide a quick guide to have everything in one place and hopefully it will be helpful for future meetings. We will start with the tri-fold brochure. These have been included in this week's packet as well, but we would like to put it on the screen so that

everyone can see. Starting is the tri-fold brochure. Opening it up, you have the applications you may encounter on the left hand side. I'm sure a lot of it will look very familiar to you: CUP, Zone Variance and Site Plan and Design Review. Some of the stuff that we have touched on this year. We will continue on the brochure and listed is the application's property owners, their role in the process, what Staff's role in the process for processing the application submitted by applicants and bring them to you if they are discretionary approval applications. On the right side, that is the Planning Commissioners' role. As you can see, it is on the left side of the column and underneath that, is the ethics that the Staff will uphold while processing these applications and engaging the general public. Now, if we open brochure one more time. The centerfold talks about CEQA: What is CEQA and application review. It lists the three basic types of environmental reviews and further explains the different documents that is involved in CEQA. The next flyer branches from the trifold brochure and it explains the planning decision-making chart, which includes Staff who receives the applications, processes the applications and presents the discretionary application to the Planning Commission and City Council. On the center of this page, is the Planning Commission and the types of applications that you will make decisions on. Further down, the City Council applications that the Planning Commission will recommend decision to City Council to make final decision on. Moving along to the next flyer is the planning process. This is a flow chart to show the step-by-step process an application will take from submittal to the City to final approval or denial for the project. Staff will review the application, determine the CEQA whether or not further studies must be made or if it could be categorically exempt. Staff will analyze the project, make a recommendation, the Planning Director or Manager will review it and then we will send it out for public participation and then it will come to Planning Commission. Depending on the type of application, if you approve or deny the project or recommend approval or denial of the project, the project will move on to City Council for final decision. On the next flyer, will list out the different type of applications that you will encounter and again, this is for the discretionary applications. I'm sure a lot of these will look very familiar because we've touched on a lot of them through this past year. Moving along to the last flyer is the CEQA project and this is just a flow chart of what steps a project will take for CEQA for when we receive it and assess the environmental impact or they're exempt from a longer CEQA process. More information on this can found in the 2020 CEQA Statue and Guidelines book. That is a brief overview of the information that we put together tonight. Do you have any questions?

CHAIR TAPIA I have a question for Staff.

COMMISSIONER BURROLA: Chair, I have a question. I just have a general question about the flow chart. Who put the flow chart together? Was it something that the City came up with or is this a standard by the County or State?

PLANNING TECHNICIAN CHOU: This was put together by the Planning Staff in the City.

COMMISSIONER BURROLA: I wanted to ask a general question. Why are we not in involved earlier during this whole process? Why are we involved always at the end to make a recommendation once a company comes in and you guys review the application. I assume, determine what company to go with if there are multiple companies and then it goes into the CEQA determination and EIR? My experience being in the Planning Commission is that the EIR is one of the main pieces of the approval or disapproval from us. I am wondering why we are not involved earlier rather than it going all the way through, getting to us and we see it and determine that we don't like what is going on or follow the Municipal Code or General Guidelines and stuff like that. If we were involved earlier, I think a lot more things could be resolved, rather than it come to us and we have to approve or deny or whatever the case might be. Does that make sense?

CITY ATTORNEY GUERRA: This is Adrian. I guess the question that I would have is what involvement do you think the Planning Commission could have earlier. Just so we can have a good understanding.

COMMISSIONER BURROLA: When they prepare the EIR, they put a lot of their effort and money into this and they come in thinking that they are going to get approved and to find out, they get denied. Also, why aren't we involved, maybe this is something we are not involved in but picking the company that is actually coming in according to the zone. If the zone is commercial and industrial and sometimes it's all three, which zone or quarry. Why can't the Planning Commission be involved in determining how the application can be moved forward? I don't know, maybe it's a Staff thing. I am just asking why we can't be involved with that.

CITY ATTORNEY GUERRA: It's a good question. I will tell you that the process in Irwindale is consistent with, virtually, every City in California. In a sense that Staff is doing, versus what the Planning Commission sees. You raise a few issues. First off, with the respect to the CEQA consultants, the ones that actually go through the process. Usually, that is a contracting issue and under the Municipal Code, is up to Staff and the City Council to determine contracting issues. Staff goes through an RFP process. We list out all of the standards for the project and then we get proposals and Staff reviews them to determine which one is the most appropriate is based on cost, based on experience and based on the subject matter. Staff then makes a recommendation to the Council. That is the only reason why Planning Commission is out of the vault

and that is consistent with every City I've been involved with. With respect with applications and determining, what applications should be processed and not, that is a matter of State law in a sense that an owner can propose anything on their property. We may not agree with it, there are many times that Marilyn, Brandi, and our Staff don't agree with it, but under State law and our Zoning Code, we have an obligation to process. There is a State law called the Permit Streamlining Act that governs our timelines to respond. When someone submits an application, we have thirty days to determine whether the application is complete or not and if it is not, we have to send a letter back saying why it is not complete. We go back and forth. To have the Planning Commission involved at that point would be premature because we're not even sure what the project looks like. We're looking at if the application is complete, does the person who is applying for the permit or Entitlement have legal ability to do it. For example, can I go and get a Conditional Use Permit on your property? No, because I don't own it. Only you can or your representative can. Once we get confirmation that the property owner or their representative has submitted the application, then we go through the application process and then it triggers a bunch of other things. What is the environmental review going to be? What Entitlements are going to be required? What Zoning Amendments are going to be required? It is very complex and I don't know of any City that brings the Planning Commission that early in the game. Much like in engineering, you are given plans and Staff has to evaluate plans before they become effective. In this case, Staff evaluates the plans and each of our Staff are planning professionals, they've gone through education and certifications to get them here. The role of Staff is to get into the nitty gritty, to push back and ask the questions and make sure the plans are consistent with the Zoning Code. We've worked with you for many years and we know some of the things that Planning Commission would want in the terms of the design of a project, in terms of setbacks and in terms of height. Those are the things that Staff in processing the application will push back on and get them to get to a project that Staff thinks they can support. I know there's been questions in the past about if Staff should be making a recommendation or not. Every city I have worked with, Staff always makes a recommendation based on their experience, background and their familiarity with the Zoning Code and how it applies. Again, it is up to the Planning Commission to choose what they want to do, but Staff will always give their recommendation. I hope that answers your question.

COMMISSIONER BURROLA — That's good to know the process because when we are approving things, we don't know what happens before we get to the point of approving a project.

CITY ATTORNEY GUERRA — You raised another good point, which I want to hit on. One of the key fundamental aspects of your position as Planning Commissioners are to be objective. To look at things fresh and apply

the rules to each property based on the rules that we have. One of the reasons and it is not common that a Planning Commission gets involved early is because by the time it comes to you, you've already had the opportunity to reach a conclusion about the project. You are already somewhat biased towards the project. That is why you are the decision makers. Staff puts it all together for you to decide and that is why we welcome the questions. All of the points that you are asking about the background is very important and you should have that information and always ask those questions if it helps you have a good understanding about the application.

COMMISSIONER BURROLA — Thank you. One other question about the Zoning Code. That's something we can maybe look into. I know an RFP went out to redo the Zone and it will give the City more control of what can be developed in certain areas of the City and right now, it seems that a lot of these applications are coming in and they want to put up a garbage place next to where we eat. We had to deny one of those applications on Arrow Highway about a year ago or so, but things like that shouldn't even get to that point is what I am trying to say. If Planning has the right tools, zones, Zoning Code's done right, Municipal Code and General Plan and all of that are done correctly, then it makes it easier for everybody to follow certain standards.

CITY ATTORNEY GUERRA — That is an excellent point. We do have an old Zoning Code that is still effective, but it needs to be modernized to reflect our community in 2020. Staff is in the process of going through the Zoning Code update and it is a lengthy process, but it is a policy making process and that is why the Planning Commission will be involved in that as we go through. Right now, and maybe Marilyn can give some background or Lisa can give some background as to the timing of that, but I am actually going through the process in La Canada Flintridge. We've been working on this for five years and this year we are supposed to be taking it to the Planning Commission and do a monthly special meeting outside of our regular meeting. It will be a special meeting just to go through each chapter until the Commissioners are comfortable with everything and then COVID hit.

COMMISSIONER BURROLA — Thank you for that explanation, Adrian.

VICE-CHAIR CHICO — I have a question, Mr. Chairman. Do you hear me, Mr. Chairman?

CHAIR TAPIA — Yes sir.

VICE-CHAIR CHICO — I have a question. In the spirit of what Commissioner Burrola was talking about, I understand you are asking the sequence of events that take place whenever there is a proposal or application. The one thing,

as you very well know, a Commissioner should not have their mind made up before the meeting, during the meeting and during the Public Hearing we hear from the public outside sources/outside interest and we are to evaluate all of these comments. Where I feel sometimes and maybe our colleagues feel sometimes, you have to make a decision on a matter of minutes, so-to-speak. As it has been the case. I personally feel much more comfortable if we could go through the Public Hearing and not have to make the decision that night but the following meeting or the following get together, even if it is a special meeting. But I think in between that time of the Public Hearing and our decision making process would be beneficial, at least it would be to me, to think about it and talk to the Staff about it about the particulars about the proposal. That's my two cents worth.

CITY ATTORNEY GUERRA — That is not too uncommon. There are some cities, I want to say I have looked into this a while back, but there are some cities that will go ahead and make a Public Hearing for a project and then table it to the following meeting to make a decision. You did have to be careful that if you do that, you don't talk to a lot of people or anybody because then, unless you come and disclose it on the record, it gets a little tricky. It is not improper to continue the item to the next meeting for a decision. If that is something the Commission is open to.

VICE-CHAIR CHICO — I can understand what you are saying that it is tricky, that's true. However, I can visualize me going to the Planning Department and asking one our planners is this is what this means, yes, is this what that means, if the statement is correct or if the what the speaker said is correct. I don't think there is anything unethical or irregular about that, but I do understand your point. Not only that, but the applicant would want to add more information at the meeting. I understand that.

CITY ATTORNEY GUERRA — Exactly and that is kind of the problem. You want to have a nice and clear record and by potentially extending, you are giving everyone a second bite at the apple. That is where it gets problematic. It's not impossible and there has been situations where Staff will not present a resolution until the following meeting, make a recommendation and then Planning Commission will come back and make a decision to direct Staff on what to do. I've seen that before.

VICE-CHAIR CHICO — That sounds like a good way. Okay, it gives us certain options without upsetting the applicant.

CITY ATTORNEY GUERRA — But I will say, the way we are doing it, is consistent with every City I've worked with and most cities in California.

VICE-CHAIR CHICO — Okay, that is all.

CHAIR TAPIA Any other questions?

COMMISSIONER CORPIS I have a question. I wanted to ask in regards to recommendations. I know you had stated that the Planning Department are planning professionals and when they create the recommendation, like you say they have dug through the nuts and bolts of everything, I've noticed recently that we no longer get a recommendation, but we get three options. That kind of throws me off as to what exactly is Planning Department recommending. I don't exactly recall when that changed, but I know that previously we used to have one recommendation. So, I don't know if that has been what other cities have done or is that something just unique to us.

CITY ATTORNEY GUERRA You raise a good question. There is a difference between recommendation and options. Usually at the beginning of the staff report, Staff will provide a recommendation. At the end of the report, Staff will provide options one of which is the recommended action. This was brought about a few years ago and I believe it is with our prior director, Gus Romo. He wanted to provide the Commission with options, but I don't remember what was derived from it, but I think there was a question like he just wanted to make sure that the Commission understood what they possibly could do. That is why it was added in. It is common, but Staff usually will provide the recommendation at the start of the report.

COMMISSIONER CORPIS I also wanted to ask about how recently started, instead of having minutes, we basically have transcripts. I was wondering if that is the norm and will that be consistent now or is still an action type and it was for the duration of a couple of months. Is there a standard that Planning Commission have with the minutes?

CITY ATTORNEY GUERRA That I will defer to Staff.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER SIMPSON Thank you for that question. My understanding is that they used to do verbatim minutes all of the time and then it stopped somehow and we have started it again. We are going to continue with that. It gives some clarity of what was said and we are not interpreting someone's words.

COMMISSIONER CORPIS Thank you.

CHAIR TAPIA We are breaking up a lot. I can't hear half of what is being said. It's breaking up and can you take the Planning Commission trifold off and put us back on?

Hello?

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER SIMPSON: Okay. Are you seeing this on your screen?

CHAIR TAPIA: Yes, we still have the trifold up on the screen.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER SIMPSON: Okay, is that the one you needed?

CHAIR TAPIA: Planning Department and it has three folds. There you go. Thank you.

CHAIR TAPIA: Is there any more questions? Thank you, Adrian, good explanation.

CITY ATTORNEY GUERRA: You're welcome.

CHAIR TAPIA: Thank you for the presentation and thanks for taking the time to give us the standards and I know they will be helpful. I know there are more questions, I have more questions, but I am not going to ask them at this time. I will get back to Staff at another time. Okay, let's move on.

COMMISSIONER COMMENTS

VICE-CHAIR CHICO: I would like to make a comment, please.

CHAIR TAPIA: Yes sir.

VICE-CHAIR CHICO: I would like to commend and I am sure my colleagues will join me in commending all of Staff and personnel that were involved with the Christmas decorations. They look fantastic. I'm sure that most, if not all the cities, envy our City Hall. I give thanks to all of those people who had a hand in it.

COMMISSIONER HARTMAN: Yes. I also have one comment if nobody else is ready. I would like to thank whoever it was on our Staff that reported to Caltrans about a City of Irwindale sign on the 210 freeway. It's already been taken care of and that's fast action work with Caltrans. Thank you very much whoever contacted them.

CHAIR TAPIA: What was that?

COMMISSIONER HARTMAN: The entering Irwindale population and elevation sign on the 210 Freeway. It was covered up with shrubbery.

CHAIR TAPIA: Yes, I remember that.

COMMISSIONER HARTMAN: Caltrans got in there and trimmed it back real well.

CHAIR TAPIA: I guess they have this real nice set up of lights and what I heard is that Irwindale is being given a cut rate, if you do decide or someone decides to go. The whole Speedway is filled with lights and I think it's thirty five dollars for Irwindale residents. I think it is fifty for everyone else. I have driven by there and it really looks nice. Any other comments?

COMMISSIONER CORPIS: I would like to get an update on the Alpha Street status. I know when we had an overlay resolution for a quite a few of those companies on January 18, 2017. At that point, part of the requirements and listed in the resolutions that we would get an annual report and I'm not sure if we have had any. I would like to know if we could possibly get one of those. Also, I would like to congratulate my brother who retired as an Irwindale reserve officer after fifteen years, Mike Martinez. So, I would just like to congratulate him publicly and now it's on record. We recently picked up from El Matador, we previously ate there, and they have applied for assistance, not sure if it is with the County or government assistance for local businesses and the City Staff had assisted them to do that. I think they have assisted a couple of other businesses and I think that's what it is all about. That is what we are here to do is to help our residents, our businesses and our community whenever we can. Kudos to the Staff and reaching out to them to get funds or resources so they stay alive and get through this COVID crisis. On that same note, please if you can, do not wait for Government to help. If you know someone is in trouble and you've been blessed, bless somebody else. Do without for a little bit. Help someone out because we are not on this planet alone and you justify your existence. It's not who has the most when you die, but who did you help the most. Whose life did you make better while you were here? I would urge everyone, especially in our community, to take care of each other. That is my emotional plea. Thank you.

CHAIR TAPIA: Well said.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER SIMPSON: Thank you, Chair and Commissioners. Commissioner Corpis, in January, we'll get a status update on Alpha Street for the Commission.

CHAIR TAPIA I'd like to ask one question. Where the Speedway is and you have Arrow Highway - the triangular lot that is there. There is a twenty or thirty feet pile of dirt that is piling up there. I am wondering what is that and how is it that it is there. It is in the middle of nowhere. I don't know what project, who authorized it or did our Staff give them permission to do that? It is a huge pile of dirt that is there and they are cranking it up. They are building something there. I couldn't believe the size of it and I know that we have limits or sand piles.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER SIMPSON Excuse me Chair Tapia, are we talking about the Park @ Live Oak site that is right across the street from the Speedway?

CHAIR TAPIA Yes.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER SIMPSON Okay, we will follow up on that with Code Enforcement and Public Works.

CHAIR TAPIA Okay, thank you very much. Anything else?

CHAIR TAPIA Before I forget, I would like to take this time to wish everyone a Happy Holiday and in the words that I use, have a Merry Christmas and a Happy New Year. We will see each other next year. Well, Happy Holidays. I want to make sure I don't offend anyone. Anyway, Happy Holidays to all of you.

LEGAL COUNCIL

CHAIR TAPIA Any Legal comments? How is the card game coming along? Do you have a full house or four aces?

CITY ATTORNEY GUERRA A card game? I wish I were to be playing card games. Merry Christmas and Happy Holidays everyone.

CHAIR TAPIA Your status. You were going to find out if you were going to be permanent. Do you have any info on that?

CITY ATTORNEY GUERRA Yes. The City Council appointed me as permanent City Attorney back in October, I believe. So, yes, I am the official City Attorney. Thank you.

COMMISSIONER HARTMAN Congratulations.

COMMISSIONER BURROLA Congratulations.

COMMISSIONER CORPIS: Good luck.

CITY ATTORNEY GUERRA: Thank you, I need the good luck.

COMMISSIONER HARTMAN: Did Fred move on?

CITY ATTORNEY GUERRA: Fred has moved on. He is doing well and has now become City Attorney for the City of Cypress and also General Council for the San Bernardino County Housing Authority. He has bounced back nicely.

CHAIR TAPIA: What is the transition regarding the Planning Commission?

CITY ATTORNEY GUERRA: Good question. For the time being, I am going to continue working with the Planning Commission and I will revisit that early next year. I know that we have some projects coming up, so I am going to be here for that.

CHAIR TAPIA: There is no hurry.

CITY ATTORNEY GUERRA: Noted.

CHAIR TAPIA: Thank you very much. Any comments anyone want to make? Any other comments? I have one more question. How old is your baby now?

CITY ATTORNEY GUERRA: She is now twenty months old.

VICE-CHAIR CHICO: Is she walking now?

CITY ATTORNEY GUERRA: She is walking now, talking, bouncing around, and crawling on top of things.

VICE-CHAIR CHICO: Giving you a headache?

CITY ATTORNEY GUERRA: Not really a headache, but she tells me a lot of stuff that I do not know half of the stuff she's telling me, but she's telling me.

VICE-CHAIR CHICO: She's going to be in charge of you, also?

CITY ATTORNEY GUERRA — She is sometimes very bossy, so yes, I can see that.

COMMISSIONER CORPIS — You look good for someone who hasn't had any sleep.

CITY ATTORNEY GUERRA — Thank you. I have to say, thanks to my wife, my daughter has been on a very good schedule. She sleeps through the night. We put her down around 10 at night and she wakes up around 6:30 in the morning. It's been good.

COMMISSIONER CORPIS — Good woman.

COMISSIONER CORPIS — Enjoy it while you can.

CITY ATTORNEY GUERRA — I love this stage because they are so interactive, learning everything and asking what is that.

CHAIR TAPIA — Okay, we will move on.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER'S REPORT — Thank you Chair and Commissioners. This is our final meeting of 2020 and just wanted to thank you for all of your hard work and Community Development would like to wish everyone a safe Merry Christmas and Happy Holidays and a Happy New Year.

CHAIR TAPIA — Thank you very much.

COMMISSIONER BURROLA — You too.

COMMISSIONER HARTMAN — To you and everybody else also.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER SIMPSON — Thank you.

VICE-CHAIR CHICO — Igualmente.

CHAIR TAPIA — Feliz Navidad y prospero Ano Nuevo.

VICE-CHAIR CHICO — As long as you don't sing Mr. Chairman.

CHAIR TAPIA Now I am. I am just kidding. Again, just in remembrance, I am adjourning this meeting in remembrance of Betty Gomez and Sally Aguayo Is there anyone that has anything else before we adjourn?

COMMISSIONER CORPIS Just if people would pray for them and pray for the families because that makes Christmas harder and those are just words I am saying, but it really cuts deep. If you know the families, just reach out and share condolences and prayers. It is awful during Christmas time.

CHAIR TAPIA The last time I was told we had 97 cases here in Irwindale and one death. I don't know who that is, but that was the last count. 97 in Irwindale is quite a bit for the population that we have. We do need to follow the 6 feet distance, the masks and the washing of our hands. Thanks for pointing out, Loretta - love thy neighbor as thyself.

Anybody else?

CHAIR TAPIA Motion to adjourn.

COMMISSIONER HARTMAN Motion.

VICE-CHAIR CHICO Second.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 7:21 p.m.

_____
Arthur R. Tapia, Planning Commission Chair

Attest:

_____
Berlyn Aguila, Administrative Secretary

CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Date: January 20, 2021 **Agenda Item No. 3-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, Community Development Manager/City Planner

Project Planner: Marilyn Simpson, Community Development Manager/City Planner

Project: Materials Recovery Facility and Transfer Station

Applicant: Greg Loughnane, Athens Services Athens Services
14048 Valley Boulevard
City of Industry, CA 91746

Property Owner: City of Irwindale Successor Agency
5050 N. Irwindale Avenue
Irwindale, CA 91706

Project Location: 2200 Arrow Highway
Irwindale, CA 91706
APN 8535-001-911





Staff Recommendation: That the Planning Commission take the following actions:

1. Adopt Resolution No. 790(21) recommending that the City Council certify the 2020 Final EIR, MMRP, & Statement of Overriding Considerations (SCH#2013051029) for the MRF/TS project; and
2. Adopt Resolution No. 791(21) recommending that the City Council approve GPA No. 02-2016; and
3. Adopt Resolution No. 792(21) recommending that the City Council approve ZOA No. 04-2016; and
4. Adopt Resolution No. 793(21) recommending that the City Council approve DA No. 02-2016; and
5. Adopt Resolution No. 794(21) recommending that the City Council approve CUP No. 08-2016 subject to conditions; and
6. Adopt Resolution No. 795(21) recommending that the City Council approve SP&DR (DA) No. 06-2016 subject to conditions.

Alternative Actions:

2. Direct staff to prepare a resolution or resolutions of denial based on recommended findings of fact to be brought back at a future Planning Commission meeting for adoption; OR

3. Direct staff to work with the applicant to revise the project and continue the hearing.

REQUEST

Athens Services, the Applicant is proposing the development of a Materials Recovery Facility/Transfer Station (MRF/TS) and convenience store with a public gas station (Project) at 2200 Arrow Highway (APN # 8535-001-911). The EIR for the proposed Project was previously certified by the Irwindale City Council in 2016 and the Project was previously approved by the Irwindale City Council in 2017. Entitlements for the proposed project include: 1) certification and adoption of the 2020 Final Environmental Impact Report for the project; 2) a General Plan Amendment to change the land use designation from Commercial to Commercial/Industrial; 3) a Zone

Ordinance Amendment to revise the distance requirements for the sale of alcoholic beverages and also to allow a Materials Recovery Facility/Transfer Station as a permitted land use in the M-2 zone with approval of a Development Agreement; 4) a Development Agreement between the City and the Applicant, allowing the Applicant to construct and operate a Materials Recovery Facility and Transfer Station and convenience store/public gas station at 2200 Arrow Highway; 5) a Conditional Use Permit for the establishment of a public gas station and the sale of alcoholic beverages at the convenience store; and 6) a Site Plan and Design Review (DA)

BACKGROUND

The proposed Project was previously approved by the Irwindale City Council in 2017. The purpose of the Project is to provide the City and its residents, as well as the region at large, with a state-of-the-art facility for solid waste disposal, recycling and source reduction.

Specifically, on October 11, 2017, the City Council conducted a duly noticed public hearing and approved the Project via adoption of Resolution No. 2017-72-2970 (approving a General Plan Amendment), Resolution No. 2017-75-2973 (granting a Conditional Use Permit), and Resolution No. 2017-76-2974 (approving site plan and design review permit). In addition, on October 25, 2017, the City Council adopted Ordinance No. 718 (amending the City's Municipal Code) and Ordinance No. 719 (approving the Project's Development Agreement). After the City's approval of the Project, two lawsuits were subsequently filed in Los Angeles County Superior Court, challenging the resolutions and ordinances on the basis of, among other things, alleged inadequacies in the Project's environmental review. On September 5, 2019, the Court issued rulings in the two cases. While the Court dismissed the vast majority of the lawsuits' claims, the Court did determine that the environmental review for the Project requires additional analysis in regards to four discrete issues. As is customary in such Rulings, the Court ordered that the City vacate the prior approvals until the four discrete issues identified by the Court are addressed in subsequent environmental review.

Since issuance of the rulings, the City has addressed the four discrete issues in additional environmental review. This additional environmental review did not find that any new, previously undisclosed, significant environmental impacts would occur as a result of the Project. Now that this additional environmental review is completed, the Project returns to the Planning Commission and City Council for certification of the revised environmental analysis and re-approval of the Project.

The subject property was purchased by the former Irwindale Community Redevelopment Agency (ICRA) on July 9, 1990. At the time of purchase, the site was vacant and the ICRA sought to facilitate development of the site for an after-market auto related use and other retail development. The after-market auto related use did not move forward.

In 2005, the Site was recognized, by virtue of its size and location relative to freeways and arterial roadways, as a suitable site for the development of the MRF/TS which would enable the City to meet its obligations with respect to waste disposal. Specifically, the State of California, through enactment of the California Integrated Waste Management Act of 1989 (Public Resources Code Sections 40000 et seq. (the "Act"), had previously directed all local jurisdictions to promote recycling and to maximize the use of feasible source reduction, recycling and composting options in order to reduce the amount of solid waste required to be disposed of by land disposal.

On June 8, 2016, the Successor Agency of the ICRA approved a Disposition and Development Agreement (DDA) to allow the applicant, Athens Services, to purchase the site in order to develop and operate the MRF/TS and convenience store/public gas station. The development of the site pursuant to the DDA would provide the City and its residents with a state-of-the-art facility for solid waste disposal, recycling and source reduction.

The environmental review for the proposed Project was originally certified in 2016. Specifically, on June 8, 2016, the City Council certified the 2016 Final Environmental Impact Report (2016 FEIR) for the Project. In July 2017, Addendum No. 1 to the 2016 FEIR was prepared and adopted to address minor, internal site plan adjustments made in the final design of the Project. On October 11 and October 25, 2017, the City Council approved land use entitlements for the development and operation of the Project.

As described above, two lawsuits challenging the City Council's approval of those land use entitlements and permits were subsequently filed. The first was filed by the City of Baldwin Park. The second was filed by Waste Management, a direct competitor of the Applicant and one that had itself unsuccessfully bid for the opportunity to build and operate the MRF/TS within Irwindale. Both lawsuits raised similar issues and were processed together by the Court. All claims raised in both lawsuits relating to the City's General Plan and Zoning Ordinance were found to be without merit, and the vast majority of claims relating to the Project's environmental review were also rejected by the Court. However, the Court did find that the environmental review for the Project required additional analysis in relation to four discrete issues:

- Truck Fueling Operations
- Greenhouse Gas Emissions
- Transportation Energy Use
- Project-specific Health Risks from Emissions of ROG, NOx and Ozone

As is customary in such Rulings, the Court ordered that the City vacate the Project's prior approvals until the four discrete issues identified by the Court were addressed in subsequent environmental review. Consistent with the Court's Ruling, in late 2019, the City Council adopted Resolution No. 2019-63-3147 and SA Resolution No. 2019-64-3148, rescinding the prior approvals for the Project. (See **Exhibit H, Agenda Report & Resolution Nos. CC 2019-64-3147 and SA 2019-64-3148**.) Subsequently, the City prepared a 2020 Recirculated Draft Environmental Impact Report (2020 RDEIR) addressing the four discrete issues identified by the Court. (See **Exhibit G, 2020 Final EIR**, and **Exhibit A, Resolution No. 790(21) Certifying the 2020 Final EIR**.) All other parts of the Project's environmental review were determined by the Court to be adequate and consistent with the law, and therefore were not revisited and remain valid.

The 2020 RDEIR was circulated for public review and comment, as required by the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.). All comments received during the 2020 RDEIR public review and comment period, and the City's written responses to those comments, have been included in the 2020 Final EIR. (See **Exhibit G, 2020 Final EIR**.)

The Project now requires certification of the 2020 Final EIR, and re-approval and re-adoption of the Resolutions and Ordinances vacated by the City Council in late 2019.

GENERAL PLAN AND ZONING

The current General Plan land use designation is Commercial. One of the requests is to change the General Plan land use designation from Commercial to Commercial/Industrial. The proposed use will be consistent with the Commercial/Industrial General Plan land use designation. The property is zoned M-2 (Heavy Manufacturing).

A Zoning Ordinance Amendment (ZOA) is proposed, in conjunction with a Development Agreement to allow the MRF/TS as a permitted use in the M-2 zone. The ZOA is also proposed to revise the distance requirements for the sale of alcoholic beverages. The site is surrounded by the following uses and zoning as described in Table 1, "Surrounding Land Use".

Table 1. Surrounding Land Use

Direction	Existing Land Use	Zoning District
North	Santa Fe Dam	A1 (Agricultural)
South	City of Baldwin Park	Industrial: fronting Arrow Highway; Residential: approx.. 500'

		south of the Industrial Uses
East & Northeast	Santa Fe Dam & LADWP Power Lines	A1 (Agricultural)
West & Northwest	Industrial/Distribution Facility	M2 (Heavy Manufacturing)

ENVIRONMENTAL REVIEW

The entirety of the environmental review for the proposed Project is contained within the 2020 Final EIR, State Clearinghouse No. 2013051029, which is the document before the City for certification. . The 2020 Final EIR contains the original 2016 FEIR, Addendum No. 1 to the 2016 FEIR, the 2020 RDEIR (which address the four discrete issues identified by the Court has requiring additional analysis), all written comments received during the public review period for the 2020 RDEIR, the City's written responses to those comments, and all errata and revisions to the 2020 RDEIR resulting from the written comments and responses.

An EIR is the most comprehensive form of environmental documentation under CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts.

In compliance with CEQA, a Notice of Completion (NOC) and Notice of Availability (NOA) for the 2020 RDEIR were prepared by the City and distributed to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties. The NOC and NOA identified a 45-day public review and comment period for the 2020 RDEIR beginning on June 22, 2020 and ending on August 5, 2020. A copy of the 2020 RDEIR was posted on the City's website at https://www.irwindaleca.gov/177/Materials-Recovery-Facility-Transfer, and was available by request at the City Clerk's Office, Irwindale Library, and Community Development Department. A Tribal Consultation with the Kizh Nation was held on August 27, 2020.

As discussed above, the environmental review for the proposed Project was upheld by the Court with the exception of four discrete areas of analysis. Therefore, via the 2020 RDEIR, the City has revised and recirculated only those sections of the prior environmental review relating to these four issue areas. The remainder of the prior environmental review remains valid.

- **Fueling Operations:** The 2020 RDEIR includes an assessment of fueling operations for all commercial waste hauling vehicles using the MRF/TS and provides further clarity on the fact that the public gas station proposed as part of the Project will be separate from the MRF/TS and serve public vehicles, like any typical gas station of similar size, associated with a convenience store. The analysis included in the 2020 RDEIR concludes that there are no adverse environmental impacts caused by these fueling operations.

- **Greenhouse Gas Emissions:** The 2020 RDEIR revises the Project's greenhouse gas emissions analysis. The analysis applies a "net zero GHG" quantitative threshold, meaning that the Project will not result in impacts associated with greenhouse gas emissions only if the net greenhouse gas emissions resulting from Project implementation are less than zero (i.e., less than the quantity of emissions generated currently, and which will continue to be emitted if the MRF/TS is not constructed). The analysis documents how construction of the Project and provision of an additional materials sorting and transfer station in an urban area, closer to existing waste generating markets, will result in fewer miles traveled by existing waste hauling trucks. As explained in detail within the 2020 RDEIR and 2020 Final EIR, this results in a net reduction of greenhouse gas emissions as a result of the Project. Therefore, the analysis concludes that there are no potentially significant GHG impacts, and no mitigation is needed.

- **Transportation Energy Impacts:** The 2020 RDEIR includes an assessment of potential energy impacts based upon energy questions in the CEQA Guidelines *Appendix G: Environmental Checklist form, section VI., Energy*, that were added to the CEQA Guidelines in 2019, and an analysis of the proposed Project's transportation energy use requirements. The analysis recognizes that the proposed MRF/TS would not generate waste but would instead process waste that would be redirected from the Athens City of Industry MRF/TS or other MRF/TS facilities in the region. The regional efficiencies obtained with reduced average travel distances for waste collection and haul trucks results in a net reduction in fuel demand. The analysis concludes that with the regional efficiencies obtained by processing materials at this site rather than at locations at greater distance from collection sources and/or processing and disposal facilities, there are no adverse environmental impacts caused by the transportation energy use required for waste collection and materials hauling operations.

- **Project-Specific Health Risks from Emissions of ROG, NOx and Ozone:** The 2020 RDEIR includes an assessment of the potential health impacts from the Project's previously-documented and disclosed significant and unavoidable air pollutant emissions of ROG, NOx, and ozone. This chapter provides further details regarding the health assessments that were presented in the prior environmental review documents and explains why additional modeling to isolate project-specific ozone-related health effects that may be attributable to local and regional emissions is not technically feasible and would not provide additional meaningful information.

In addition to the four issue areas described above, the prior environmental review for the proposed Project, which is incorporated into the 2020 Final EIR, also includes detailed environmental analysis of the following: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land

Use, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Circulation, Utilities and Service Systems, Wildfire, and Truck Fueling.

Alternative sites were considered for the Project and included the review of seven (7) different locations for potential siting. Each has been determined to be infeasible based in part on not meeting some or all of the project objections, as well as not reducing, or avoiding potential impacts to a greater extent than the proposed Project.

As required by CEQA, an alternative analysis was considered in detail in the 2014 RDEIR that included 1) a Reduced Tonnage Capacity Alternative, 2) a Source-Separated MRF Alternative, and 3) a No Project Alternative.

The 2020 FEIR identifies three significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the proposed project. These impacts have not changed since the City Council's prior approval of the Project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. The City must prepare a "statement of overriding considerations" before it can approve the project, attesting that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits outweigh the adverse effects, and therefore the adverse effects are considered acceptable. The impacts that were found in the EIR to be significant and unavoidable are related to:

- Operational Air Quality Impacts: The environmental analysis has determined that unmitigated emissions for operation of the Project would exceed significance thresholds for daily ROG and NOx emissions, but not for CO, PM10, or PM2.5. The environmental analysis identifies several Mitigation Measures that reduce emissions of ROG and NOx to the extent feasible by requiring ROG emission control devices and CARB-certified vapor recovery systems and spill boxes at the public gas station, and by requiring that any heavy-duty diesel trucks accessing the site be properly tuned and maintained, requiring that trucks meet or exceed 2010 engine emission standards, requiring that on-site off-road heavy-duty equipment meet at least EPA Tier 3 emissions standards, and mandating idling limitations.

- Ambient Noise Impacts: The environmental analysis determined that Project operation could result in a significant increase in ambient noise levels and a cumulatively considerable contribution to traffic-related noise on Arrow Highway. The analysis identifies several mitigation measures that would reduce ambient Project noise to the extent feasible. However, the analysis also determined that the only potential mitigation for this impact would be the construction of soundwalls. The scale of the wall required would not be consistent with the development along Arrow Highway, and would not contribute to public health and safety, given that no sensitive activities (such as schools or residences) are located along the portion of Arrow Highway at issue.

- Traffic Impacts: The environmental analysis determined that the Project would contribute to traffic impacts on Caltrans facilities associated with I-605. The analysis also determined that these impacts can be reduced to less than significant with the installation of a traffic signal, right turn lane, and westbound through lane at the intersection of the I-605 NB Off Ramp and Live Oak Avenue. These improvements are required by the Project's Mitigation Measures; however, because they are located within Caltrans jurisdiction, the City has limited power to ensure and guarantee that the improvements will be completed. While Caltrans has indicated in correspondence that it will support construction of these improvements, because the improvements are within Caltrans jurisdiction, in an abundance of caution the City has determined it cannot ensure the measures will be implemented prior to the completion of the Project, and for that reason, the impact is considered significant.

All other potentially significant impacts identified in the Project's environmental analysis have been determined to be feasibly avoided or mitigated to a less than significant level through the imposition of conditions and/or Mitigation Measures identified in the Mitigation Monitoring and Reporting Program for the Project.

Staff recommends that the Planning Commission recommend that the City Council find that the significant unavoidable adverse impacts of the industrial warehouse project are outweighed by the economic, social, technological, and other benefits of the Project, as set forth in the Statement of Facts and Findings and Statement of Overriding Considerations. These considerations include:

- The Project will be a regional asset needed to address and implement a series of legislative measures over the years designed to both promote and mandate the time-certain reduction, recycling, and reuse of solid waste in California.
- The City desires current and ongoing economic development of underutilized City-owned property, including lands that have been targeted for redevelopment.
- The City of Irwindale seeks long-term economic development that provides a range of employment opportunities to local citizens.
- The Project will facilitate the generation of additional property tax, utility user tax, and host fees for the City of Irwindale.
- The Project will provide a state-of-the-art waste processing and transfer facility that reduces environmental impacts to the extent feasible through the imposition of mitigation measures, and will provide its services in a fully enclosed building, compatible with adjacent land uses, and utilizing modern, energy efficient, sustainable project design.
- The Project effectively utilizes a location with nearby Interstate access, minimizing traffic on local streets and on the regional transportation network.
- The Project provides a disposal outlet accessible to local waste haulers during non-peak traffic hours to reduce traffic loading to area roads during peak hours.
- The Project meets and fulfills several objectives and goals of the City's 2020 General Plan, including Community Development Element Policy 10, Community

Development Element Policy 12, Community Development Element Policy 13, and Community Development Element Policy 15.

PROJECT DESCRIPTION
Athens Services, the applicant, is proposing the following at 2200 Arrow Highway:

- A ± 265,228 square foot Materials Recovery Facility/Transfer Station (MRF/TS), including
- A ± 2,587 square foot Convenience store with an 8-pump public gas station

MRF/TS
No changes to the MRF/TS have been proposed since the City Council's prior approval of the Project. (See **Exhibit I, Project Plans**.) The MRF/TS is a regional facility where residential, commercial, an/or industrial municipal solid waste and recyclable materials are delivered by commercial and non-commercial haulers, and sorted and processed in one central location prior to delivery at end use distributors. The MRF/TS consists of a fully enclosed building with the interior designed to provide separate areas to receive, process, and transfer mixed municipal solid waste (MSW), green waste, construction and demolition (C&D) materials, and waste hauled in by self-haulers. MRF/TS operations would consist of sorting, consolidating, and compacting received materials, and then re-loading all material into transfer trucks for transport to additional processing and/or disposal facilities (end use distributors). Four (4) scale houses for weighing are located to the west, north, and south around the MRF/TS building. The building also houses operations and administrative offices, and a maintenance facility for the transfer trucks and heavy equipment servicing the facility. The maintenance area also contains maintenance bays and storage. Entry and exit from the fully enclosed MRF/TS facility would be at controlled access points to mitigate odors, dust and litter. Negative pressure will be maintained at the building entrance to minimize the amount of untreated air leaving the building. An odor neutralizer may be mixed with dust control water in the ceiling mounted misting systems for extra odor mitigation, as needed. The building will be equipped with exhaust fans to provide multiple air exchanges ever hour, as needed. The air leaving the building at the roof exhaust fans will be treated by an odor neutralizing misting system to mitigate any odors.

The proposed MRF/TS site is a vacant, triangular-shaped parcel of approximately 17.22 acres. The site is located in an existing industrial area, with various commercial/industrial and recreational land uses in surrounding areas. Existing land uses that currently surround the site include a mixture of commercial and industrial to the west, east, and south, recreation/open space use to the north, and residential to the south beyond the commercial/industrial districts in the City of Baldwin Park.

There is a total of 326 parking stalls for employee and visitor parking. Parking is provided adjacent to the building, along the north property line, and toward the south property line near the convenience store. Flex spaces and truck stalls are located at the south building elevation. The Los Angeles Department of Water and Power (LADWP) is allowing parking

under their transmission line easement at the south area of the site and in the easement along the east side of the site along Arrow Highway.

A loadout tunnel is located adjacent to the MRF/TS on the south side of the building and is a critical component of the project. The tunnel has an efficient east-west configuration. A bridge over the tunnel has been added at the west side of the project to improve circulation by separating collection/commercial traffic from the transfer truck traffic. The recyclable loading dock is located to the south side of the project.

All commercial traffic and visitor traffic enters and exits from Arrow Highway. Employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard. Five (5) driveways serve the property, including Driveways 1, 2, 4, and 5 which are located on Arrow Highway. Driveway 2 has a trucks only ingress lane and a second entrance with ingress and egress for the employee parking lot. Driveway 3 remains in the same location on Live Oak Avenue for access to employee parking.

The MRF/TS facility will be designed to receive, process and transfer up to a maximum of 6,000 tons per day (tpd), based upon estimated averages of 3,000 tpd of municipal solid waste, 1,000 tpd of green waste, 1,000 tpd of construction & demolition materials, and 1,000 tpd of self-haul waste. Actual processing volume of each type of material per day could exceed these estimated averages and will depend on market factors and seasonal variations, but in no event will exceed 6,000 tpd in total. The overall volume of 6,000 tpd is based upon anticipated future market demand, which will be shaped in part by Athens' ability to competitively serve new communities in the San Gabriel / Los Angeles region, and in part by the response to new integrated waste management mandates arising under several pieces of legislation in California. Hazardous wastes would be prohibited at the MRF/TS. Only non-hazardous solid waste and non-hazardous recyclables are accepted at the transfer station sites.

The MRF/TS is proposed to be open for waste receipt 24 hours per day, 7 days per week, with the majority of waste receipt typically occurring between the hours of 6:00 AM to 8:00 PM from Monday through Friday; 6:00 AM to 4:00 PM on Saturday, and from 8:00 AM to 4:00 PM on Sunday. The MRF/TS is proposed to be open 24 hours per day, 7 days per week to provide service operations and activities that require off-hour waste management services (Caltrans off-hour road maintenance, emergency-related clean ups, etc.), and to encourage waste hauling during non-peak traffic hours to reduce traffic congestion. While the MRF/TS project is proposed to operate 24/7, the facility will not be required to be operated 24/7, and actual operating hours will be dependent upon market conditions. A Franchise & Facility Operations Agreement will be prepared between the City and Athens Services to include operational details for the project. Table 2 describes the MRF/TS hours of operation and anticipated employee numbers and work shifts.

Table 2: MRF/TS Project Hours of Operation

Planned Activity	Days	Hours
Receipt of Material	Monday – Sunday	24/7
Transfer of Material Off-site (both solid waste and recovered materials)	Monday – Sunday	24/7
Processing of Materials (indoors)	Monday – Sunday	24/7
MRF/TS maintenance (indoors)	Monday – Sunday	24/7
Vehicle maintenance	Monday – Sunday	24/7

EMPLOYMENT

The MRF/TS anticipates to employ approximately 345 full-time employees. There would be three (3) full-time working shifts. Employee shifts are likely to be scheduled as follows:

- Shift 1) 6:00am – 2:30pm
- Shift 2) 2:30pm – 10:30pm
- Shift 3) 10:00pm – 6:30am

CONVENIENCE STORE/PUBLIC GAS STATION

In addition to the MRF/TS, on-site improvements include a convenience store/public gas station. No changes to the convenience store/public gas station have been proposed since the City Council's prior approval of the Project. The convenience store/public gas station is a separate structure located in the south-eastern portion of the site adjacent to Arrow Highway. The anticipated hours of operation for the convenience store are 4:00 AM to 12:00 AM. An operator of the convenience store has not yet been determined, but the store is expected to operate in a typical fashion as other convenience/public gas station operations such as Arco AM/PM, 7-11, etc. The public gas station is planned for eight gas and diesel pumps on an island with an overhead canopy. Parking intended for the convenience store use is provided in front of and southwesterly to the store.

Total building specifics for the project are provided in the table below.

Project Building Specifications (MRF/TS & Convenience Store)

Project Building Elements	Specifications (Square Feet - SF)
Materials Recovery Facility/Transfer Station	104,732
Material Staging	25,000
Construction & Debris	41,500
Self-Haul - Construction & Debris	52,000
Office	12,780
Maintenance	17,180
Employee Area	9,249
Scale Houses	200

Convenience Store	2,587
Total	**265,228**
Parking Spaces Provided[1]	
MRF/TS Standard, ADA Parking Stalls, & Charging Stations	247
Convenience Store Standard, ADA Parking Stalls EV Charging Stations	26
Flexible & Transfer Truck Stalls	53
Bicycle (Short & Long-term)	14
Total Parking Stalls	**326**

PROJECT ENTITLEMENTS

The proposed project requires the following entitlements:

- Final Environmental Impact Report
- General Plan Amendment
- Zoning Ordinance Amendment
- Development Agreement
- Conditional Use Permit
- Site Plan & Design Review Permit

The Disposition & Development Agreement and Franchise & Facility Operations Agreement will be presented separately to the City Council and Irwindale Successor Agency.

The following describes each entitlement in more detail:

GENERAL PLAN AMENDMENT

No changes or revisions to the proposed General Plan Amendment have been made since the City's Council's prior approval of the Project. (See **Exhibit B, Resolution No. 791(20 General Plan Amendment No. 02-2016**.) Pursuant to California Government Code Section 65358(a) (Amendments), "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan."

According to the General Plan, the subject property is designated as Commercial. The Applicant is requesting a General Plan Amendment (GPA) to change the respective land use designation to Commercial/Industrial. The GPA will resolve an inconsistency between the current M-2 (Heavy Manufacturing) zoning designation and current General Plan land use designation. The Community Development Element Policy 3 mandates that the type, location, and intensity of new development meet with the requirements specified by the particular land use category in the General Plan. With the proposed GPA, the project site

[1] Parking requirements based upon the number of employees: 345 employees divided by 3 shifts equals 115 spaces required, plus Office and Convenience Store parking (32 spaces), for a total of 147 required parking stalls.

will be designated Commercial/Industrial, which permits, among other uses, light industry, heavy industry, and commercial uses. The proposed MRF/TS and convenience store/public gas station falls within these land use categories. Therefore, the proposed use will be consistent with both the land use designation as well as with the existing M-2 (Heavy Manufacturing) zoning classification.

ZONE ORDINANCE AMENDMENT

Pursuant to the provisions of Chapter 17.84 (Amendments) of the Irwindale Municipal Code (IMC), "the classification of property 'or existing zoning designation' may be amended whenever the public interest and necessity so require."

A Zoning Ordinance Amendment (ZOA) is proposed to permit materials recovery facilities and transfer stations (MRF/TS) in the M-2 (Heavy Manufacturing) zone subject to the approval of a development agreement, to establish criteria for granting a franchise agreement for the operation of a MRF/TS, and to modify the distance requirements for alcoholic beverage establishments.

The proposed ZOA to include a MRF/TS as a permitted use in the M-2 (Heavy Manufacturing) zone, subject to a Development Agreement is consistent with other industrial type uses conditionally permitted in the M-2 zone, including a variety of manufacturing/processing businesses. Additionally, the M-2 zone conditionally allows recycling facilities and the ZOA modifies the definition of recycling facilities to include a MRF/TS that is operated by a city-franchised waste hauler. Finally, the proposed ZOA is consistent with the General Plan policies and goals. The project falls within the land use categories for heavy industry and light industrial uses. Heavy industry is characterized by intensive industrial operations and light industry is defined as industrial uses that are located inside buildings in a clean, well-maintained setting such as the MRF/TS project. The following code sections have been revised:

- Section 8.20.370 – Right to grant a franchise
- Section 17.56.025 – Uses requiring a development agreement
- Section 17.56.030 – Limitation on permitted uses
- Section 17.56070 – Recycling facilities – Definitions
- Section 17.56.080– Recycling facilities-Criteria and standards
- Section 17.56.020 - Adding 43. Material Recovery Facilties/Transfer Stations

Exhibit B details the changes to the relevant sections of the Municipal Code related to the MRF/TS as follows:

> **"8.20.370 - Right to grant franchise.**
>
> A. In order to protect public health, safety, and welfare, to control pest and nuisance vectors and to carry out the mandatory duties imposed on the city by the State of California, the city council may authorize one or more contractors to make arrangements with generators of solid waste for the collection, transportation,

recycling and disposal of solid wastes within and throughout the city. To this end, the city council, subject to all applicable state laws, specifically retains the right to grant a limited, non-exclusive or exclusive franchise or franchises for the (i) collection of solid waste from any residential unit or commercial premises, and/or (ii) operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.080).

B No solid waste enterprise or other person shall undertake the (i) collection of solid waste from any residential unit or commercial premises, and/or (ii) operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.080) without first obtaining a franchise granted by the city council, in writing, naming the contractor. Any specific exceptions to the foregoing franchise requirement may be designated in the city's duly-adopted franchise contract.

C. The term of each franchise shall be set forth in the franchise agreement. A reasonable franchise fee shall be included within every franchise granted pursuant to this chapter. The amount and payment thereof shall be determined by the city council, and shall be set forth in the franchise agreement. A penalty for late payments may be imposed.

D. A grant of franchise pursuant to this Section shall be made in the discretion of the city council and consistent with Irwindale City Charter Section 608."

Section 17.56.025 is added to the Irwindale Municipal Code to read, in its entirety, as follows:

"17.56.025 – Uses requiring a development agreement.

The uses listed below shall be allowed in the M-2 zone with either (A) a conditional use permit, or (B) a development agreement that (i) meets the requirements of Government Code sections 65864-65869.5, and (ii) includes development standards that ensure the public's health, safety and welfare and that any development is consistent with the City's General Plan and any other applicable land use plan(s):

1. Material Recovery Facility/Transfer Station, if said facility is also approved in conjunction with a franchise agreement granting a limited, non-exclusive or exclusive franchise for operation of said Material Recovery Facility/Transfer Station.

2. (Reserved).

When a use is allowed by development agreement or conditional use permit in this Section, all ancillary uses can be approved by such development

agreement or conditional use permit so long as appropriate and required findings can be made. Approval of a development agreement pursuant to this Section shall also qualify as an entitlement approval equivalent to that of approval of a conditional use permit, and shall be treated as a conditional use permit approval, for the purposes of any other provisions of this Title 17. Nothing in this section is intended to limit other uses that may be included in a development agreement as otherwise allowed in Sections 17.56.010 and 17.56.020 for the M-2 zone."

Section 17.56.030, at Subsection A, of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~), with all provisions of Subsections B and C remaining unmodified and in full effect

17.56.030 - Limitation on permitted uses.

Every use permitted in the M-2 zone shall be subject to the following limitations:

A. Unless a specific provision of this Chapter 17.56 authorizes lesser setback requirements, the following general requirements apply. When an M-2 lot fronts or sides upon a street, public or private, when adjacent to residential and agricultural zones, there shall be maintained front and side yards of not less than fifty feet in depth along such thoroughfare. When an M-2 lot fronts or sides upon a street, public or private, when adjacent to commercial and M zones, there shall be maintained front and side yards of not less than twenty feet in depth along such thoroughfare. A landscaping area, not less than twenty feet in width, shall be maintained along all street frontage of such lots. The following accessory uses shall be permitted in such front or side yard areas:

1. Landscaping;
2. Passenger vehicle parking (only if surfaced in such manner as to eliminate dust or mud);
3. Employees' recreational area without structures;
4. An ornamental, open type fence, not over eight feet in height, made of material such as woven wire, wood, welded wires, chain link, or wrought iron.
5. Utility or other easements.

. . . ."

Section 17.56.070 of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~):

"17.56.070 - Recycling facilities—Definitions.

For the purpose of carrying out the purpose of this code, the words, phrases and terms included in this title shall have the meaning ascribed to them in this chapter. The use of the terms "collection facilities" or "processing facilities" herein, whether large or small, shall not apply to ~~either (i) materials recovery facilities and transfer stations (MRF/TS), which are facilities operated by a city-franchised waste hauler for the recovery of recyclable materials from the municipal waste stream, including its city-approved related or incidental uses~~; (~~i~~ii) auto dismantling/recycling facilities or junk/salvage/scrap yards; (~~ii~~iii) asphalt plants; (iii~~v~~iv) concrete plants; (iv) concrete product manufacturing,(~~vi~~v) rubberized materials/tire recycling and (~~vii~~vi) landfills.

A. Large Collection Facilities. A center for the acceptance by donation, redemption or purchase of recyclable materials from any person. Such a facility uses power driven processing equipment. Large collection facilities have storage areas that occupy more than five hundred square feet.

B. Large Processing Facilities. A facility used for the collection and processing of recyclable materials that occupies twenty-five thousand square feet or more of gross collection, processing and storage area.

C. Small Collection Facilities. A center for the acceptance by donation, redemption or purchase of recyclable materials from the public. Such a facility does not use power driven processing equipment. Small collection facilities have storage areas that occupy no more than five hundred square feet.

D. Small Processing Facilities. Same as large processing facility, but occupies twenty-four thousand nine hundred ninety-nine square feet or less of gross collection, processing and storage area.

E. Material Recovery Facilities/Transfer Stations (MRF/TS). Facilities operated by a city-franchised waste hauler for the recovery, processing and/or transfer of recyclable materials, refuse and solid waste from the municipal waste stream, including its city-approved related or incidental uses."

Section 17.56.080 of the Irwindale Municipal Code is amended to add a new subsection C to read as follows, with all provisions of Subsections A and B remaining unmodified and in full effect:

"17.56.080 - Recycling facilities—Criteria and standards.

. . . .

C. Material Recovery Facilities/Transfer Stations (MRF/TS).

1. Must be approved by development agreement and limited, non-exclusive or exclusive franchise agreement, pursuant to which additional standards beyond those required in this subsection C may apply.

2. Any storage containers or other equipment or materials must be stored in a manner so as to be adequately screened from the public right of way.

3. Any storage container must be located a minimum of ten feet from any property line.

4. Containers must be constructed and maintained with durable waterproof and rustproof materials, adequately painted and maintained in good condition.

5. Sufficient parking for operator's commercial and employee vehicles, as well as visitor parking, in the amount required per Section 17.64 shall be provided.

6. Must have all applicable permits from the California Department of Conservation and meet the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986.

7. The facility shall be clearly marked with the name and telephone number of the facility operator and the hours of operation. Identification and informational signs shall be subject to the sign standards applicable to the zone in which the facility is located. Onsite directional signs, bearing no advertising message, may be installed with the approval of the planning director, if necessary, to facilitate traffic circulation or if the facility is not visible from the public right-of-way. Directional signs shall include the city's logo.

8. The City of Irwindale must receive the source credit for the collections and processing.

9. No hazardous materials, including but not limited to, automotive fluids shall be permitted on site. Any hazardous materials inadvertently introduced into the site shall be disposed of immediately per state law requirements.

10. The facility is subject to annual inspections by the city to verify compliance with approved conditions of approval and applicable law.
11. The facility must submit reports for yearly disposal and diversion amounts to be reviewed by the planning department and finance department. Diversion activities must be in accordance with all applicable federal, state and local requirements.
12. The facility is required to obtain a city business license.
13. Except for small quantities of CRV materials, if warranted as determined by the community development director and in accordance with state law requirements, the facility will be required to maintain a customer log; at which time the customer must show valid identification, such as a state issued driver's license, identification card and/or thumb print where applicable.
14. All portions of the lot, other than approved landscaping areas, shall be paved.
15. Adequate security measures shall be established, including but not limited to, cameras with recording capabilities, motion sensors and lighting.
16. Any request for expansion of an existing facility requires a modification of the previously approved development agreement or conditional use permit, unless such modification meets criteria for minor modifications per the development agreement or conditional use permit conditions.
17. Hours of operation shall be established in the development agreement or conditional use permit.
18. Minor repairs shall be permitted for fleet vehicles and machinery only. All repairs must be done within an enclosed building or shielded from the public right of way and be limited to oil changes, tire changes and the like.
19. Recycling activities must be in accordance with all applicable federal, state and local requirements.
20. Minimum landscaping requirements shall be per the approved site plan and shall not be subject to the minimum requirements otherwise applicable in the M-2 zone.
21. Must comply with all applicable environmental mitigation measures at all times, including odor and noise, and promptly and adequately address all complaints received from the general public and report same to the community development director within 48 hours.
22. To the extent a duly-approved development agreement or conditional use permit contains terms or conditions more specific than the ones

contained in this Section or elsewhere in the Code, the more specific terms shall control."

Section 17.56.020 of the Irwindale Municipal Code is amended to add the following numbered item to the list of uses requiring a conditional use permit: "43. Material Recovery Facilities/Transfer Stations (MRF/TS), conditional use permit or development agreement, if said facility is also approved in conjunction with a franchise agreement and subject to all requirements of Section 17.56.025". Other provisions of Section 17.56.020 shall remain unchanged.

The proposed ZOA also amends the distance requirements for alcoholic beverage establishments. The Code Section 17.58.040 currently requires a minimum 1000-foot distance between an establishment that sells alcohol from certain uses, including an educational institution, nursery school, day camp, day care center, public park, or playground. The distance is measured from the closest property line of each use. The proposed convenience store is applying for a Conditional Use Permit to sell beer and wine. The closest property line is located approximately 130 feet directly across from the Santa Fe Dam Recreation Area, a public park. However, there is no direct access from the convenience store to the Santa Fe Dam Recreation Area entrance. A 6-foot high metal fence and steep stone slope of the 90-foot high dam, as measured from Arrow Highway, provides a substantial physical barrier that prevents direct access from the convenience store to the park. Not only is there a physical barrier from the convenience store to the park, Arrow Highway, a 70-foot wide, multi-lane arterial roadway, separates the store from the park (with no access to park facilities at this location). Access from the convenience store to the entrance to the park is well over 1000 feet. The ZOA proposes to waive the minimum distance requirement if it is determined that a substantial physical obstruction or barrier exists that makes it practically infeasable for an individual to travel the distance as measured by property lines if the actual distance travelled would be in excess of the minimum distance requirement.

Ordinance 752 details the changes to the relevant sections of the Municipal Code related to the alcoholic beverage establishment distance requirement as follows:

Subsection A of Section 17.58.040 of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~):

"A conditional use permit shall not be issued to a proposed on-sale or off-sale alcoholic beverage establishment if the proposed establishment would be located within three hundred feet from another such establishment or any residential use, church or other place of worship, or hospital; or within one thousand feet from an educational institution, nursery school, day camp, day care center, public park, or playground, as such distances are measured from

the closest property line of each use. Notwithstanding any provision in this chapter to the contrary, an "existing deemed approved alcoholic beverage establishment" which is seeking to obtain a conditional use permit shall not be required to comply with these distance requirements as part of the conditional use permit process. In addition, these distance requirements shall not apply to the location of any proposed on-sale or off-sale alcoholic beverage establishment within a bona fide restaurant or specialty food store as such terms are defined in Section 17.58.020.

The minimum distance requirement provided in this section may be waived by the development services director or the decision-making body, if in his/her/its reasonable judgment, it is determined that a substantial physical obstruction or barrier exists, such that it is practically infeasible for an individual to travel the distance (including by foot, bicycle or vehicle) as measured by property lines and the actual distance travelled would in reasonable likelihood be in excess of the minimum distance requirement. The substantial physical obstruction or barrier may be natural or man-made, provided it existed before submission of the application for the conditional use permit or development agreement. Examples of types of physical obstructions or barriers that may support a waiver include but are not limited to, restricted access highways or freeways, rivers or creeks, stormwater channels, large embankments or soundwalls."

DEVELOPMENT AGREEMENT

A development agreement is a contract between the City and the developer. No changes have been made to the proposed Development Agreement since the City's Council's prior approval of the Project, except to update the City's fee schedule. (See **Exhibit D, Resolution No. 793(20) for Development Agreement No. 02-2016**.) The agreement sets the standards and conditions that govern the development of the property. It provides certainty to the developer that the project will move forward over the course of development, but it also contracts the developer to provide benefits to the city, such as infrastructure improvements, or monetary payment into funds, such as "in lieu" fees, in exchange for that certainty. Development Agreement No. 02-2016 (Exhibit C, Attachment 1) outlines the obligations and benefits of the project and the criteria for development and operation of the MRF/TS, convenience store and public gas station.

Key provisions of the DA include the following:

1. *Scope of Development.* Developer will develop the MRF/TS site in conformance to the City's adopted ordinances, guidelines, and policies related to design.
2. *Host Fee.* The Host Fee to the City is $1.70 per ton of materials processed at the MRF/TS.
3. *Offsite Improvements.* Developer will construct all off-site improvements or fulfill this obligation via in-lieu and fair-share fees.

4. *Community Benefit.* Developer will construct a waste processing facility and transfer station enabling the City to meet its obligations with respect to waste disposal per the California Integrated Waste Management Act of 1989. The project will serve the materials and waste management needs of other jurisdictions in the region, reducing municipal costs, and protecting public health and safety. Also, the project will benefit the City by creating 345 new jobs in the community and revitalizing a blighted area.
5. *Indemnification.* Developer will indemnify the City for any damages, claims, or litigation arising out of or resulting from the City's approval of the DA.

For approval of a development agreement, a finding shall be made that the provisions of the proposed development agreement are consistent with the general plan and any applicable specific plan. With the proposed GPA, the project site will be designated Commercial/Industrial, which permits, among other uses, light industry, heavy industry, and commercial uses. The proposed MRF/TS and convenience store/public gas station falls within these land use categories. Therefore, the proposed use will be consistent with both the land use designation

CONDITIONAL USE PERMIT

No changes to the proposed Conditional Use Permit have been made since the City Council's prior approval of the Project, except to update certain conditions of approval to ensure they are consistent with the most recent version of the California Building Code and any other statutory requirements. (See **Exhibit E, Resolution No. 794(20) for Conditional Use Permit No. 08-2016**.)In order to engage in the retail sale of alcoholic beverages, the Applicant must obtain a Conditional Use Permit (CUP) pursuant to Section 17.58.030 of the Irwindale Municipal Code (IMC). The CUP is for a Type 20, Off-Sale Beer and Wine permit for off-site consumption. Before any CUP is approved, the applicant must show, to the satisfaction of the Planning Commission or the City Council on appeal, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis below.

1. That the site is adequate in size and shape for the proposed use.

The site is adequate in size and shape for the proposed use for the following reasons: The site is 17.22 acres and zoned M-2 (Heavy Manufacturing). The proposed 2,587 square foot convenience store is less than .3% of the site. The proposed CUP is for a Type 20, Off-Sale Beer and Wine permit and alcohol sales will be a small part of the merchandise sold at the convenience store. No more than 500 square feet of floor area is permitted for the sale of beer and wine. The store will also sell non-alcoholic beverages, snacks, and sundries. The proposed use is a typical product sold at similar-type convenience stores. The convenience store is carefully designed and located on the site to adequately accommodate parking and on-and-off site circulation with access from multiple driveways along Arrow Highway. 26 parking stalls are provided for the convenience store use, located in front of the store and to the west of the store.

2. That the site had sufficient access to streets and highways adequate in width and pavement type to carry the quantity of traffic generated by the proposed use.

The site is bordered by Arrow Highway on the North and Northeast and Live Oak Avenue on the South. Access to the I-605 Freeway is provided via Arrow Highway and Live Oak Avenue. The certified FEIR (SCH#2013051029) analyzed traffic volumes, trip distances, and overall circulation of the project, including the convenience store and public gas station. The site has sufficient access to streets and highways adequate to carry the quantity of traffic generated by the proposed use because Arrow Highway, a multi-lane street, is classified in the General Plan as a major arterial, sufficient to accommodate additional travel generated by the use.

3. That the proposed use will not have an adverse effect on adjacent property.

The proposed use, as conditioned, will not have an adverse effect upon adjacent properties because the Applicant will develop an existing vacant parcel with specific mitigation measures which will be enforced to reduce dust, noise and visibility from adjacent properties. The use will provide goods and services to surrounding businesses and commuters on Arrow Highway and Live Oak Avenue. The site has been designed to accommodate vehicle circulation and meet parking standards. The adjacent properties to the west and south are developed with industrial uses that create loud noise, including a distribution center with heavy trucking. Properties to the south, across Live Oak Avenue (a 4-lane road) have industrial uses including a machining company, an industrial business park, and a large tank facility for the Valley County Water District. The subject site is located at the back of the Santa Fe Dam Recreation Area and is separated by Arrow Highway, a multi-laned arterial roadway and the proposed use is located at such a distance so as not to have an adverse effect on the recreation area.

In addition to the Conditional Use Permit Findings for an alcoholic beverage use, IMC Section 17.58.060, requires that findings be made regarding whether the public convenience or necessity would be served by the proposed alcoholic beverage establishment. Staff has determined that the findings can be made based on the analysis below.

1. That the proposed use serves the public convenience or necessity, based upon the factors outlined in Section 17.58.060.

This finding is supported by the following facts:

a. The issuance of the conditional use permit would not duplicate services and therefore contribute to an over-concentration of alcoholic beverage establishments because the nearest off-sale use is over one mile from the subject site;

b. Alcohol sales are related to the function of the proposed use in that it is common that similar-type convenience stores sell beer and wine, and it would place the business in an economic disadvantage with other similar convenience stores that sell beer and wine;

c. The proposed establishment will serve a niche in the market not filled by other alcoholic beverage establishment licenses in the area, in that the nearest off-sale use is over one mile from the subject site;

d. The proposed establishment will provide the convenience of purchasing alcoholic beverages in conjunction with other beverage and food sales as well as other merchandise;

e. The aesthetic character and ambiance of the proposed establishment will be consistent with the City's Commercial and Industrial Design Guidelines;

f. There are conditions of approval that prescribe the manner in which the proposed establishment is to be conducted, including the extent to which the establishment will provide an adequate and well trained staff.

g. The proposed establishment complements the established or proposed businesses in the surrounding area in that it will provide goods and services, including packaged food, alcoholic and non-alcoholic beverages, and sundries to the surrounding industrial and warehouse businesses and commuters;

h. According to the Irwindale Police Department, the proposed establishment, location and/or operator has no history of law enforcement problems;

i. According to the Irwindale Police Department, the crime rate in the reporting district and adjacent reporting districts is comparable to other areas in the city and adjacent cities;

j. According to the Irwindale Police Department, the number of alcohol-related police calls for service, crimes or arrests in the reporting district and in adjacent districts is comparable to other areas of the city and adjacent cities;

k. Conditions of approval have been included to ensure that the proposed establishment will maintain security, or surveillance, both inside and outside the premises and comply with all applicable laws.

2. That the proposed establishment will comply with the conditions of approval at Section 17.58.070; 17.58.080; and 17.58.090 of this chapter.

This finding is supported by the following facts:

The conditions of approval contained in Sections 17.58.070; 17.58.080; and 17.58.090 of the IMC have been incorporated into the conditions of approval for this proposal, including, but not limited to, convenience store staff training, adequate exterior lighting, graffiti removal, and requiring the applicant or operator to obtain all required licenses and permits.

SITE PLAN AND DESIGN REVIEW (DA) PERMIT

No changes to the proposed site plan and design review permit have been made since the City's Council's prior approval of the Project. (See **Exhibit F, Resolution No. 795(20 for Site Plan and Design Review Permit (DA) No. 06-2016**.) Pursuant to the provisions of Chapter 17.70 (Site Plan and Design Review) of the Irwindale Municipal Code (IMC), "No person shall construct any building or structure or make structural and physical improvements, additions, extensions and/or exterior alterations, and no permit shall be issued for such construction until the site plan and design review has been submitted to, reviewed by, and approved in accordance with this chapter. The property may only be developed, used and maintained in accordance with the approved site plan and design review."

Development Standard	Minimum Requirement	Project Proposal
Front Yard Setback (from Arrow Hwy)	20'-0"	±155' – 30'
Side Yard Setback	0'-0"	±60'-0"
Rear Yard Setback	N/A	±60'-0"
Floor Area Ratio (F.A.R.)	1:1.0	.35:1.0
Building Height	N/A	50'-6" – 21'-0"
Landscaping	10%	15%
Parking	188	326

Landscaping

Approximately 110,057 square feet (15%) of the project site is proposed to be landscaped in compliance with the "City of Irwindale Commercial and Industrial Design Guidelines" and the Zoning Code requirements for parking area landscaping. The proposed landscape plan is comprised of a combination of parking lot shade trees, procession of palm trees along the Arrow Highway entrance to the site, with shrubs and groundcover.

Building Height

There is no established maximum allowable height standard in the M-2 (Heavy Manufacturing) zone. The proposed buildings range in heights from 50'-6" for the MRF/TS building and 21' for the convenience store.

Access and Circulation

Ingress and egress to the site are provided via five driveways: Driveways 1, 2, 4, and 5 on Arrow Highway and Driveway 3 on Live Oak Avenue, with a Fire Department access entrance at the southwest corner of the property. Driveway 2 includes a trucks only ingress lane and a second entrance with ingress and egress for the employee parking lot. Addendum No. 1 to the FEIR evaluated the minor, internal site plan adjustments made for the final design of the project that included off-site improvements resulting from the internal site changes. The overall circulation of the project has remained similar to the FEIR site plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway. Employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard.

Parking

A total of 188 parking spaces are required and 326 spaces are provided for employees and visitors, with a surplus of 138 parking spaces. Parking is provided adjacent to the building, along the north property line, and toward the south property line near the convenience store. Flex spaces and truck stalls are located at the south building elevation. The Los Angeles Department of Water and Power (LADWP) is allowing parking under their transmission line easement at the south area of the site and in the easement along the east side of the site along Arrow Highway. 247 parking spaces are provided for the MRF/TS; 26 parking spaces are provided for the convenience store/public gas station; 34 Flexible stalls are provided for either use and 19 parking spaces are provided as transfer truck stalls. In addition, the parking provides the required number, size and design for ADA parking stalls and EV Charging Stations. Short and long-term bicycle racks are provided.

Signage

IMC Section 17.56.050 “Signs” provides the maximum allowable sign area for freestanding and wall signs. Based on the approximate square footage of the MRF/TS building, the allowable amount of wall signage would equate to ±7,500 square feet. The convenience store would be allowed 250 square feet of signage. Freestanding signs would be limited to 150 square feet regardless of building size. Like other recently approved, large-scale projects, staff incorporates a Condition of Approval that requires the applicant to prepare a comprehensive sign program. The sign program includes, but is not be limited to, sign type, square footage allowances, scale, placement, illumination, quantity, colors and materials.

Building Design/Design Guidelines

The proposed project is a two-story MRF/TS building and single-story convenience store located on the triangular-shaped property. The proposed office building incorporates desired design elements from the Commercial and Industrial Design Guidelines including but not limited façade elements, roofs and parapets, materials and colors. The layout, landscaping and design of the site also incorporated encouraged design principles. For example, the articulated arched façade elements with translucent panels are provided to break up the building massing. Additionally, the building elevations are scored vertically and horizontally to provide architectural interest. The building also features raised decorative accent elements with metal crosspieces over the bay doors. Neutral beige and

tan colors are proposed on the building façade, with bronze translucent panels and dark trim color for the building accents.

The convenience store exhibits the same color palette and architectural design elements including the raised decorative accents with metal crosspieces and vertical and horizontal scoring to break up building massing. The store features an enhanced front façade with an arched eyebrow canopy over the entrance. A horizontal band course provides dimension and color change around the building. The renderings below show the design of the MRF/TS and the following Design Guidelines Matrix gives specific design principles from the Commercial and Industrial Design Guidelines, which principles are discouraged and how the project responds.

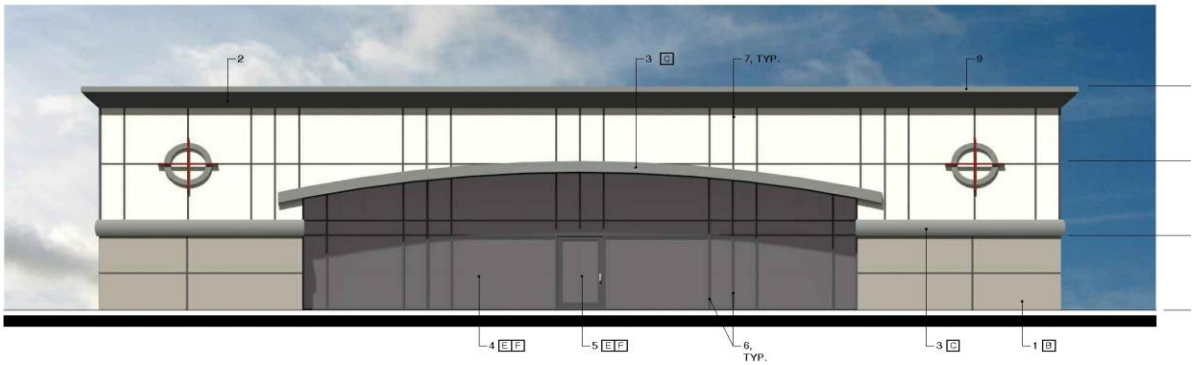
Project Renderings







Convenience Store:



NORTH ELEVATION

Design Guidelines Matrix

Irwindale Materials Recovery and Transfer Station Project
9/7/2017

Site Design & Landscaping

Design Objectives and Siting	Encouraged	Discouraged	As Applied to Project
	Majority of frontage at public sidewalk	Parking in front	Due to the scale and massing of the Project, the building has been set back from the public street to provide a landscape buffer and transition zone from vehicle/pedestrian scale to the larger building scale.
	Historical structures and land forms incorporated	Building set back entirely from sidewalk with no mitigating landscaping or garden structure	No adjacent landforms or nearby historical structures to provide Project adjustments or contextual adherence
	Cluster buildings, incorporate plazas and walkways on larger sites	Large self contained building	Entrance, and Convenience Store) are all clustered off of the main entry at Arrow Highway. It is critical to provide separation of public and commercial areas for safety and efficiency of operations. Operations of the facility require large contiguous building areas sufficient to accomodate waste transfer and recovery. Project massing has been broken up into smaller masses and clusters around larger MRF/Transfer Building.

Parking/Access	Encouraged	Discouraged	As Applied to Project
	Reciprocal access	Curb cuts in arterial streets	All commercial and public traffic is provided via primary and secondary access points from Arrow Highway. Employee parking access provided off of Live Oak Avenue.
	Parking to rear if secure; to side as alternate	Front parking more than 60 feet deep	Parking and landscaping has been provided at perimeter of building to provide significant buffer at Live Oak Avenue and Arrow Highway. Parking is located as necessary to provide a sufficient setback to lessen the building's massing along street frontages.
	Vehicle and pedestrian connections between adjacent uses	Poorly designated pedestrian walkways	Pedestrian walkways have been provided between the parking areas and buildings as well as to Arrow Highway. As the surrounding areas are industrial, there are no adjacent uses that are suitable for pedestrian connections.
	Safe and well designated pedestrian path of travel		Controlled pedestrian access is provided at perimeter of facility to encourage safe travel of employees to and from parking areas to building. Designated crosswalks are provided at vehicle circulation areas.

Open Space	Encouraged	Discouraged	As Applied to Project
	Courtyards, visible from buildings or street	Termination of existing linkage	Administration Building is L-Shaped to provide a courtyard-public area visible from main entry at Arrow Highway.
	Public spaces for relaxation and rest		Exterior employee break area provided adjacent to Administration Building.
	Outdoor dining with permit		Not applicable.
	Shading of open spaces & parking lot	Unshaded parking lot and unshaded public open space areas	Significant shading is provided at parking and public areas.

Screening	Encouraged	Discouraged	As Applied to Project

	Parking lot screening at street periphery		Decorative concrete block wall with landscaping and stepped configuraton is provided at entire perimeter of Project.
	Berming with landscaping preferred		Due to limited setback between public right-of-way and perimeter screen wall, landscape berming has not been provided.
	Solid walls with landscaping for trash and storage facilities		Decorative concrete block wall with landscaping is provided at trash enclosures.
	Proper slope planting techniques to provide screening		Not applicable to this Project.
	Sound attenuation walls, buffer zone and landscape screening at commercial /residential interface	Ground covers and flowering perennials alone	Significant setback of building from Live Oak Avenue and Arrow Highway is provided to allow for landscape and parking areas buffer. Decorative concrete block wall is provided at entire site perimeter for visual screen and sound attenuation.
Landscaping	**Encouraged**	**Discouraged**	**As Applied to Project**
	Minimum 10% of total gross site landscaped	Overused, generic plants, High water-use plants, High water-use plants, compatibility of plants	14% of gross site area is landscaped.
	Minimum 10% of parking area landscaped		Parking lot area landscaping exceeds 10%.
	Define the road edge, entrances & exits with landscaping		Landscaping is provided at all entry, roadways and driveway to define edge.
	Consistency & compatibility in style/design of paving & site amenities	Inconsistent design style of paving & site amenities	Decorative paving provided at primary Project vehicle entries at Arrow Highway and at exterior employee break area. Break area also has decorative screen wall and landscaping. Due to industrial use of facility, limited site amenities are provided.
	Lighting for safety and accent		Lighting provide at all exterior areas. Accent lighting provided at building perimeter and at public areas.
	Incorporation of local quarried stone		Not provided for this Project.
Planting	**Encouraged**	**Discouraged**	**As Applied to Project**
	Enhanced project entries		Enhancements provided at project entries including use of Washingtonia Palms and Crape Myrtles.
	Native plants		Native plants are integrated into the landscape design.
	Drought tolerant / low water usage plants	High water usage plants, Irrigation overspray and waste	Onsite landscaping uses 31% less water than allowable. Right-of-way landscaping uses 30% less water than allowable.
	Appropriate groupings of plant materials	Large areas of sod that require intense maintenance	Variety of planting materials are used with very limited use of turf.
	Vine pockets on walls & buildings		To protect building and screen walls, no vine pockets have been provided. Five varieties of landscape shrubs have been provided at screen walls and building walls.
	Theme trees, Mexican Fan Palm preferred		Washintonia Palms and Crape Myrtles have been used extensively at Project entry and highlight areas.
Building Design & Signs			
Design Principles	**Encouraged**	**Discouraged**	**As Applied to Project**
	Balance, rhythm, symmetry		The operational aspect of this building required a large interior clear area, thus providing a challenge for varied building massing and forms. A varied series of panel types within the design allow for building access (doors), ventilation (louvers), ambient light (polycarbonate panels) and vision (glass). The panel types are arranged in like-panel runs that are symmetrically bookended with arched panels. The same rhythm of arched panels is used at the Administration area with enhanced recesses and detail.

	Layering / detail / depth	Applied ornament as substitute for integrity and interest of massing	The entire building is supported by a base layer, above the base layer are field panels that are capped with a large projecting cornice. Additional architectural detailing and fenestration is provided at corners with enhanced detailing at public interface locations. Panels and building forms are also stepped to provide additional depth and layering to the building massing.
	Vertical / horizontal balance		The run of horizontal panels have been broken up with varying vertical heights at mid-span of long runs as well as between the two large building masses and the attached Administration Area.
	Enhanced street corners		Large areas of polycarbonate panels at the MRF/Transfer Building and vision glass at the Administration Building have been located at all corner areas. Enhanced eyebrow reliefs have been placed above the arched openings at these locations as well as architectural detailing in the panel field above the arch.
	Pedestrian vitality		The majority of the building is placed a large distance from pedestrian access to allow for safety of the pedestrian and better operational vehicle circulation. Pedestrian accessible building areas are articulated with deep arched recesses with glazing, additional landscaping, colored horizontal metal ACM soffits and enhanced paving.
Style	**Encouraged**	**Discouraged**	**As Applied to Project**
	Authentic period styles compatible with City context	Mimicry of mission bells, etc.	The exterior can best be described as a modern adaptation of the Mission style, which is representative of the City's history. For instance, the Project incorpraotes significant horizontal and vertial variation to add richness and variety to the building mass, the use of arches, and light primary colors. This is an appropriate hybrid given the use and scale of the Project.
	New buildings that draw upon the fundamental characteristics of existing buildings in Irwindale	Historic-look-alike building	the recently designed Alderson Business Park, including arches, mixtures of light colors, and building frenestration and articulated roof lines. These design characteristics are consistent with the Mission style prevalent within the City.
	Facades with depth of planes	Parabolic arches	The exterior wall planes have be stepped at the perimeter of the building creating a sawtooth floor plate.
	Develop contemporary interpretations of the traditional context	Stock building plans or typical corporate or franchise operation designs	The clean lines and forms of this Project are an adaption of mission style elements for a modern industrial application. The challenge is adjusting the scale and detail that is more typical of smaller developments. The key solution was to slightly oversize the architectural features and create repetitive patterns (IE: groups of doors or windows) that read a single larger element. These feature fit well within the larger scale of the Project.
Architectural Detailing - Facade Elements	**Encouraged**	**Discouraged**	**As Applied to Project**
	Recessed heavy wooden doors		Not applicable for this Project.
	Deeply recessed windows with planter boxes		All exterior fenestrations at public areas are deeply recessed into arched openings.
	Arcades, columns for scale, balance & rhythm	Long, unbroken façade, Flush windows, Neon window perimeter strips	As noted above, series and groups of elements have been linked together to break up the longer runs of panels. All panel runs are also terminated on each end with arched translucent panels that glow from within during the nighttime.
	Base & cornice expression		The exterior has a defined based and cornice.
	Detailed balconies		Not applicable for this Project.

	Simple awning / canopy shapes		Small canopies and shades are the not appropriate scale for this Project. Large recessed opening with soffits are created at public entry areas.
	Custom ornamentation	Oversized, novelty, or generic ornament	Simple ornamentation is provided at and above all glazed panel areas. Ornamental lighting is also placed throughout all panel locations.
	Continue façade variations on all sides, including roof line	Permanent, non-retractable or exterior security grate/bars	Design features have been carried throughout the Project.

Architectural Detailing - Roofs & Parapets	Encouraged	Discouraged	As Applied to Project
	Varied rooflines- low pitch	Varying roof pitches, Unbroken ridge lines	Low pitched roof used.
	Flat roof behind detailed parapet	Visibly thin parapets, Prominent generic arch or gable	All parapets are topped with a deep cornice. Where parapets end are exposed the parapet is returned to express the building mass.
	Large eave overhang		No eaves on this Project.
	Rails expressing roof deck		Not applicable for this Project.

Architectural Detailing - Materials & Colors			
	Smooth or lightly troweled stucco	Unraced concrete, concrete block or cultured stone	Exterior wall are concrete tilt-up with smooth trowel finish. All walls will be sacked and patched as required.
	Metal, glass, wood, brick, stone, appropriate to context & style		Primary exterior elements are concrete walls, aluminum window frames, glazing, polycarbonate panels, steel doors and pre-manufactured cornices and detailing, all of which provide context and sytle differentiation for the Project.
	Light harmonious colors with accent color for trim	Excessive color saturation + brightness	Light warm tones have been used on the Project with an accent color at doors, trim, and soffits.
	Mission clay tile, Spanish tiles or clay shingle	Modular units (tiles, blocks, etc.) too large for building scale	Smaller building materials such as tile were not used on this Project given the scale.

Signs	Encouraged	Discouraged	As Applied to Project
	Monument, Wall, Projecting, Window & Awning Signs	Internally illuminated, can signs, flags, banners, moveable letter, off premises, electronic, roof-mounted & billboards	Signage not yet designed for this Project.
	Integrate with architecture		Signage not yet designed for this Project.
	Simple, legible, & durable		Signage not yet designed for this Project.
	High quality materials	Neon window strips	Signage not yet designed for this Project.

Before any Site Plan and Design Review is approved, the applicant must show, to the satisfaction of the Planning Commission and the City Council, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis below:

ANALYSIS

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city

The subject site is zoned M-2 (Heavy Manufacturing) and has a current General Plan land use designation of Commercial. The applicant is requesting a General Plan Amendment (GPA) in conjunction with this SP&DR (DA) to change the land use designation to Commercial/Industrial and a Zoning Ordinance Amendment (ZOA), to allow a MRF/TS in the M-2 (Heavy Manufacturing) zone with a Development Agreement (DA). Upon approval of the GPA, ZOA and DA, the proposed project will be in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city. A Conditional Use Permit for the use is being considered as part of the entitlement request for the public gas station and off-sale of beer and wine. The building is designed to generally comply with the

development standards for the M-2 zone; and is consistent with the goals and policies of the General Plan and Citywide Design Guidelines.

2. **The proposed project is in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner's participation agreement or disposition and development agreement**

   The Irwindale Community Redevelopment Agency no longer exists. Therefore this finding is no longer applicable. However, to the extent this finding is applicable, there is an owner's disposition and development agreement (DDA) involved that is being processed concurrently with the Irwindale Successor Agency. The Project is in conformance with the proposed DDA and a condition of approval has been included stating that the Project requires approval of the DDA by the Irwindale Successor Agency.

3. **The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:**

   a) **Facilities and improvements,**
   The MRF/TS C&D, Maintenance and Material Staging areas of the building are setback over ±60 feet from the east/northeast and south property lines (the closest property lines). The convenience store maintains a 30-foot setback from Arrow Highway. The buildings are located to provide adequate vehicular circulation on the site. All structures and infrastructure improvements will be constructed to current code and completed prior to Certificate of Occupancy.

   b) **Pedestrian and vehicular ingress, egress, and internal circulation,**
   Ingress and egress to the site is provided via five driveways: Driveways 1, 2, 4, and 5 on Arrow Highway and Driveway 3 on Live Oak Avenue, with a Fire Department access entrance at the southwest corner of the property. Driveway 2 includes a trucks only ingress lane and a second entrance with ingress and egress for the employee parking lot. Addendum No. 1 to the FEIR evaluated the minor, internal site plan adjustments made for the final design of the project that included off-site improvements resulting from the internal site changes. The overall circulation of the project has remained similar to the FEIR site plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway. Employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard.

   c) **Setbacks,**
   The project has been designed to comply with the required minimum setbacks for the M-2 zone.

d) Height of buildings,
There is no maximum building height restriction within the M-2 zone. Nonetheless, the MRF/TS structure has been designed to complement the massing and height of the existing industrial buildings in the City with a maximum height of 50'6". The convenience store has a maximum height of 21'.

e) Signs,
Signage is not proposed at this time. Future signage will be incorporated into a signage package that eschews garishness and embraces a refined, integrated overall design. A separate sign program will be prepared to address all on-site wall, freestanding, and directional signage.

f) Mechanical and utility service equipment,
Site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area.

g) Landscaping,
The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale.

h) Grading,
Project has been designed to take advantage of the existing topography, thus reducing grading activities on site.

i) Lighting,
All lighting is designed to complement the structures and oriented to properly illuminate the site as not to create "dark pockets" that could support nefarious activities.

j) Parking,
IMC Subsection 17.64.030(M) "Recycling Facilities – Large Collection and Processing Facilities" requires space to be provided on-site for 10 vehicles to circulate and to deposit recyclable materials and 1 parking space for each employee on the largest shift and 1 space for each commercial vehicle associated with the use. The office area requires 1 space for each 350 square feet of office area. The convenience store requires 1 space for each 250 square feet of area. 188 parking spaces are required and 326 spaces are provided; for a surplus of 138 parking spaces.

k) Drainage,
A Water Quality Management Plan (WQMP) will address hydrology and drainage.

l) Intensity of land use.

The project is located on a 17.22-acre, triangular-shaped parcel. The building footprint covers 34% of the site, with the remaining majority of the site dedicated to landscaping, hardscape, and on-site parking and circulation. The MRF/TS building is located in the center of the parcel with the convenience store located at the northeast corner of the property with wide drive aisles, excess parking, and enhanced landscaping in the setback areas.

4. **The proposed development is consistent with applicable city design guidelines and historic design themes, and provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.**

The proposed development incorporates desired design elements from the Commercial and Industrial Design Guidelines including but not limited to façade elements, roofs and parapets, materials and colors. The architectural style is an adaptation of mission style elements for a modern industrial application. The layout, landscaping and design of the site also incorporated encouraged design principles. For example, the articulated arched façade elements with translucent panels are provided to break up the building massing, and enhanced eyebrow reliefs placed above the arched openings at all corner areas. The development includes arches, mixtures of light colors, and building fenestration and articulated roof lines. Additionally, the building elevations are scored vertically and horizontally to provide architectural interest, as well as featuring raised decorative accent elements with metal crosspieces.

CONCLUSION

Staff recommends that the Planning Commission adopt the attached Resolutions:

1. Resolution No. 790(21) recommending that the City Council certify the 2020 Final EIR, MMRP, & Statement of Overriding Considerations (SCH#2013051029) for the MRF/TS project; and
2. Resolution No. 791(21) recommending that the City Council approve GPA No. 02-2016; and
3. Resolution No. 792(21) recommending that the City Council approve ZOA No. 04-2016; and
4. Resolution No. 793(21) recommending that the City Council approve DA No. 02-2016; and
5. Resolution No. 794(21) recommending that the City Council approve CUP No. 08-2016 subject to conditions; and
6. Resolution No. 795(21) recommending that the City Council approve SP&DR (DA) No. 06-2016 subject to conditions

ATTACHMENTS:

Exhibit A: Resolution No. 790(21) Certifying the 2020 Final EIR

Exhibit B: Resolution No. 791(21) General Plan Amendment No. 02-2016
Exhibit C: Resolution No. 792(21) for Zoning Ordinance Amendment No. 04-2016
Exhibit D: Resolution No. 793(21) for Development Agreement No. 02-2016
Exhibit E: Resolution No. 794(21) for Conditional Use Permit No. 08-2016
Exhibit F: Resolution No. 795(21) for Site Plan and Design Review Permit (DA) No. 06-2016
Exhibit G: 2020 Final EIR (digital copy previously provided and available at: https://www.irwindaleca.gov/177/Materials-Recovery-Facility-Transfer)
Exhibit H: Agenda Report & Resolution Nos. CC 2019-63-3147 & SA 2019-64-3148
Exhibit I: Project Plans

EXHIBIT A

RESOLUTION NO. 790(21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT (SCH#2013051029), ADOPT CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MATERIALS RECOVERY FACILITY AND TRANSFER STATION PROJECT

A. RECITALS.

WHEREAS, Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has proposed construction and operation of a Materials Recovery Facility and Transfer Station ("MRF/TS") and a convenience store/public gas station located at 2200 Arrow Highway (APN 8535-001-911) ("Project"). To effectuate the Project, the Applicant is seeking approval of General Plan Amendment No. 02-2016, Zoning Ordinance Amendment No. 04-2016; Development Agreement No. 02-2016; Conditional Use Permit No. 08-2016; and Site Plan and Design Review (DA) Permit No. 06-2016; and

WHEREAS, the proposed ±265,230 square foot development will include a MRF/TS, convenience store and public gas station on a 17.22-acre site that is zoned M-2 (Heavy Manufacturing); and

WHEREAS, pursuant to section 21067 of the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.) and section 15367 of the State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.), the City of Irwindale ("City") is the lead agency for the proposed Project; and

WHEREAS, in May 2013, the City circulated a Notice of Preparation ("NOP") of a Draft Environmental Impact Report ("2014 DEIR") (SCH# 2013051029) for the proposed Project. In April 2014, the 2014 DEIR was circulated for public review and comment. In response to comments received, the City elected to prepare a 2014 Recirculated DEIR, to include minor revisions to the Project Description, modified analyses of air quality and greenhouse gas emissions and traffic circulation, and include additional Project alternatives; and

WHEREAS, the City then prepared the 2016 Final EIR, which included all comments received during the public review and comment period on the 2014 DEIR and 2014 Recirculated DEIR, responses to those comments, and revisions to the 2014 RDEIR made as a result of those comments; and

WHEREAS, on June 8, 2016, the City Council of the City of Irwindale ("City Council") certified the 2016 Final FEIR; and

WHEREAS, in July 2017, Addendum No. 1 to the 2016 FEIR was prepared to address minor, internal site plan adjustments made in the final design of the Project; and

WHEREAS, on September 20, 2017, the Planning Commission of the City of Irwindale ("Planning Commission") conducted a duly noticed public hearing on the Project, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the proposed Project; closed the public hearing; and, after discussion: approved (a) Resolution No. 736(17), recommending that the City Council approve GPA No. 02-2016; (b) Resolution No. 737(17), recommending that the City Council amend the Municipal Code regarding solid waste franchises, material recovery facilities in the M-2 Zone, and distance requirements for alcohol beverage establishments; (c) Resolution No. 738(17), recommending that the City Council approve Development Agreement No. 02-2016; (d) Resolution No. 739(17), recommending that the City Council approve Conditional Use Permit No. 08-2016; and (e) Resolution No. 740(17), recommending that the City Council approve Site Plan and Design Review DA No. 06-2016; and

WHEREAS, on October 11, 2017, the City Council conducted a duly noticed public hearing, as required by law, on the Application and approved the Project. Specifically, the City Council approved: (a) Resolution No. 2017-72-2970 approving GPA No. 02-2016; (b) Resolution No. 2017-75-2973 granting Conditional Use Permit No. 08-2016; and (c) Resolution No. 2017-76-2974 approving Site Plan and Design Review (DA) No. 06-2016; and

WHEREAS, on October 25, 2017, the City Council also approved Ordinance No. 718, amending the Municipal Code regarding solid waste franchises, material recovery facilities in the M-2 Zone, and distance requirements for alcohol beverage establishments, and Ordinance No. 719, approving Development Agreement No. 02-2016; and

WHEREAS, two lawsuits were subsequently filed in Los Angeles County Superior Court challenging the resolutions and ordinances approving the Project on the basis of, among other things, alleged inadequacies in the Project's environmental review documents; and

WHEREAS, on September 5, 2019, the Los Angeles County Superior Court issued rulings in the two cases. While the Court dismissed the vast majority of the lawsuits' claims, the Court did determine that the environmental review for the Project required additional analysis in regards to four discrete issues; and

WHEREAS, as a result of its rulings, the Court ordered that the City set aside and vacate the Project-related resolutions and ordinances until the Project's environmental review addressed the four discrete issues identified by the Court; and

WHEREAS, on November 13, 2019, in compliance with the Court's order, the City Council adopted Resolution No. 2019-63-3147 and SA Resolution No. 2019-64-3148, rescinding approvals for the Project; and

WHEREAS, to address the four discrete issues identified by the Court, and pursuant to requirements, authority, and criteria contained in CEQA, the City, as lead agency, prepared the 2020 Recirculated Draft Environmental Impact Report ("2020 RDEIR"); and

WHEREAS, the 2020 RDEIR addresses the following four discrete issues as directed by the Court: 1) Truck Fueling Operations; 2) Greenhouse Gas Emissions; 3) Transportation Energy Use; and 4) Project-Specific Air Emissions Health Risks of ROG, NOx and ozone; and

WHEREAS, after completion of the 2020 RDEIR, the City filed a Notice of Completion ("NOC")/Notice of Availability ("NOA") with the Governor's Office of Planning and Research on June 17, 2020, indicating that the 2020 RDEIR was complete and available for public review and comment. The City also filed the NOC/NOA with the Los Angeles County Clerk on June 17, 2020, and mailed a copy of the NOC/NOA to surrounding cities and property owners within a 500-foot radius of the Project site. The 2020 RDEIR was also made available on the City's website at: http://www.ci.irwindale.ca.us/; and

WHEREAS, the City also provided notice of the 2020 RDEIR's availability via publication in the San Gabriel Valley Tribune newspaper, via mailing and outreach to interested agencies and other parties, and by postings on the City's website; and

WHEREAS, the 2020 RDEIR was available for a 45-day public review and comment period commencing on June 22, 2020 and ending on August 5, 2020. During the public review and comment period for the 2020 RDEIR, six comment letters were received. Five of the six comment letters were submitted by public agencies, and one letter was submitted by Waste Management Collection and Recycling, a competitor of the Project Applicant. No comment letters were received from individuals or residents; and

WHEREAS, after the close of the public review and comment period for the 2020 RDEIR, the City prepared written responses to each comment letter submitted during the review period. The City also prepared the 2020 Final Environmental Impact Report ("2020 FEIR") for the proposed Project. The 2020 FEIR includes the 2020 RDEIR, all comments received during the public review and comment period for the 2020 RDEIR, the City's responses to those comments, and revisions and corrections to the 2020 RDEIR made in response to comments received; and

WHEREAS, the 2020 FEIR for the proposed Project also includes the 2014 Draft EIR, 2014 Recirculated Draft EIR, and the 2016 Final EIR except for those portions required to be reassessed by the Superior Court. The 2020 FEIR also includes and incorporates therein the 2017 Addendum No. 1 to the 2016 Final EIR; and

WHEREAS, the 2020 FEIR was made available on the City's website; and

WHEREAS, written responses to all public agency comment letters received during the public review and comment period were also sent to each commenting agency at least 10 days prior to this hearing; and

WHEREAS, on January 20, 2021, the Planning Commission conducted a duly noticed public hearing on the Project, at which time all persons wishing to testify were heard; and

WHEREAS, **Exhibit A** to this Resolution, *California Environmental Quality Act Findings of Fact and Statement of Overriding Considerations*, lays out the findings of fact upon which the Planning Commission has made its certification recommendation; and

WHEREAS, the environmental impacts identified in the 2020 FEIR that the City finds are of no impact or constitute a less than significant impact and do not require mitigation are set forth in **Section 2** of **Exhibit A** to this Resolution; and

WHEREAS, the environmental impacts identified in the 2020 FEIR that the City finds are potentially significant, but which the City finds can be mitigated to a level of less than significant through the incorporation of feasible Mitigation Measures, are set forth in **Section 3** of **Exhibit A** to this Resolution; and

WHEREAS, the environmental impacts identified in the 2020 FEIR that the City finds are potentially significant, but which the City finds cannot be mitigated to a level of less than significant, despite the imposition of feasible Mitigation Measures, are set forth in **Section 4** of **Exhibit A** to this Resolution; and

WHEREAS, the cumulative impacts of the Project identified in the 2020 FEIR are set forth in **Section 5** of **Exhibit A** to this Resolution; and

WHEREAS, the irreversible environmental changes caused by the Project identified in the 2020 FEIR are set forth in **Section 6** of **Exhibit A** to this Resolution; and

WHEREAS, the existence of any growth-inducing impacts resulting from the proposed Project identified in the 2020 FEIR are set forth in **Section 7** of **Exhibit A** to this Resolution; and

WHEREAS, alternatives to the proposed Project identified for their potential to eliminate or reduce significant environmental impacts are described in **Section 8** of **Exhibit A** to this Resolution; and

WHEREAS, the benefits of the Project outweighing its potential significant environmental impacts are set forth in the Statement of Overriding Considerations included in **Section 9** of **Exhibit A** to this Resolution; and

WHEREAS, the Mitigation Monitoring and Reporting Program setting forth the Mitigation Measures to which the City shall bind itself in connection with the Project, is attached as **Exhibit B** to this Resolution; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, reviewed and considered, all of the information and data in the administrative record, including the 2020 FEIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the 2020 FEIR reflects the independent judgment of the Planning Commission and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, the Planning Commission has not received any comments or additional information constituting substantial new information requiring recirculation of any portion of the environmental review for the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, all the requirements of CEQA, the State CEQA Guidelines, and the City of Irwindale's Local CEQA Guidelines have been satisfied by the City in the 2020 FEIR, which is sufficiently detailed such that all of the potentially significant effects of the Project have been adequately evaluated; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

SECTION 1. Recitals. The Planning Commission hereby specifically finds that all of the statements set forth in the Recitals, Part A, of this Resolution are true and correct, and incorporated into this Resolution by reference as findings of fact.

SECTION 2. CEQA. The Planning Commission hereby specifically finds and determines that it has been presented with the 2020 FEIR, which it has reviewed

and considered along with all public testimony and the entirety of the administrative record.

The Planning Commission further finds that the 2020 FEIR is an accurate and objective statement that has been completed in full compliance with CEQA, the State CEQA Guidelines and the City's Local CEQA Guidelines, and the 2020 FEIR reflects the independent judgment and analysis of the Planning Commission.

The Planning Commission finds that **Exhibit A** to this Resolution, together with the 2020 FEIR, lays out the substantial evidence and facts sufficient to support each of the findings on each of the potential impacts that may occur as a result of the proposed Project, and that all potentially significant impacts that have not been mitigated to a level of less than significant have nonetheless been mitigated to the extent that is physically, legally, and technologically feasible.

The Planning Commission declares that no evidence of new significant impacts as defined by the State CEQA Guidelines section 15088.5 has been received by the City after circulation of the 2020 RDEIR which would require recirculation.

Finally, the Planning Commission finds that based upon the Statement of Overriding Considerations contained in **Section 9** of **Exhibit A** to this Resolution, the benefits of the proposed Project outweigh the potentially significant environmental impacts that cannot be feasibly reduced to a level of less than significant.

SECTION 3. Certification of the 2020 FEIR. The Planning Commission hereby recommends that the City Council certify the 2020 FEIR and adopt the CEQA Findings of Facts and a Statement of Overriding Considerations, attached as **Exhibit A** to this Resolution, based on the entirety of the record of proceedings.

SECTION 4. Mitigation Monitoring and Reporting Program. Pursuant to Public Resources Code section 21081.6, the Planning Commission finds that all feasible Project Mitigation Measures have been identified in the Mitigation Monitoring and Reporting Program attached as **Exhibit B** to this Resolution. The Planning Commission hereby recommends that the City Council adopt the Mitigation Monitoring and Reporting Program. The Planning Commission further recommends that implementation of the Mitigation Measures contained in the Mitigation Monitoring and Reporting Program be made a condition of approval of the Project. In the event of any inconsistencies between the Mitigation Measures set forth in **Exhibit B** to this Resolution and the 2020 FEIR, the Mitigation Monitoring and Reporting Program adopted by the City Council shall control.

SECTION 5. Record of Proceedings and Custodian of Record. The documents and materials that constitute the record of proceedings upon which this Resolution has been based are located at 5050 N. Irwindale Avenue, Irwindale, California. The custodian for these records is the Community Development

Manager. This information is provided in compliance with Public Resources Code section 21081.6.

SECTION 6. Notice of Determination. The Planning Commission hereby recommends that the City Council direct that a Notice of Determination be filed with the County of Los Angeles and the California State Clearinghouse within five working days of final Project approval.

SECTION 7. The Secretary shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 20th day of January 2021.

_____
Arthur R. Tapia, Chair
City of Irwindale Planning Commission

ATTEST:

_____
Marilyn Simpson, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 20th day of January 2021, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, Secretary

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

EXHIBIT A
CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

SECTION 1: SUMMARY OF FINDINGS

At a meeting on [____], the City Council determined that, based on all of the evidence presented, including but not limited to the 2014 Recirculated Draft Environmental Impact Report ("2014 RDEIR"), the 2016 Final Environmental Impact Report ("2016 FEIR"), the 2017 Addendum No. 1 to the 2016 FEIR ("Addendum No. 1"), the 2020 Recirculated Draft Environmental Impact Report ("2020 RDEIR"), and the 2020 Final EIR ("2020 FEIR") (all together, the "EIR"), all technical studies prepared thereto, written and oral testimony given at meetings and hearings, and the submission of testimony from the public, organizations and regulatory agencies, the following environmental impacts associated with the Irwindale Materials Recovery Facility and Transfer Station Project ("MRF/TS" or "Project") are: (1) less than significant and do not require mitigation; or (2) potentially significant but will be avoided or reduced to a level of insignificance through the identified Mitigation Measures; or (3) significant and cannot be fully mitigated to a level of less than significant but will be substantially lessened to the extent feasible by the identified Mitigation Measures.

SECTION 2: FINDINGS REGARDING LESS THAN SIGNIFICANT IMPACTS NOT REQUIRING MITIGATION.

Consistent with Public Resources Code section 21002.1 and section 15128 of the State California Environmental Quality Act (CEQA) Guidelines, the EIR focused its analysis on potentially significant impacts, and limited discussion of other impacts for which it can be seen with certainty there is no potential for significant adverse environmental impacts. State CEQA Guidelines section 15091 does not require specific findings to address environmental effects that an EIR identifies as "no impact" or a "less than significant" impact. Nevertheless, the City Council hereby finds that the Project would have either no impact or a less than significant impact to the following resource areas:

A. AESTHETICS

1. Scenic Vista

Threshold: Would the project have a substantial adverse effect on a scenic vista?

Finding: Less than significant impact. (2014 Recirculated Draft Environmental Impact Report ["2014 RDEIR"], pp. 3.2-32 and -33; see also 2016 Final Environmental Impact Report ["2016 FEIR"], pp. C&R-70 [Response 7-1], -223 [Response 14-4].)

Explanation: There is no scenic vista within the City (General Plan, 2008). However, the view of the San Gabriel Mountains may be considered a scenic vista. The line of sight [taken from the closest sensitive receptors – industrial/commercial workers along Arrow Highway/Live Oak Avenue and residents along Baldwin Park Boulevard at Viewpoint 3] would be changed to include a MRF/TS building and site, in addition to the existing views of a 4-lane street with center lane

designated truck route, commercial buildings and parking, above-ground water district water tanks (approximately 40 feet in height), utility structures, the Santa Fee Dam, and the San Gabriel mountains. The visual change resulting from Project implementation will not eliminate a scenic view of the mountains from any direction; and therefore, the Proposed Project will not have a substantial adverse effect on a scenic vista. (2014 RDEIR, pp. 3.2-32 and -33; see also 2016 FEIR, pp. C&R-70 [Response 7-1], and C&R-223 [Response 14-4].)

2. Scenic Resources

Threshold: Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Finding: Less than significant impact. (2014 RDEIR, p. 3.2-33.)

Explanation: Interstate 605 is located in the vicinity of the site but is not a State designated scenic highway (California Streets and Highways Code Section 260-284), and the site is not visible to motorists on the Interstate in any case. The site and surrounding area does not contain any known or identified scenic resources, such as trees, rock outcroppings, or historic buildings. As discussed above, there are existing streetscape trees along the perimeter of Live Oak Avenue (south edge of parcel) and the northwestern property line which screen views onto the site and would therefore be considered to provide aesthetic and visual screening benefit as development of the site occurs. These trees are not identified in any City plan or otherwise as an existing scenic resource. As detailed on Exhibit 2.8 Conceptual Landscape Plan (see Chapter 2.0 Project Description), existing streetscape landscaping will remain in place where noted. It is expected the implementation of the Proposed Project will require some of the trees to be removed to provide driveway access onto and from the site and to allow for related essential Project features. As designed, overall Project landscaping will exceed the City's minimum requirement of 10% of surface area and would cover approximately 99,623 SF (13%) of the site. Therefore, there are no reasonably foreseeable potential impacts to scenic resources from implementation of the Proposed Project. (2014 RDEIR, p. 3.2-33.)

3. Visual Character

Threshold: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.2-29 through 33.)

Explanation: The Proposed Project would result in development of an unimproved, vacant site. Implementation of the Proposed Project includes land development of a MRF/TS building complete with an operations office, administrative office/visitor center, maintenance facility, and a fueling facility/convenience store open to the public. The fueling facility/convenience store would be a separate structure located in the north-eastern portion of the site adjacent to Arrow Highway and includes a fueling island with pump canopy, convenience store, and parking for customers. In addition, site development includes a landscaped parking area for employees and visitors, on-site and perimeter landscaping, and a

decorative concrete block wall.

The proposed development of the site is characterized as a redevelopment improvement to the current visual setting. The existing visual quality of the site is a disturbed, urban infill property. Current on-site conditions generally consist of street trees, sparse vegetation, and debris. The entire perimeter of the parcel is currently secured with chain-link fencing. The adjacent industrial and commercial buildings which surround the site to the south, west, and northwest are compatible with and consistent with buildings to be constructed on the project site. Existing land uses that surround the site include a mixture of commercial and industrial uses to the west, east, and south, recreation/open space to the north, and beyond the commercial/industrial uses that line Live Oak Avenue in the City of Baldwin Park to the south lie residential areas. To the northeast, the Santa Fe Dam and Recreation Area is buffered by its dam walls purposely designed as a flood control barrier. On the top of the Santa Fe Dam, is a bike trail that provides panoramic view of the San Gabriel Valley and San Gabriel Mountains.

The view of the site would be modified from that of a previously developed but currently vacant parcel to that of a built development, with parking area and landscaped areas. Generally, developing a previously developed but vacant site is not considered a degradation to a visual resource. However, some members of the public may prefer the aesthetic attributes of undeveloped land over developed land, When taking into consideration the entire viewshed of the San Gabriel Valley (as seen from the bike trail), and all of the uses surrounding the Proposed Project site, the Proposed Project would not degrade the dominant urbanized setting which currently consists of electrical transmission corridors, mining and mine reclamation operations, residential development, commercial/industrial land uses, water tanks, and open space (consisting of highly disturbed terrain and landscaping with non-native plant species.).

The exterior design of the facility buildings is required to be consistent with the City's Commercial and Industrial Design Guidelines. As designed, the building includes varying parapet heights, vertical tower elements, arcades, arched entry structures, and deeply recessed exterior fenestrations. The parapet walls vary in height ranging from 30-51 feet and allow for a maximum of 64 feet at the top of the pitched roof (tower elements). Proposed exterior materials include varying plaster colors consistent with the City's Commercial and Industrial Design Guidelines, wrought iron and decorative tile accents, accentuated building cornices, and plaster building ornaments to create a "village" of buildings that cohesively work together under a single architectural theme.

All Project buildings would be constructed from steel for primary and secondary framing elements. The exterior walls would be light gauge frame with plaster finish. A metal "cool" roof is proposed for the majority of the roofing areas in conjunction with the decorative roof tile accents on the tower elements; (a "cool" roof reflects and emits the sun's heat back to the sky instead of transferring it to the building below thereby reducing energy costs). The Loadout Area tunnel, associated ramps, and all operational areas would be poured concrete slab.

Landscaping would be designed and maintained to screen both the site perimeter and interior site, with particular focus on areas of the site that are visible to the public. Landscaping will include perimeter trees except at driveways and utility easements. The variety of trees to be planted on-site may include the following species: London Plan tree, Golden Raintree, Crepe

Myrtle and Magnolias. A variety of shrubs including Lily of the Nile, Kangaroo Paw, Red Yucca, and Texas Ranger will be planted as accents throughout the site, and accent ground coverings include accent plantings of acacia, rosea ice plant, rosemary, and periwinkle.

During construction, activities such as excavation, trenching, and dirt/ debris removal off-site would be expected to occur on the Proposed Project site. From the street level, views of construction activities would be minimal due to fencing and other visual barriers. Due to its elevation, those utilizing the Santa Fe Dam bike trail would have uninterrupted views of construction activities. Construction activities are expected to last the duration of 18 months resulting in a short-term visual alteration. Those potential short-term impacts would not foreseeably degrade the visual character of the area based on the context of the entire viewshed. Impacts would be less than significant. (2014 RDEIR, pp. 3.2-29 through 33.)

4. Light and Glare

Threshold: Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.2-33 and -34.)

Explanation: Implementation of the Proposed Project would alter the parcel's appearance from a vacant and disturbed site to a fully developed site resulting in the establishment of a new source of light at the site. As a standard condition of approval, all outdoor lighting at the site would be in accordance with the City's General Plan and zoning ordinance and the City's Commercial and Industrial Design Guidelines to avoid interference with, or nuisance to, adjacent properties. These City regulations require that outdoor lighting be directed downward and be shielded to minimize light spillage effects. Additionally, the conceptual design plans demonstrate that the building exterior would not utilize reflective materials or glare-inducing materials, and a condition of development will be imposed by the City to make this a requirement in the final design. Therefore, the Proposed Project would not create a new source of substantial light or glare that would significantly impact or affect day or nighttime views in the area. Impacts would be less than significant. (2014 RDEIR, pp. 3.2-33 and -34.)

B. AGRICULTURAL AND FORESTRY RESOURCES

1. Farmland

Threshold: Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California resources Agency, to non-agricultural use?

Finding: No impact. (2014 RDEIR, p. 3.1-1.)

Explanation: The Proposed Project area is located within a highly urbanized region of Los Angeles County, surrounded by industrial and commercial uses, aggregate mining, freeways and major arterial roadways, and a regional flood control and recreational project (Santa Fe Dam and Recreation Area). The site is not designated Prime Farmland, Farmland of Statewide

Importance, or Unique Farmland. The existing zoning and proposed zoning does not include any agricultural zoning designation or land use. No Williamson Act contracts are associated with the Project site. Implementation of the Proposed Project would not result in changes that have the potential to induce conversion of agricultural lands in the vicinity of the Project to non-agricultural uses. Therefore, no impacts would occur to agricultural resources. (2014 RDEIR, p. 3.1-1.)

2. Agricultural Zoning

Threshold: Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Finding: No impact. (2014 RDEIR, p. 3.1-1.)

Explanation: The Proposed Project area is located within a highly urbanized region of Los Angeles County, surrounded by industrial and commercial uses, aggregate mining, freeways and major arterial roadways, and a regional flood control and recreational project (Santa Fe Dam and Recreation Area). The site is not designated Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The existing zoning and proposed zoning do not include any agricultural zoning designation or land use. No Williamson Act contracts are associated with the Project site. Implementation of the Proposed Project would not result in changes that have the potential to induce conversion of agricultural lands in the vicinity of the Project to non-agricultural uses. Therefore, no impacts would occur to agricultural resources. (2014 RDEIR, p. 3.1-1.)

3. Forestland Zoning

Threshold: Would the project conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?

Finding: No impact. (2014 RDEIR, pp. 3.1-1 and -2.)

Explanation: The surrounding area is developed with various land uses, none of which are forested lands. Forestry operations do not occur within the Project vicinity, nor would the Project convert, alter or impact forested lands. The Proposed Project site has been vacant, surrounded by high density urban uses, and unused for more than 20 years. As such, no impacts would occur to forestry resources or zoning. (2014 RDEIR, pp. 3.1-1 and -2.)

4. Loss of Forest Land

Threshold: Would the project result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No impact. (2014 RDEIR, pp. 3.1-1 and -2.)

Explanation: The surrounding area is developed with various land uses, none of which are forested lands. Forestry operations do not occur with the Project vicinity, nor would the

Project convert, alter or impact forested lands. The Proposed Project site has been vacant, surrounded by high density urban uses, and unused for more than 20 years. As such, no impacts would occur to forestry resources or zoning. (2014 RDEIR, pp. 3.1-1 and -2.)

5. Conversion of Farmland or Forest Land

Threshold: Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Finding: No impact. (2014 RDEIR, pp. 3.1-1 and -2.)

Explanation: The surrounding area is developed with various land uses, none of which are forested lands. Forestry operations do not occur within the Project vicinity, nor would the Project convert, alter or impact forested lands. The Proposed Project site has been vacant, surrounded by high density urban uses, and unused for more than 20 years. As such, no impacts would occur to forestry resources or zoning. (2014 RDEIR, pp. 3.1-1 and -2.)

C. AIR QUALITY

1. Sensitive Receptors

Threshold: Would the project expose sensitive receptors to substantial pollutant concentrations of toxic air contaminants?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.3-55 through -58; see also 2020 RDEIR, pp. 3-6 through -8, and pp. 6-1 through -15; see also 2020 FEIR, pp. 7-9 and -10 [Responses AZ-3 and -4], 7-40 [Response BP-30], 7-75 through -81 [Responses BP-89 and -90].)

Explanation: To determine whether the Project would expose sensitive receptors to substantial pollutant concentrations, project-related health risk and hazards were compared to the significance thresholds. A health risk assessment (HRA) was conducted in accordance with technical guidelines developed by the federal and California agencies (i.e., USEPA, CalEPA-OEHHA) and the SCAQMD.

The greatest potential impact from TACs would be diesel particulate emissions from trucks during operations. Additional air toxics may be emitted from service station operations. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. The SCAQMD has established the CEQA significance threshold for individuals exposed to TAC sources as the increased incremental cancer risk of 10 in one million or greater. The HRA analyzed the potential incremental cancer risks to residents in the project vicinity of the Proposed Project, using emission rates from CARB's EMFAC2011 model. Emissions were input into the USEPA approved dispersion model AERMOD to calculate ambient air concentrations at receptors in the project vicinity.

Conservative health risk methodologies were used in the risk assessment in order to estimate maximum potential health risks. These methodologies overestimate both non-carcinogenic and carcinogenic health risk, possibly by an order of magnitude or more. Therefore, for carcinogenic risks, the actual probabilities of cancer formation in the populations of concern due to exposure to carcinogenic pollutants are likely to be lower than the risks derived using the risk assessment methodology. In accordance with Office of Environmental Health Hazard Assessment (OEHHA) guidelines, the HRA was accomplished by applying the highest estimated concentrations of TAC at the receptors analyzed to the established cancer potency factors and acceptable reference concentrations for non-cancer health effects. The HRA was conducted by combining the emission inventory, facility prioritization, air dispersion modeling, and risk assessment analysis based on the CARB Hotspot Analysis and Reporting Program (HARP).

Construction Emissions

During construction activities, the maximum incremental cancer risks from all trucks using the MRF/TS and the service station would be 0.2 (residential adult receptor), 2.3 (residential child receptor), and less than 0.1 (school children receptor) cancers per million, which are less than the SCAQMD significance threshold of 10 in one million. Thus, construction impacts would be less than significant. (2014 RDEIR, pp. 3.3-56 and -57; 2017 Addendum No. 1, p. 21.)

Operational Emissions

The maximum Project-related incremental cancer risks from operations would be 8.6 (residential adult receptor), 4.2 (residential child receptor), 2.8 (offsite works), and 0.6 (school children receptor) cancers per million, which are below the SCAQMD significance threshold of 10 in one million. Further, exposure to non-carcinogenic substances would be significant if the hazard index exceeds 1.0. The maximum chronic hazard index for the Project is less than 0.01 and thus less than significant. The maximum acute hazard index is also less than 0.01 and thus also less than significant. Therefore, operational impacts would be less than significant. (2014 RDEIR, p. 3.3-57.)

Despite the fact that operational impacts would be less than significant, and no mitigation is required, Project **Mitigation Measures AQ-1** through **AQ-18** (incorporated below), would also further reduce the already less than significant health risks associated with the Project. With the incorporation of these measures, maximum mitigated incremental cancer risks from operations would be 7.4 (residential adult receptor), 3.6 (residential child receptor), 2.5 (offsite worker), and 0.5 (school children receptor) cancers per million. (2014 RDEIR, pp. 3.3-57 and -58.)

Public Gas Station Fuel Dispensing Operations

Regarding the potential for health impacts, the convenience store gas station would only serve pass-by small vehicle traffic and possibly some of the smaller self-haul vehicles and MRF/TS employee vehicles. For purposes of air quality assessment and related Health Risk Assessment (HRA), the public gas station was assumed to dispense 0.34 million gallons of diesel per year based on 2011 average throughput for diesel fuel dispensing stations in California.

Given the size of the proposed convenience store gas station, and understanding that the convenience store gas station does not include fueling for the larger collection trucks and transfer trucks associated with the MRF/TS operations (and likely only a small percentage of the self-haul vehicles), the average throughput of the reporting California Retail Diesel Fuel Stations (0.34 million gallons of diesel fuel per year) is confirmed to be a reasonable estimate of fuel throughput (2014 RDEIR, p. 3.3-57). For that reason, it is concluded that the diesel fuel assumptions used in the Health Risk Assessment are reasonable, and the overall air emissions health risk assessment impacts of the Proposed Project, including the dispensing of diesel fuel at the convenience store public gas station are less-than-significant, as determined in Threshold AQ-5 in the 2014 RDEIR (beginning on page 3.3-55). No mitigation measures are required.

There will be no CNG fuel provided at the convenience store public gas station, and for that reason, there are no potential impacts of CNG fueling at the convenience store gas station. No mitigation measures are required.

The convenience store public gas station is not intended to service any Athens' diesel-fueled waste trucks. The convenience store gas station would serve primarily gasoline-fueled pass-by traffic and smaller vehicles (cars, SUVs, pickup trucks and motorcycles), and would not serve larger diesel-fueled or CNG-fueled waste collection and transfer trucks. The volume of diesel actually pumped at the station (whether it is greater or less than 0.34 million gallons per year) would not affect the outcome of the HRA in any significant way since it is the actual combustion of diesel fuel that generates diesel particulate matter and is the primary driver of potential health impacts from diesel vehicles, not the storage of diesel fuel or fueling of diesel vehicles.

The HRA does account for the health impacts of gasoline fueling activities, which CARB notes within its Air Quality and Land Use Handbook: A Community Health Perspective as a specific emission source of concern. The health impacts of gasoline fueling activities were determined based on the California Air Pollution Control Officers Association's Air Toxics "Hot Spots" Program Gasoline Service Station Industry-wide Risk Assessment Guidelines and SCAQMD's Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations, each of which does not include diesel fueling activities since diesel fuel has a lower volatility level than gasoline. Within the HRA, diesel combustion contributes the largest portion of the health impacts, with gasoline-fueling activities contributing less than five percent of the potential health impacts. For these reasons, it is concluded that the gasoline fuel assumptions used in the Health Risk Assessment are reasonable, and the potential impacts of dispensing gasoline fuel at the convenience store gas station are less-than-significant. No mitigation measures are required. (2020 RDEIR, pp. 3-6 through -8.)

Ozone Precursor Health Impacts

In the case of the Irwindale MRF/TS, operational emissions exceed the SCAQMD's recommended daily significance thresholds for NOx and ROG. However, this does not determine the concentration of ozone that will be occur at or near the Project Site or within the region on a particular day or month of the year, or the specific health impacts that may occur as a result of that concentration. Wind speed and direction, and the presence or absence of sunlight, and other complex chemical factors all combine to determine the ultimate concentrations and locations of

ozone. This is especially true for a project like the Irwindale MRF/TS, where most of the criteria pollutant emissions derive not from a single "point source," but from mobile sources driving to, from and around the Project Site.

The air quality analysis for the Irwindale MRF/TS includes a site-specific localized impact analysis and a toxic air contaminant (TAC) health risk assessment, both of which found less than significant impacts. These were focused on the impacts locally on receptors adjacent to the Project site. Models such a USEPA's AERMOD have been used for years to estimate local concentrations for air permitting and environmental planning. However, even these dispersion models are not suited for the chemical transformation related to the formation of ozone due to emissions of NOx and ROG and the interaction with sunlight. Ozone concentrations are dependent upon a variety of complex factors, including the presence of sunlight and precursor pollutants, natural topography, atmospheric stability, atmospheric chemistry and wind patterns. Because of the dynamic nature of ozone formation and the complexities of predicting ground-level ozone concentrations in relation to ambient standards, air districts instead develop mass emissions thresholds for ROG and NOx that are used to make significance determinations. Air districts also recommend mitigation measures for projects that exceed the significance thresholds.

On a regional scale, it is not be possible to accurately model the impact on NAAQS attainment that emissions from the MRF/TS may have. The currently available tools are equipped to model the impact of all emission sources in the air basin on attainment, not to evaluate an individual project. Both the SCAQMD and SJVAPCD have expressed serious concerns that the regional modeling applied to individual projects such as the MRF/TS project, will not generate meaningful results.

In summary, modeling of the Irwindale MRF/TS Proposed Project's ozone emissions is not feasible and would not provide meaningful information given the magnitude of the emissions in the air basin and the number of variables that affect ozone formation (e.g., mass of precursor emissions, background concentrations for all other emission sources in the air basin, location of activity and weather on that day that results in conversion of precursor emissions into ozone).

Consistent with the California Supreme Court's Friant Ranch decision, the analyses presented here provide additional details regarding the potential health effects from the proposed Irwindale MRF/TS's significant and unavoidable criteria pollutant emissions of NOx and ROG. It also explains why it is not scientifically feasible to substantively connect this individual Proposed Project's air quality impacts to likely health consequences. The criteria air pollutant emissions of NOx and ROG for the project are too small to model and obtain meaningful regional concentrations of criteria air pollutants and ozone, which makes it infeasible to more precisely correlate these future unknown minor concentration changes to resulting health effects. (2020 RDEIR, pp. 6-1 through -15; see also 2020 FEIR, pp. 7-9 and -10 [Responses AZ-3 and -4], 7-75 through -81 [Responses BP-89 and -90].)

D. BIOLOGICAL RESOURCES

1. Sensitive Species

Threshold: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

Finding: No impact. (2014 RDEIR, p. 3.4-1 through -13; see also 2016 FEIR, pp. C&R-70 [Response 7-3], -122 [Response 11-37], -289 [Response 22-3].)

Explanation: The project site is a brownfield site that was previously occupied by heavy industrial use for decades. Despite the fact that the Project site was previously fully developed and is located in a dense urban area, a general biological survey of the entire Project site was conducted. In addition, a habitat assessment/burrow survey for burrowing owl was also conducted. No special status plant and animal species were identified on the Proposed Project site during the biological survey, and none are expected to occur based on the lack of potentially suitable habitat. No CNDDB records of burrowing owl are located near the Proposed Project site (CDFG 2009d), and no burrowing owls were observed during the biological survey. In addition, no potentially suitable burrows or active sign (i.e., molted feathers, cast pellets, prey remains, eggshell fragments, and/or excrement) were identified on the Proposed Project site during the habitat assessment/burrow survey. Burrowing owls have a low potential to occur onsite based on the level of disturbance and lack of potentially suitable habitat. Thus, no impact to sensitive species would occur. (2014 RDEIR, p. 3.4-1 through -13; see also 2016 FEIR, pp. C&R-70 [Response 7-3], -122 [Response 11-37], -289 [Response 22-3].)

2. Riparian and Sensitive Habitat

Threshold: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

Finding: Less than significant impact. (2014 RDEIR, p. 3.4-14; see also 2016 FEIR, pp. C&R-70 [Response 7-3], -122 [Response 11-37], -289 [Response 22-3].)

Explanation: The Proposed Project would result in permanent, direct impacts to the vegetation on the entire site through permanent loss of these resources by conversion of the land to industrial/business. Impacts to urban development land, disturbed habitat, and non-native vegetation would not be significant because these habitats do not support special status species on-site, and regionally, are not considered to have high conservation value requiring mitigation. Although the non-native grassland on-site does provide some biological value, the habitat is not considered to be a sensitive habitat type and does not provide a critical linkage to other areas of native habitat; therefore, impacts to non-native grassland would not be significant. (2014 RDEIR, p. 3.4-14; see also 2016 FEIR, pp. C&R-70 [Response 7-3], -122 [Response 11-37], -289 [Response 22-3].)

3. Wetlands

Threshold: Would the project have a substantial adverse effect on state or federally protected wetlands, including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?

Finding: Less than significant impact. (2014 RDEIR, p. 3.4-14.)

Explanation: The Proposed Project would not result in impacts to jurisdictional wetlands or waterways because none were identified on the project site during the biological survey. (2014 RDEIR, p. 3.4-14.)

4. Migration and Nursery Sites

Threshold: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursey sites?

Finding: Less than significant impact. (2014 RDEIR, p. 3.4-15.)

Explanation: Due to the isolation of the Proposed Project site, level of previous disturbance, and lack of adjacent natural habitats, development of the property would not create artificial wildlife corridors or substantially interfere with connectivity to off-site habitat, or substantially limit access to potential foraging/breeding habitat or water sources necessary for the successful reproduction of resident wildlife species.

5. Adopted Habitat Conservation Plans

Threshold: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: No impact. (2014 RDEIR, p. 3.4-17.)

Explanation: biological impacts within the City of Irwindale have not been analyzed under the General Plan or a related, adopted planning document. In addition, the biological survey review included examination of: 1) geological substrates and soil types mapped on the site (Morton and Miller 2003 and USDA 1969, respectively); 2) National Wetland Inventory (NWI) maps of the region (USFWS 1985); 3) federally designated critical habitat for the region (USFWS 2009b); 4) California Department of Fish and Game (CDFG) California Natural Diversity Database (CNDDB) and U.S. Fish and Wildlife Service (USFWS) special status species records for the vicinity (CDFG 2009d and USFWS, respectively); and 5) the biological constraints analysis report prepared by BonTerra Consulting for a portion of the site, dated June 9, 2009. In addition, there is no applicable HCP or NCCP or other local regional or state habitat conservation plan; and therefore, no known impact would be expected to occur. (2014 RDEIR, p. 3.4-17.)

E. ENERGY

1. Wasteful, Inefficient, or Unnecessary Consumption

Threshold: Would implementation of the project result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Finding: Less than significant. (2014 RDEIR, p. 4.0-9; 2020 RDEIR, p. 5-9 through -13; see also 2020 FEIR, pp. 7-16 [Response AZ-13], and 7-73 [Response BP-85].)

Explanation: The Proposed Project would adhere to all federal, State, and local requirements for energy efficiency, including Title 24, California's Energy Efficiency Standards for Residential and Non-residential Buildings. In addition, the Project Applicant will design and construct the MRF/TS facility and site based on the LEED Silver rating system. The Proposed Project would not result in the inefficient, wasteful, or unnecessary consumption of building energy.

In regards to transportation energy consumption specifically, transportation energy use impacts would be associated with passenger vehicle trips and solid waste hauling trips. implementation of the Proposed Project is anticipated to result in a reduction of waste hauling truck trip miles. After accounting for the various locations of local markets, the distance between those markets and existing MRF/TS, landfill and composting facilities, and the Port of Long Beach (recycling), existing commercial waste collection truck trips and self-haul truck trips are anticipated to be reduced by approximately 1,205,646 miles annually, and existing commercial transfer truck trips are anticipated to be reduced by approximately 526,708 miles annually. These reductions are from the existing condition, not from a hypothetical baseline.

Because CEQA is concerned with the change from existing condition caused by a proposed project, a reduction in vehicle miles traveled (and therefore a reduction in energy consumption) resulting from this Project indicates that transportation energy use associated with waste hauling trips would not result in the wasteful or inefficient consumption of energy. However, even if all waste collection trips were new trips (and they are not), the energy expended on waste collection trips, together with the new employee and convenience store / public gas station trips, would still not result in wasteful or inefficient energy consumption.

The Proposed Project proposes a maximum throughput of 6,000 tons per day. At maximum throughput, the daily truck round trips would include 1,137 packer truck trips, 66 end dump truck trips, 445 rolloff truck trips, and 559 transfer truck trips. The Proposed Project also includes 345 employee round trips, 249 self-haul round trips, and 741 convenience store/service station round trips. The average one-way travel distances for the Proposed Project are estimated to be 9.1 miles for the collection/roll-off trucks and 8.4 miles for self-haul trucks. Standard fuel consumption estimates and estimates of the project-related trips and mileage were used to determine haul truck, self-haul, employee, and convenience store/public gas station activities.

The analysis determined that transportation would annually require approximately five million gallons of diesel fuel equivalent (or 565,000 gallons of diesel fuel, 444,000 gallons of gasoline, and 566 million cubic feet of CNG), based on approximately 38,900,000 vehicle miles traveled. This equates to a fuel efficiency of approximately 7.7 miles per gallon for diesel trucks, 22.5 miles per gallon for gasoline vehicles, and approximately 6.1 miles per gallon of diesel fuel equivalent for CNG trucks, which is reasonably consistent with the CEC estimates for the average fuel economy for the fleet-wide mix of vehicles operating in the South Coast Air Basin region.

Because the Proposed Project would develop a new MRF/TS facility within an extremely urbanized area close to existing waste markets, and because the fuel efficiency of the Project's associated passenger and commercial waste hauling vehicles would be similar to average fuel economy in the region, it can reasonably be concluded that the Project would not result in the wasteful or inefficient consumption of transportation-related energy resources. Impacts of transportation energy use would be less than significant. (2014 RDEIR, p. 4.0-9; 2020 RDEIR, p. 5-9 through -13; 2020 FEIR, p. 7-73 [Response BP-85].)

2. Energy Production

Threshold: Would the Project require the construction of new or expanded energy production facilities or infrastructure, the construction of which could cause significant environmental impacts?

Finding: Less than significant. (2020 RDEIR, p. 5-14.)

Explanation: The Proposed Project would have a less-than significant impact on fuel consumption. Even under the most conservative analysis (assuming all trips are new trips), fuel use would only increase in the range of one-hundredth of one percent for natural gas and petroleum fuels. The analysis indicated that the Proposed Project would not require construction of new or expanded energy production facilities or infrastructure. No significant or potential significant transportation energy impacts (or other energy impacts) are anticipated with implementation of the Proposed Project. Therefore, no mitigation measures relative to this resource topic are proposed or required. (2020 RDEIR, p. 5-14.)

3. Renewable Energy and Energy Efficiency Plans

Threshold: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Finding: Less than significant. (2014 RDEIR, p. 4.0-9.)

Explanation: The Proposed Project would adhere to all federal, State, and local requirements for energy efficiency, including Title 24, California's Energy Efficiency Standards for Residential and Non-residential Buildings. In addition, the Project Applicant will design and construct the MRF/TS facility and site based on the LEED Silver rating system. The Proposed

Project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. (2014 RDEIR, p. 4.0-9.)

F. GEOLOGY AND SOILS

1. Expansive Soils

Threshold: Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Finding: Less than significant impact. (2014 RDEIR, p. 3.7-18.)

Explanation: As confirmed by field observations and research, the soil at the site is composed of sand, gravel, and rock associated with older alluvium. These soils do not generally have expansive qualities. It is not reasonably foreseeable that the Project will result in substantial risk to life or property related to expansive soils. Therefore, expansive soil related impacts are less than significant. (2014 RDEIR, p. 3.7-18.)

2. Septic Tanks

Threshold: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Finding: Less than significant impact. (2014 RDEIR, p. 3.7-18.)

Explanation: The Proposed Project will dispose of all of their municipal wastewater to the public sewer system and will not utilize septic tanks. Additionally, the grading of the site and the bioretention system planned for the Proposed Project will ensure that stormwater from the site will not cause significant impacts. It is not reasonably foreseeable that the Project will result in significant impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are unavailable for the disposal of wastewater. Therefore, soil issues related to septic and water disposal systems will not cause a significant impact. (2014 RDEIR, p. 3.7-18.)

G. GREENHOUSE GAS EMISSIONS

1. Generation of GHGs

Threshold: Would the project generate greenhouse gas emissions ("GHGs"), either directly or indirectly, that may have a significant impact on the environment?

Finding: Less than significant impact. (2020 RDEIR, pp. 4-1 through -24; see also 2020 FEIR, pp. 7-29 [Response BP-13], -32 [Response BP-16].)

Explanation: The City applied a net-zero emissions threshold to determine whether greenhouse gas emissions emitted during construction and operation of the Project would be potentially significant. The Proposed Project is a waste materials sorting and transfer facility designed to process municipal solid waste, sort and recover as much recyclable and reusable material as possible, and then transport processed materials to the Port of Long Beach, an organic composting facility, or a landfill. Virtually all of the waste materials transported to the Proposed Project from waste generating sources (i.e. "markets") will also be transported from the Proposed Project to other existing facilities (i.e., recycling, composting, and landfill facilities). (2020 RDEIR, p. 4-1.)

To assess the significance of the Project's GHG emissions relative to the chosen net zero threshold, both quantitative and qualitive information is provided to support the significance determination presented herein. This approach is consistent with State CEQA Guidelines, section 15064.4(a), which grants lead agencies "discretion to determine, in the context of a particular project, whether to: (1) Quantify greenhouse gas emissions resulting from a project; and/or (2) Rely on a qualitative analysis or performance based standards." (2020 RDEIR, p. 4-10.) To quantitatively determine the amount of vehicle miles reduced from the existing condition, and thus the quantity of greenhouse gas emissions reduced from the existing condition, a quantitative regional efficiencies analysis was completed. The regional efficiencies analysis identifies existing nearby waste generating markets, the distances from those markets to existing MRF/TS facilities, and the distances between existing MRF/TS facilities and the landfill, composting, and port facilities that currently accept sorted and processed materials. These distances were then compared against the distances that would be traveled after opening of the Proposed Project, using a weighted average reduction approach. (2020 RDEIR, p. 4-11.)

2020 RDEIR Table 4-7 presents all GHG emissions associated with the Proposed Project, including those emissions previously modeled in the 2014 RDEIR (area/energy, convenience store/public gas station mobile emissions, onsite equipment, and employee trips), refined in the 2017 Addendum No. 1 to the 2016 FEIR (construction) and reassessed as described above (waste collection truck trips, self-haul truck trips, and transfer truck trips). As shown in 2020 RDEIR Table 4-7, the GHG emissions from the Proposed Project would provide a net benefit when compared against the existing condition, and GHG emissions would be below the significance threshold of 0 MTCO2e/year. Thus, impacts would be less than significant and no mitigation is required. (2020 RDEIR, pp. 4.-23 and -24.)

2. Conflicts with Applicable Plans, Policies, and Regulations

Threshold: Would operation of the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Finding: Less than significant impact. (2020 RDEIR, pp. 4-1 through -24; 2014 RDEIR, pp. 3.3-68 and -69; see also 2017 Addendum No. 1, p. 21.)

Explanation: To assess greenhouse gas emissions impacts, the City applied a net-zero threshold, and determined that the GHG emissions from the Proposed Project would provide a net benefit when compared against the existing condition, and GHG emissions would be below

the significance threshold of 0 MTCO2e/year. A zero threshold is lower than all GHG emissions significance thresholds either adopted or recommended by other urban-area air districts in California. To meet a zero threshold, all of a project's emissions greater than the baseline must be eliminated or offset, and the status quo of the existing environmental baseline retained. (2020 RDEIR, p. 4-7.) Application of a net-zero threshold ensures that emissions from the proposed Project would not interfere with the State's plans, policies, or regulations by ensuring that no change in the environmental baseline associated with greenhouse gas emissions will occur.

Further, CARB is continuing to develop strategies to reduce statewide GHG emissions, including heavy-duty vehicle emission reductions, as directed by AB 32. The Proposed Project will be required to comply with all new State laws and regulations, including as they may be implemented by SCAQMD. A number of design features and regional efficiencies are part of the Proposed Project. the Proposed Project would therefore not be expected to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. Impacts would be less than significant, and no mitigation is required.

H. HAZARDS AND HAZARDOUS MATERIALS

1. Hazardous Materials Sites

Threshold: Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Finding: No impact. (2014 RDEIR, p. 3.8-29.)

Explanation: The Proposed Project site is not listed as a site containing hazardous materials as defined in Government Code, Section 65962.5. Therefore, no adverse effect would occur as a result. (2014 RDEIR, p. 3.8-29.)

2. Airports

Threshold: For a project located within an airport land use plan or land use plan area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Finding: No impact. (2014 RDEIR, p. 3.8-29.)

Explanation: The project is not located within the vicinity of any airports. No impact would occur. (2014 RDEIR, p. 3.8-29.)

3. Emergency Plans

Threshold: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

Finding: Less than significant impact. (2014 RDEIR, p. 3.8-30.)

Explanation: The City of Irwindale has established Arrow Highway and Live Oak Avenue as Major Emergency Evacuation Routes. The Proposed Project is located along both of these routes with Arrow Highway along the northern boundary of the site and Live Oak Avenue along the south border. Generally, operational traffic to and from the site would be distributed throughout the 24-hour operation of the facility and not result in queuing of trucks into access points along Arrow Highway and Live Oak Avenue. Therefore, queuing of trucks into Arrow Highway and Live Oak Avenue lanes should not occur on a regular basis. During an emergency, all trucks would be rerouted so they would not interfere with these evacuation routes. Furthermore, the Proposed Project will not construct any physical structures or provide other obstructions which would interfere with these two routes. In addition, PDF HAZ-2 includes a site-specific Emergency Action Plan and Emergency Response Training Plan within the On-Site Management Plans. Therefore, potential impacts associated with impairing evacuation along these roadways would be less than significant. (2014 RDEIR, p. 3.8-30.)

4. Wildland Fires

Threshold: Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Finding: Less than significant impact. (2014 RDEIR, p. 3.8-30.)

Explanation: The Proposed Project is located entirely in a heavily urbanized area within the City of Irwindale. No wild lands are adjacent to the site. To the north of the Project site is the Santa Fe Dam and Recreational Area, which may have seasonal dry grassland; however based on the high structure of the Dam walls, the masonry walls would act as a barrier in the event of a fire inside the Project Site. Therefore, the Proposed Project would not expose people or property to wildland fire hazards. (2014 RDEIR, p. 3.8-30.)

I. HYDROLOGY AND WATER QUALITY

1. Water Quality Standards

Threshold: Would the project violate any water quality standards or waste discharge requirement?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.13-7 through -13.)

Explanation: Water pollutants of concern during construction of the Proposed Project

include metals, soil additives, construction chemicals, and miscellaneous wastes. Site preparation activities including grading would remove the existing minimal on-site vegetation and other ground cover at the site. Removal of vegetation would have a minimal effect on the potential velocity and volume of stormwater flows from the Proposed Project site and given the high permeability and level surface is not likely to produce stormwater runoff with sediment and nutrient loading.

Pollutant discharge from the Proposed Project site must be prevented using BMPs. All construction projects that clear and grade more than one-acre of land must obtain coverage under the NPDES General Permit (administered by the Los Angeles RWQCB under SWRCB Water Quality Order 99-08-DWQ) prior to development.

The NPDES General Permit requires preparation of a site-specific Storm Water Pollution Prevention Plan (SWPPP). BMPs would be developed to prevent on-site pollutants from coming into contact with receiving waters, to minimize on-site erosion, and to prevent off-site siltation and other construction pollutants from reaching local waterways. The SWPPP also outlines stormwater sampling and BMP inspection requirements. Preparation of the SWPPP and Erosion and Sediment Control Plan with BMPs is required prior to any site grading, or initiation of construction. Compliance with the project specific NPDES Permit requirements (e.g., Storm Water Pollution Prevention Plans (SWPPP) and Erosion and Sediment Control Plan with BMPs) would prevent significant water quality impacts to off-site water bodies during construction, and it is concluded that the Proposed Project is not likely to result in significant water quality impacts during construction with adherence to these regulatory requirements.

The on-going record of tests by a State-certified laboratory provides evidence that the BMPs selected for the site are controlling pollutants in stormwater discharges. Standard tests required in the Industrial Storm Water Permit regulations normally address pH, total suspended solids, conductivity, and oil and grease levels. Additional tests performed for the site could include chemical oxygen demand and bio-chemical oxygen demand. Implementation of the project specific NPDES Permit requirements (e.g., Storm Water Pollution Prevention Plans (SWPPP) and Erosion and Sediment Control Plan with BMPs) are intended by design to prevent water quality degradation and reduce potential impacts to water quality during construction and operational activities; and therefore, are deemed to reduce potential impacts to a level that is less than significant. (2014 RDEIR, pp. 3.13-7 through -13.)

2. Groundwater Supplies

Threshold: Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.13-13 and -14.)

Explanation: Explanation: The Proposed Project would not interfere substantially with local groundwater recharge, or produce a net deficit in aquifer volume, or lowering of local groundwater table in the vicinity of the Proposed Project. The project would be conditioned by the City to be certifiable at the Silver level utilizing U.S. Green Building Council's (USGBC)

Leadership in Energy and Environmental Design (LEED) green building rating systems. The LEED rating system requires water efficiency in the design of a project through water use reduction, efficient landscaping, and innovative wastewater treatment technologies. The implementation of these design parameters would minimize the use of water at the site (**PDF WQ-1**).

PDF WQ-1

The Applicant shall comply with the project-specific National Pollutant Discharge Elimination System (NPDES) Permit requirements (such as the Storm Water Pollution Prevention Plans (SWPPPs) and Best Management Practices (BMPs) including: limiting construction access routes and stabilizing access points; staking/marking construction limits; protection of cut and fill surfaces from sheet, rill and gully erosion; stabilizing temporarily denuded areas with seeding, mulching, jute netting, hay bales and silt fences or other methods; designating specific areas for the stockpiling, handling, preparation and disposal of construction materials; quickly establishing groundcover and landscaping of areas designated to remain pervious; and/or waste material and litter control to prevent existing drainages).

Therefore, as designed, the Proposed Project would not adversely impact groundwater supplies or interfere substantially with groundwater recharge; therefore, potential impacts associated with groundwater supplies or groundwater recharge would be less than significant. (2014 RDEIR, pp. 3.13-13 and -14.)

3. Existing Drainage Patterns, Runoff, and Flood Flows

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of the existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.13-14 and -15.)

Explanation: There are no local streams or rivers adjacent to or running through the Proposed Project site. Therefore, no adverse impacts to existing streams or rivers will occur with implementation of the Proposed Project. The Proposed Project is relatively flat; therefore, terrain modification for the construction of various buildings, the truck loading dock, and other on-site structures would be minimal. After the Proposed Project is constructed, most of the surface of the site would be paved, contain structures, or be landscaped. Erosion or siltation after construction would be minimal with conditions of level terrain, non-erodible surfaces, and high porosity and permeability of surrounding ground. The risk of erosion or siltation from the site during construction and operation would be minimal and less than significant.

Construction of the Proposed Project would increase the amount of impervious surface. Approximately 55% of the site would be covered with concrete or asphalt (e.g., parking, circulation, and hardscaped areas) and about 32% of the surface would be covered with buildings. The remaining 13% would be landscaped. The impervious structures would increase stormwater drainage to be directed to the bioremediation/ underground storage or the porous asphalt areas discussed previously. The perimeter of the site will be covered with vegetation landscaping and a wall, thus, preventing off-site runoff from entering the facility. The site will be graded so that no stormwater flow can leave the site without first passing through the bioremediation swale system. A bioretention system/storage system along the eastern side of the facility will collect stormwater runoff from the northeastern, southeastern, and convenience store areas. Bioretention systems have proven effective in removing pollutants associated with suspended solids, hydrocarbons, metals, nutrients, and bacteria from stormwater runoff. They also are effective in reducing the peak runoff rates. As designed, the Proposed Project would not adversely impact the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Finally, the perimeter of the site will be covered with vegetation landscaping and a wall; thus, preventing off-site runoff from entering the facility. The site will be graded so that no stormwater flow can leave the site without first passing through the bioremediation swale system. As described above, the NPDES Industrial Stormwater Permit and associated BMPs – including the bioremediation/underground storage system – would minimize source of polluted runoff to less than significant. (2014 RDEIR, pp. 3.13-14 and -15.)

4. Inundation

Threshold: In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.13-16 and -17.)

Explanation: FEMA has designated the Proposed Project area as a Zone X, defined by FEMA as an "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." Therefore, the potential flooding risk at the site is very low and would not be significant.

Further, the only major water bodies near the Proposed Project site are the USACE constructed Santa Fe Dam to the northeast and the San Gabriel River to the north and west of the site. The only time a significant amount of water is within the dam is during diversion of heavy flows from the San Gabriel River. During the late spring, summer, and early fall, the water within the dam is low. During the low water levels, the area at the bottom of the dam is used as a regional recreational area. Beyond the Santa Fe Dam, the San Gabriel River flows through a concrete-lined walled channel. These USACE projects abate the 100-year storm threat of the river. Consequently, the risk of loss, injury, or death involving flooding or failure of these flood control structures will be less than significant.

Finally, the Proposed Project is located approximately 35 to 40 miles from the Pacific Ocean, on relatively flat topography and away from steep terrain. The nearest potential large body of water is the Santa Fe Flood Control Basin controlled by the USACE and various aggregate mining groundwater basins. The Santa Fe Flood Control Basin is used for flood control of the San Gabriel River and groundwater recharge. The potential of seiches within these basins are considered insignificant. Furthermore, a number of recharge locations (e.g., Santa Fe Flood Control Basin, San Fe Spreading Ground, and Buena Vista Spreading Ground) are located near the Proposed Project site and used to maintain groundwater levels. Therefore, the risk of landslides, tsunamis and seiches, and subsidence would be less than significant.

5. Water Quality Control Plan

Threshold: Would the project conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.11-14 and -15.)

Explanation: The site is an urban infill site that is located within the existing service area of the regional Sanitation Districts. The San Jose Creek Water Reclamation Plant (WRP) and the Joint Water Pollution Control Plant are both subject to permits issued by the Regional Water Quality Control Board. The San Jose Creek WRP is subject to National Pollution Discharge Elimination System (NPDES) Permit No. CA0053911, which regulates the discharge of treated sewage from the plant to the San Gabriel River and San Jose Creek, while the Joint Pollution Control Plant is subject to NPDES Permit No. CA0053813, which regulates the discharge of treated sewage from the plant to the Pacific Ocean.

The permits that regulate the San Jose Creek WRP and the Joint Water Pollution Control Plant set limitations on the amount of pollutants that the plants can discharge into receiving waters. An increase in the amount of sewage treated at these plants could result in the plants not being able to meet pollutant standards outlined in their respective permits. Sewage generated by development in the City of Irwindale is treated at the San Jose Creek WRP with any excess sewage and all bio solids treated at the Joint Water Pollution Control Plant. As discussed above, the San Jose Creek WRP currently has over 20 mgd of treatment capacity while the Joint Water Pollution Control Plant currently has over 120 mgd of treatment capacity. Therefore, sewage generated by the Proposed Project will not result in the plant exceeding sewage treatment capacities. By its nature, the MRF/TS does not provide wastewater services (toilets/sewer system) to the general public, but rather its own employees and patrons of the gas station.

Further, stormwater runoff collection points are located along the northwestern and northeastern perimeter of the site. These collection points are located along areas with the highest possibility of discharges of pollutants (e.g., trucks entering the facility, weight station, long-haul trucks departure area, and entrances into the tipping floor and green waste areas). In addition, a drain near the fueling island as well as grading of the convenience store area would direct flow toward the bioretention system to the west of this area.

Treatment requirements for industrial wastewater [and stormwater as a source of a wastewater treatment plant exceeding standards] from the site are typical for identical types of facilities operated throughout the region (and State), and are subject to review and approval of the Regional Water Quality Control Board and the Sanitation Districts of Los Angeles County and would not exceed the wastewater treatment requirements of either regulatory agency. Further, no hazardous waste is expected to leave the site (refer to Chapter 3.8 Hazards and Hazardous Waste). Therefore, the impact of the Proposed Project on sewage treatment requirements is less than significant. (2014 RDEIR, pp. 3.11-14 and -15.)

In addition, the Proposed Project would not interfere substantially with local groundwater recharge, or produce a net deficit in aquifer volume, or lowering of local groundwater table in the vicinity of the Proposed Project. The project would be conditioned by the City to be certifiable at the Silver level utilizing U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) green building rating systems. The LEED rating system requires water efficiency in the design of a project through water use reduction, efficient landscaping, and innovative wastewater treatment technologies. The implementation of these design parameters would minimize the use of water at the site (PDF WQ-1). As designed, the Proposed Project would not adversely impact groundwater supplies or interfere substantially with groundwater recharge; therefore, potential impacts associated with groundwater supplies or groundwater recharge would be less than significant. (2014 RDEIR, pp. 3.13-13 and -14.)

J. LAND USE

1. Divide a Community

Threshold: Would the project physically divide an established community?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.9-15 and -16.)

Explanation: Access to all land uses within the greater area near the Project site would be maintained throughout construction and operational activities. The Proposed Project would not result in any permanent road closures; and therefore, the Proposed Project would not divide an established community.

The vacant site is located within an area of varied land uses supporting a mix of heavy industrial, light industrial, residential, recreational and commercial uses. According to the Phase I ESA and the cultural resources investigation, the site was undeveloped land as early as 1928-29. By 1936, the Project site was developed as a portion of a larger industrial facility (United Concrete Pipe Corporation) that occupied the site until 1990. The Property has remained vacant since 1991. Roadways adjacent to the site include Arrow Highway and Live Oak Avenue which are classified as "Major Arterials" and "Major Designated Truck Routes" in the City's General Plan. The main function of a Major Arterial is to provide regional, sub-regional, and intra-City travel service. Through traffic on these roadways comprises the bulk of traffic volumes on major arterial roadways. Major arterials typically have four to six travel lanes. (General Plan Update, 2008).

The Proposed Project would result in the construction and operation of a materials recovery facility and transfer station, including convenience store and fueling station, within the City of Irwindale. Operations at the MRF/TS would consist of materials recovery sorting, consolidating, compacting received materials, and then re-loading all recyclable, compostable, and solid waste material into transfer trucks for transport to additional processing and/or disposal facilities. As a primary function, the MRF/TS would reduce the amount of regionally-produced solid waste that would otherwise be land filled by recovering materials that can be recycled or reused.

Based upon all of the above, it is not reasonably foreseeable that the Proposed Project will physically divide an established community. Therefore, land use impacts related to dividing a community would be less than significant. (2014 RDEIR, pp. 3.9-15 and -16.)

2. Conflict with Plans

Threshold: Would the project cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.9-17 through 3.9-21.)

Explanation: The Project is consistent with all applicable City of Irwindale General Plan policies and programs adopted for the purpose of mitigating an environmental effect. See 2014 RDEIR, Table 3.9-3, Irwindale General Plan Consistency Analysis. In addition, the Project was found consistent with the City of Baldwin Park plans, policies and regulations, SCAG plans, and Los Angeles County plans. Therefore, land use conflict related impacts are less than significant. (2014 RDEIR, pp. 3.9-17 through 3.9-21.)

K. MINERAL RESOURCES

1. Known and Locally Important Resources

Threshold: Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Threshold: Would the project result in the loss of availability of a locally-important mineral resource recovery site, delineated on a local general plan, specific plan, or other land use plan?

Finding: No impact. (2014 RDEIR, p. 3.1-2.)

Explanation: The project site is not within a mineral resource recovery site delineated on a general plan, specific plan or other land use plan. Although, there may be materials under the proposed project site that may be a mineral resource of value to the region or residents of the state, they are not currently available and would not be foreseeably available in the future.

Therefore, implementation of the Project would not reduce access to any mineral resource more than the existing condition. (2014 RDEIR, p. 3.1-2.)

L. NOISE

1. Groundborne Vibration and Noise

Threshold: Would the project generate excessive groundborne vibration or groundborne noise levels?

Finding: Less than significant. (2014 RDEIR, p. 3.10-29.)

Explanation: Depending on the construction or operational equipment used, ground-borne vibrations can be perceptible within 30 to 100 feet of a source. Structural damage from pile driving typically does not occur in buildings more than 50 feet from the location of the activity (Caltrans, 2004). Pile driving would not be required for construction of the facility. In addition, neighboring buildings are more than 100 feet away. Therefore, it is not reasonably foreseeable that the Project would result in ground-borne vibrations or noise levels. Therefore, ground-borne vibrations and ground-borne noise impacts would be less than significant impact. (2014 RDEIR, p. 3.10-29.)

2. Public Airports

Threshold: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Finding: No impact. (2014 RDEIR, p. 3.10-35.)

Explanation: The Proposed Project site is not located in an airport land use plan or within two miles of a public airport and therefore would not expose people working in the Proposed Project area to excess noise levels. The Proposed Project is also not located in the vicinity of a private airstrip and therefore would not expose people working in the Proposed Project areas to excessive noise levels. No impact would occur. (2014 RDEIR, p. 3.10-35.)

M. POPULATION AND HOUSING

1. Population Growth

Threshold: Would the project induce substantial unplanned population growth in an area, either directly or indirectly?

Finding: No impact. (2014 RDEIR, p. 3.9-21.)

Explanation: There is no residential component to the Proposed Project. The creation of 411 new jobs within the City's (and region's) employment base would not be expected to result in adverse effects on population growth. With unemployment of about 10.1 percent in Los Angeles County (August 2013), there is a substantial labor force available locally and regionally, and it is anticipated that these employees would live in the City and/or neighboring communities, thereby not inducing workers to relocate from outside of the area and causing direct or indirect population growth. The MRF/TS would not remove any barriers to growth and would not create any dwelling units nor would residential growth be induced by implementation of the Proposed Project. Therefore, the population growth related impacts are less than significant. (2014 RDEIR, p. 3.9-21.)

2. Displace Housing and People

Threshold: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Finding: No impact. (2014 RDEIR, p. 3.9-22.)

Explanation: Proposed construction [and operation] would not be expected to permanently displace people nor any existing, developing, or approved urban/industrial buildings or activities. The Proposed Project site has been historically developed for urban/industrial uses and is currently vacant and uninhabited.

Based upon the above, it is not reasonably foreseeable that the Proposed Project will displace any housing or populations. Therefore, the housing and population related impacts are less than significant. (2014 RDEIR, p. 3.9-22.)

N. PUBLIC SERVICES

1. Fire Protection

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Finding: Less than significant impact. (2014 RDEIR, p. 3.11-12.)

Explanation: Construction and operation of the Proposed Project would occur on a vacant urban infill site that is located within the existing service area of the County of Los Angeles Consolidated Fire District which serves the City of Irwindale. No fire facilities would be directly affected by Project implementation. No increased need for fire services would be required to maintain acceptable services ratios.

The Proposed Project includes multiple project driveways to facilitate emergency access, a fire access road around the entire perimeter of the main building, and the required fire district turning radii have been incorporated into the site design. The parking of the transfer trucks along the southeast side of the main building, next to bin storage of the site has also been designed to facilitate fire department access to the site. Project plans have been initially reviewed by fire district staff and will be reviewed again prior to issuance of the building permit. The Fire Department review concluded no significant risk of fire based on site plans.

The Proposed Project includes several fire control features within the On-Site Management Plans including a Fire Prevention Control and Mitigation Plan and an Emergency Response and Training Plan which are intended to minimize the potential risk of fire and to establish formal procedures for responding to an emergency. Due to the nature, location and design of the Project, implementation of the Proposed Project is not anticipated to have an adverse effect on fire services, service levels, or facilities. (2014 RDEIR, p. 3.11-12.)

2. Police Protection

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.11-11 and -12.)

Explanation: Construction and operation of the Proposed Project would occur on a vacant urban infill site that is located within the existing service area of the Irwindale Police Department. Due to the location and nature of the Proposed Project, no direct adverse physical impacts to existing Police facilities or levels of service is anticipated to occur. (2014 RDEIR, pp. 3.11-11 and -12.)

3. Education

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

Finding: No impact. (2014 RDEIR, p. 3.11-13.)

Explanation: The Proposed Project would not have a direct physical impact on any school facilities. Project implementation does not include a residential component and therefore would not result in a direct population increase or direct or indirect effect on school facilities or services. Traffic from the Proposed Project is routed away from this intersection to minimize effects on residences south of the Live Oak Avenue industrial corridor in the City of Baldwin

Park, and the Margaret Heath elementary school located approximately 1,370 feet south of Live Oak Avenue on the east side of Baldwin Park Boulevard. Therefore, no adverse impacts to schools are anticipated to occur with implementation of the Proposed Project.

4. Parks

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Finding: No impact. (2014 RDEIR, p. 3.9-22.)

Explanation: There is no residential or recreational component to the Proposed Project. The creation of new jobs within the City's (and region's) employment base would not be expected to result in adverse effects on either the provision of existing recreational services or existing recreational facilities. The Proposed Project is not expected to result in a population growth in the City or area and therefore, the Proposed Project does not have the potential to increase population in a manner that could substantially increase the use of, nor cause substantial physical deterioration of existing neighborhood and regional parks or recreational facilities. With no potential to increase population, there will be no increase to use of recreational facilities and, therefore, no significant impact. (2014 RDEIR, p. 3.9-22.)

5. Other Public Facilities

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any other public facilities?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.11-13 and -14.)

Explanation: Implementation of the Proposed Project would require the re-establishment of water and wastewater utility services to the site. The Proposed Project is an infill project and water lines and wastewater collection lines have already been extended in proximity to the site to surrounding land uses. A Sanitation District trunk sewer line currently exists within the Live Oak Avenue right-of-way.

Potable water supplies would be required for the site for the Administrative and Visitor Facility, Education Center, Employee Facility, Convenience Store as well as for daily site management, odor control and other related operational activities and landscaping. Wastewater to be directed to the regional sanitary sewer system will include sanitary wastes, wash water, and treated stormwater flows from the site. Solid waste discharges from the tipping floor and sorting area are enclosed within the Materials Recovery Facility. Because this building is enclosed,

rainwater runoff to stormwater discharge points would be eliminated. Tipping floor and green waste areas would be periodically power scrubbed. Liquid waste from the power scrubbing of the tipping and greenwaste floors, truck loading areas, and truck wash areas are to be discharged to the municipal sewer system under a permit from the Sanitation Districts of Los Angeles County. This increase in water and wastewater flow would be adequately handled by existing service providers through existing facilities. As an urban infill project on a previously developed site, no significant adverse effects on water or wastewater facilities or services would occur with Project implementation.

Implementation of the Proposed Project would require the re-establishment of electrical and natural gas utility lines to the site. The Proposed Project is an infill project and electrical and natural gas distribution lines have already been extended in proximity to the site to support surrounding land uses. The site is crossed by a City of Los Angeles Department of Water and Power (LADWP) electricity transmission easement and Southern California Edison (SCE) Company holds an underground utility easement along the entire length of the project site frontage on Arrow Highway. Site design reflects avoidance of the transmission line corridor, to be developed with limited parking spaces and perimeter landscaping. No permanent facilities would be located on the easement and no adverse impacts are anticipated.

Implementation of the Proposed Project will require the connection of electrical and natural gas lines to the site and will result in a small, long-term increase in the use of these energy resources. The increase associated with Project operation would not be a considered a significant impact on the local and regional energy supply systems.

Thus, impacts associated with any other public facilities or services would be less than significant. (2014 RDEIR, pp. 3.11-13 and -14.)

O. RECREATION

1. Existing Facilities

Threshold: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: No impact. (2014 RDEIR, p. 3.9-22.)

Explanation: There is no residential or recreational component to the Proposed Project. The creation of new jobs within the City's (and region's) employment base would not be expected to result in adverse effects on either the provision of existing recreational services or existing recreational facilities. The Proposed Project is not expected to result in a population growth in the City or area and therefore, the Proposed Project does not have the potential to increase population in a manner that could substantially increase the use of, nor cause substantial physical deterioration of existing neighborhood and regional parks or recreational facilities. With no potential to increase population, there will be no increase to use of recreational facilities and, therefore, no significant impact. (2014 RDEIR, p. 3.9-22.)

2. New Recreational Facilities

Threshold: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: No impact. (2014 RDEIR, p. 3.9-22.)

Explanation: There is no residential or recreational component to the Proposed Project. The creation of new jobs within the City's (and region's) employment base would not be expected to result in adverse effects on either the provision of existing recreational services or existing recreational facilities. The Proposed Project is not expected to result in a population growth in the City or area and therefore, the Proposed Project does not have the potential to increase population in a manner that could substantially increase the use of, nor cause substantial physical deterioration of existing neighborhood and regional parks or recreational facilities. With no potential to increase population, there will be no increase to use of recreational facilities and, therefore, no significant impact. (2014 RDEIR, p. 3.9-22.)

P. TRANSPORTATION AND CIRCULATION

1. Conflicts with Plans

Threshold: Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Finding: Less than significant. (2014 RDEIR, pp. 3.12-66 through -68.)

Explanation: The City has no plans, ordinances or policies that establish measures of effectiveness for the performance of the circulation system, including related to mass transit and non-motorized travel, such as a pedestrian or bicycle circulation plan, which are applicable to the Proposed Project. The only bike path within the City of Irwindale is located on the river bed near the project site, and along the top of Santa Fe Dam east of the site. Based on the existing uses near the project site, and the project's trip generation characteristics, pedestrian activity is anticipated to be nominal. However, the Project is consistent with City policies regarding to safe and efficient circulation, given that the Project's onsite and offsite improvements provide for safe and efficient access conditions, and accommodate the travel activities associated with the Proposed Project. Further, the project will pay its fair share of improvements to eliminate the significant impacts relating to Level of Service. Given this, implementation of the Project would not conflict with adopted policies, plans, or programs that would result in a decrease of the performance or safety of public transit, bicycle, or pedestrian facilities. Impacts are considered less than significant and no mitigation measures are required. (2014 RDEIR, pp. 3.12-66 through -68.)

2. Design Feature Hazards

Threshold: Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: No impact. (2014 RDEIR, p. 3.12-93; see also 2017 Addendum No. 1, pp. 21-29; see also 2020 FEIR, p. 7-57 [Response BP-56].)

Explanation: The recommended project on-site and off-site roadway improvements provide for safe and efficient access conditions and accommodate the travel activities associated with the Proposed Project within capacities and Level of Service policies as discussed above. Any development on city streets is subject to review by the Public Works Department and City Engineer to meet all applicable street standards.

Based upon the above, it is not reasonably foreseeable that implementation of the Proposed Project would involve any potentially dangerous traffic or transportation hazards or propose any incompatible uses that could affect existing traffic or circulation in the Project area. No mitigation is required. (2014 RDEIR, p. 3.12-93; see also 2017 Addendum No. 1, pp. 21-29; see also 2020 FEIR, p. 7-57 [Response BP-56].)

3. Emergency Access

Threshold: Would the Project result in inadequate emergency access?

Finding: Less than significant impact. (2014 RDEIR, p. 3.12-93.)

Explanation: Emergency site access to the Proposed Project is available the fire department access driveway (refer to Site Plan). This driveway is designed to provide adequate emergency access to the site for use by emergency vehicles only. The location of this driveway is along Live Oak Avenue, at the southwestern corner of the site. The design of the site access for emergency vehicles complies with the California Fire Code as adopted and implemented in the City and construction will be required to meet Fire Code standards. As such, there are no reasonably foreseeable impacts from inadequate emergency access. No mitigation is required. (2014 RDEIR, p. 3.12-93.)

Q. UTILITIES AND SERVICE SYSTEMS

1. Relocation or Expanded Services

Threshold: Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.11-13 and -14.)

Explanation: Implementation of the Proposed Project would require the re-establishment of water and wastewater utility services to the site. The Proposed Project is an infill project and water lines and wastewater collection lines have already been extended in proximity to the site to surrounding land uses. A Sanitation District trunk sewer line currently exists within the Live Oak Avenue right-of-way. Potable water supplies would be required for the site for the Administrative and Visitor Facility, Education Center, Employee Facility, Convenience Store as well as for daily site management, odor control and other related operational activities and landscaping. Wastewater to be directed to the regional sanitary sewer system will include sanitary wastes, wash water, and treated stormwater flows from the site. Solid waste discharges from the tipping floor and sorting area are enclosed within the Materials Recovery Facility. Because this building is enclosed, rainwater runoff to stormwater discharge points would be eliminated. Tipping floor and green waste areas would be periodically power scrubbed. Liquid waste from the power scrubbing of the tipping and greenwaste floors, truck loading areas, and truck wash areas are to be discharged to the municipal sewer system under a permit from the Sanitation Districts of Los Angeles County. This increase in water and wastewater flow would be adequately handled by existing service providers through existing facilities. As an urban infill project on a previously developed site, no significant adverse effects on water or wastewater facilities or services would occur with Project implementation.

Implementation of the Proposed Project would require the re-establishment of electrical and natural gas utility lines to the site. The Proposed Project is an infill project and electrical and natural gas distribution lines have already been extended in proximity to the site to support surrounding land uses. The site is crossed by a City of Los Angeles Department of Water and Power (LADWP) electricity transmission easement along the south side totaling approximately 2.84 acres of the total site area. In addition, Southern California Edison (SCE) Company holds a 23-foot-wide underground utility easement totaling approximately 0.5 acres along the entire length of the project site frontage on Arrow Highway. Site design reflects avoidance of the transmission line corridor, to be developed with limited parking spaces and perimeter landscaping. In addition, all buildings have been set back a minimum of 50 feet from the overhead lines in accord with public utility regulations. No permanent facilities would be located on the easement and no adverse impacts are anticipated.

Implementation of the Proposed Project will require the connection of electrical and natural gas lines to the site and will result in a small, long-term increase in the use of these energy resources. The increase associated with Project operation would not be a considered a significant impact on the local and regional energy supply systems. (2014 RDEIR, pp. 3.11-13 and -14.)

2. Water Supplies

Threshold: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Finding: Less than significant impact. (2014 RDEIR, pp. 3.11-16 and -17.)

Explanation: The site is an infill development project within the Valley County Water District service area. Potable water supply demands associated with the Proposed Project (less than 22 acre-feet per year) would be met by the Valley County Water District from existing entitlements and available resources. No new or expanded entitlements would be required to meet the demands of the Project. The VCWD's 2010 UWMP identified an adequate supply of potable water to meet future demands (through 2035) within its water supply service area under normal, single year dry, and multi-year dry weather conditions. Because of a surplus of supply over demand under all scenarios, the VCWD would not have any problems providing water to the Proposed Project during normal, single dry year, and multi-dry year weather conditions. No new or expanded entitlements would be required to meet the demands of the Proposed Project and this impact is considered less than significant. (2014 RDEIR, pp. 3.11-16 and -17.)

3. Wastewater Capacity

Threshold: Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Finding: Less than significant impact. (2014 RDEIR, p. 3.11-17.)

Explanation: The site is an infill development project within the Sanitation District No. 22 service area. Wastewater associated with implementation of the Proposed Project can be adequately accommodated through existing treatment facilities maintained by the Sanitation Districts of Los Angeles County. Implementation of the Proposed Project would result in an incremental increase in local wastewater flows and would not result in a significant adverse effect on water treatment facilities. (2014 RDEIR, p. 3.11-17.)

4. Solid Waste Standards

Threshold: Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Finding: Less than significant impact. (RDEIR, p. 3.11-17.)

Explanation: The Project itself will not generate significant amounts of solid waste. Solid waste that would be processed at the site would be diverted from the existing local and regional waste streams for sorting and recovery of usable materials to reducing the total volume of waste required to be disposed of in a landfill. This would be a beneficial effect of the Project on solid waste. Residual waste that cannot be recycled or otherwise recovered, including waste generated on-site during construction and operation, would be transported to one of several contracted landfills. No significant impact would occur. (RDEIR, p. 3.11-17.)

5. Solid Waste Statutes and Regulations

Threshold: Would the project comply with federal, State and local statutes and regulations related to solid waste?

Finding: Less than significant impact. (2014 RDEIR, p. 3.11-18.)

Explanation: The Proposed Project is a solid waste processing and recycling project and has been designed to implement and comply with all applicable regulations pertaining to regional solid waste management. No adverse impacts on solid waste would occur with Project implementation. Project implementation will have a beneficial effect on local and regional solid waste management by diverting recyclable materials from the waste stream and reducing the total amount of remaining material required to be landfilled. (2014. RDEIR, p. 3.11-18.)

R. WILDFIRE

1. Emergency Response and Evacuation

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Finding: No impact.

Explanation: The Project site is not within or adjacent to a fire hazard zone as classified by the California Department of Forestry. (See "Los Angeles Open Data [https://data.lacounty.gov/dataset/Fire-Hazard-Severity-Zones/jwg2-9k5y; last accessed 12/17/2020]; and Map of CALFIRE's Fire Hazard Severity Zones in Local Responsibility Areas [https://osfm.fire.ca.gov/media/5823/irwindale.pdf; last accessed 12/17/2020].) No impact would occur.

2. Wildfire Exacerbation

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire, due to slope, prevailing winds, and other factors?

Finding: No impact.

Explanation: The Project site is not within or adjacent to a fire hazard zone as classified by the California Department of Forestry. (See "Los Angeles Open Data [https://data.lacounty.gov/dataset/Fire-Hazard-Severity-Zones/jwg2-9k5y; last accessed 12/17/2020]; and Map of CALFIRE's Fire Hazard Severity Zones in Local Responsibility Areas [https://osfm.fire.ca.gov/media/5823/irwindale.pdf; last accessed 12/17/2020].) No impact would occur.

3. Associated Infrastructure

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure, such as roads, fuel breaks, emergency water sources, power lines, or other utilities, that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Finding: No impact.

Explanation: The Project site is not within or adjacent to a fire hazard zone as classified by the California Department of Forestry. (See "Los Angeles Open Data [https://data.lacounty.gov/dataset/Fire-Hazard-Severity-Zones/jwg2-9k5y; last accessed 12/17/2020]; and Map of CALFIRE's Fire Hazard Severity Zones in Local Responsibility Areas [https://osfm.fire.ca.gov/media/5823/irwindale.pdf; last accessed 12/17/2020].) No impact would occur.

4. Exposure to Risks

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Finding: No impact.

Explanation: The Project site is not within or adjacent to a fire hazard zone as classified by the California Department of Forestry. (See "Los Angeles Open Data [https://data.lacounty.gov/dataset/Fire-Hazard-Severity-Zones/jwg2-9k5y; last accessed 12/17/2020]; and Map of CALFIRE's Fire Hazard Severity Zones in Local Responsibility Areas [https://osfm.fire.ca.gov/media/5823/irwindale.pdf; last accessed 12/17/2020].) No impact would occur.

S. TRUCK FUELING

1. Off-Site Truck Fueling

Threshold: Would off-site fueling associated with project trips or truck fleets result in potentially significant impacts?

Finding: Less than significant impact. (2020 RDEIR, pp. 3-1 through -5.)

Explanation: The Irwindale MRF/TS is a waste sorting and processing facility and would not generate new waste materials. Instead, the new MRF/TS would competitively contract to process some of the municipal solid waste being processed at other MRF/TS facilities or

diverted to landfills. Therefore, all the waste hauling and transfer truck trips would be redirected trips of waste collection vehicles that would be collecting solid wastes near the City of Irwindale with or without the Irwindale MRF/TS. Refueling of those vehicles is occurring at present as a baseline condition, although travel routes and refueling locations may be slightly different than they would be with the proposed Project.

Off-site CNG fueling emissions impacts are minimal. These would be pass-by trips (or fill-ups at hauling-truck yards) for CNG-fueled self-haul trucks using the MRF/TS. Any fueling emissions would occur at permitted CNG fueling stations. Athens CNG-fueled trucks would continue to refuel at the existing Athens truck yard on Vincent Avenue in Irwindale, as they do at present.

CNG-fueled trucks may also occasionally fuel off-site opportunistically as needed and at the nearest possible facility if they are low on fuel in the course of hauling trips throughout the day. When a haul truck dumps its load at Mid Valley Landfill in Rialto, San Timoteo Landfill in Redlands, or American Organics Composting in Victorville, the truck can get fuel if needed in Ontario or Azusa while in route returning to Irwindale. All Athens truck fueling operations will occur at private facilities and public fueling stations and truck stops where they are fueling now with or without the Proposed Project. These facilities are designed to accommodate large vehicles such as waste collection trucks and transfer trucks. As a part of their development each of these fueling facilities is subject to environmental review, and air emissions, safety, and type of fueling dispensers associated with their operations are accounted for in their respective operational permits. Fueling operations are already accounted for in the regional emissions inventory and fueling will occur at regulated facilities operating in compliance with pertinent rules and regulations. Therefore, the potential impacts of collection and transfer truck fueling are determined to be less-than-significant, and no mitigation measures are required. (2020 RDEIR, pp. 3-1 through -5.)

2. On-Site Fueling

Threshold: Would the proposed Project's fueling at the convenience store public gas station result in creating traffic and safety hazards due to a design feature (internal traffic circulation pattern) or incompatible uses (waste haulers and transfer trucks circulating through the convenience store parking lot and public gas station fuel islands with smaller cars, pickup trucks, vans and motorcycles)?

Finding: No impact. (2020 RDEIR, pp. 3-6 through -8.)

Explanation: The Proposed Project includes a small convenience store gas station (similar to Circle K or AM/PM stores) that is not sized to serve collection trucks or transfer trucks that would bring waste materials into the MF/TS and remove processed materials from the proposed MRF/TS. The convenience store public gas station will only dispense gasoline and diesel fuel and is not designed to serve diesel fueled tractor-trailer sized vehicles. The station will also not dispense any CNG fuel used by the collection trucks and transfer trucks. Collection trucks and transfer trucks will enter the site at the main entry from Arrow Highway and will make a right turn (north) to the scale house before proceeding west into the MRF/TS. Upon

exiting east from the main driveway back onto Arrow Highway, these trucks will pass the convenience store and its public gas station in the southeast corner of the property. Fuel tanker trucks (gasoline and diesel) that will supply the fuel to be dispensed at the convenience store gas station will enter the parking lot from the main convenience store driveway on the east side from Arrow Highway, stop at the refill portals to connect and deliver gasoline and diesel fuel, and then proceed northwest to the driveway and turn right (east) on the MRF/TS main driveway to exit back to Arrow Highway.

Some self-haul vehicles using the MRF/TS (including small dump trucks, pick-up trucks, SUVs and automobiles), could empty their trucks, and turn right upon exiting the MRF/TS into the convenience store to access the store, and/or the public gas station. It is not known where self-haul vehicles would typically fuel, but it is reasonable to expect that sometimes (not often) they would be low on fuel and opportunistically use the fuel islands at the convenience store gas station to refuel. Some MRF/TS employees could also opportunistically drive their passenger vehicles (cars, SUVs, pick-up trucks and motorcycles) to the convenience store gas station on their way to and from the employee parking areas.

Because the collection trucks and transfer trucks will not be able to use the convenience store gas station, there will be no conflict between these larger trucks and public use of the convenience store gas station. These factors eliminate potential safety impacts from conflicts with collections trucks and transfer trucks and public use of the convenience store public gas station, and safety concerns are determined to be no impact. No mitigation measures are required. (2020 RDEIR, pp. 3-6 through -8.)

Regarding the potential for health impacts, the convenience store gas station would only serve pass-by small vehicle traffic and possibly some of the smaller self-haul vehicles and MRF/TS employee vehicles. For purposes of air quality assessment and related Health Risk Assessment (HRA), the public gas station was assumed to dispense 0.34 million gallons of diesel per year based on 2011 average throughput for diesel fuel dispensing stations in California.

Given the size of the proposed convenience store gas station, and understanding that the convenience store gas station does not include fueling for the larger collection trucks and transfer trucks associated with the MRF/TS operations (and likely only a small percentage of the self-haul vehicles), the average throughput of the reporting California Retail Diesel Fuel Stations (0.34 million gallons of diesel fuel per year) is confirmed to be a reasonable estimate of fuel throughput (2014 RDEIR, p. 3.3-57). For that reason, it is concluded that the diesel fuel assumptions used in the Health Risk Assessment are reasonable, and the overall air emissions health risk assessment impacts of the Proposed Project, including the dispensing of diesel fuel at the convenience store public gas station are less-than-significant, as determined in Threshold AQ-5 in the 2014 RDEIR (beginning on page 3.3-55). No mitigation measures are required.

There will be no CNG fuel provided at the convenience store public gas station, and for that reason, there are no potential impacts of CNG fueling at the convenience store gas station. No mitigation measures are required.

The convenience store public gas station is not intended to service any Athens' diesel-

fueled waste trucks. The convenience store gas station would serve primarily gasoline-fueled pass-by traffic and smaller vehicles (cars, SUVs, pickup trucks and motorcycles), and would not serve larger diesel-fueled or CNG-fueled waste collection and transfer trucks. The volume of diesel actually pumped at the station (whether it is greater or less than 0.34 million gallons per year) would not affect the outcome of the HRA in any significant way since it is the actual combustion of diesel fuel that generates diesel particulate matter and is the primary driver of potential health impacts from diesel vehicles, not the storage of diesel fuel or fueling of diesel vehicles.

The HRA does account for the health impacts of gasoline fueling activities, which CARB notes within its Air Quality and Land Use Handbook: A Community Health Perspective as a specific emission source of concern. The health impacts of gasoline fueling activities were determined based on the California Air Pollution Control Officers Association's Air Toxics "Hot Spots" Program Gasoline Service Station Industry-wide Risk Assessment Guidelines and SCAQMD's Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations, each of which does not include diesel fueling activities since diesel fuel has a lower volatility level than gasoline. Within the HRA, diesel combustion contributes the largest portion of the health impacts, with gasoline-fueling activities contributing less than five percent of the potential health impacts. For these reasons, it is concluded that the gasoline fuel assumptions used in the Health Risk Assessment are reasonable, and the potential impacts of dispensing gasoline fuel at the convenience store gas station are less-than-significant. No mitigation measures are required. (2020 RDEIR, pp. 3-6 through -8.)

SECTION 3: FINDINGS REGARDING ENVIRONMENTAL IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT.

The City Council hereby finds that feasible Mitigation Measures have been identified in the EIR and this Resolution that will avoid or substantially lessen the following potentially significant environmental impacts to a less than significant level. The potentially significant impacts, and the Mitigation Measures that will reduce them to a less than significant level, are as follows:

A. AIR QUALITY

1. Project Construction

Threshold: Would construction of the project conflict with or obstruct implementation of applicable air quality plan or violate any air quality standards or contribute substantially to an existing or projected air quality violation of the SCAQMD?

Finding: Less than significant with mitigation. (2014 RDEIR, pp. 3.3-26 through -34; see also 2017 Addendum No. 1, pp. 19-20.)

Explanation: Construction-related emissions are expected to be short-term, but may still cause adverse effects on air quality. Construction activities include site preparation, earthmoving, and general construction. Site preparation includes land clearing and grubbing. Earthmoving

activities include cut-and-fill operations, soil compaction, and grading. General construction includes adding improvements such as roadway surfaces, structures, and facilities. Construction activities would include equipment such as loaders, excavators, pavers, and haul trucks. As the project site is clear of structures, minimal demolition would be required. Secondly, the project site is level and thus, minimal site preparation and grading would be required. Site preparation would consist of land clearing and grubbing, haul truck trips would likely be required to export the materials from the project site. Nonetheless, air emissions attributable to construction activities are potentially significant, including vehicle emissions, construction equipment, and building coatings. (2014 RDEIR, pp. 3.3-26 through -34.)

Unmitigated construction emissions are anticipated to exceed SCAQMD thresholds for ROG and NOx, while emissions of CO, PM10, PM2.5, and SO2 are not anticipated to exceed thresholds. (2017 Addendum No. 1, p. 19 [Table 2.2].) To reduce construction emissions to a level of less than significant and reduce ROG and NOx emissions to below the relevant thresholds of significance, **Mitigation Measures MM AQ-1** through **MM AQ-11** have been identified:

MM AQ-1

In order to offset potential impacts that could occur without compliance with Rules 402 and 403, the City shall ensure the Proposed Project adheres to the provisions of SCAQMD Rules 402 and 403 regarding construction- related fugitive dust control by implementing a dust control program pursuant to the provisions of SCAQMD Rules 402 and 403. The Applicant shall ensure that contractors implement a fugitive dust control program pursuant to the provisions of SCAQMD Rules 402 and 403. This program shall include, but not limited to the following:

- Prior to issuance of any grading permit, the City Engineer and Senior Building Inspector shall confirm that the grading plan and building plans stipulate that, in compliance with SCAQMD Rule 403, fugitive dust shall be controlled by the applicable best available control measures listed in Table 1 of Rule 403.

- Water or a stabilizing agent shall be applied at least three times daily, preferably in the mid- morning, afternoon, and after work is done for the day, to exposed surfaces including graded and disturbed areas in sufficient quantity to prevent generation of dust plumes.

- Track-out shall not extend 25 feet or more from an active operation and track-out shall be removed at the conclusion of each workday. The contractor shall use a gravel apron, 25 feet long by road width, or a pipe-grid track-out control device to reduce mud/dirt track-out from active operations and unpaved truck exit routes.

- A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site.

- All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.

- Traffic speeds on unpaved roads shall be limited to 15 miles per hour.

- Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.

- On-site stock piles shall be covered or watered at least twice per day.

- The Applicant shall use street sweepers (using reclaimed water if available) that comply with SCAQMD Rules 1186 and 1186.1.

MM AQ-2

The Applicant shall ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications to ensure minimum emissions under normal operations.

MM AQ-3

Electricity from power poles rather than temporary diesel or gasoline-powered generators shall be used, where available.

MM AQ-4

Heavy-duty diesel trucks shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.

MM AQ-5

Heavy equipment operations shall be discontinued during first and second stage smog alerts.

MM AQ-6

The use of 2010 model or newer construction equipment shall be required, where feasible.

MM AQ-7

Older (prior to 2010 model year) construction equipment shall be retrofitted with appropriate emission control devices (Tier 2 or better) prior to onsite use.

MM AQ-8

Prior to commencement of operations, the Applicant shall develop a plan

demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOx reduction and 85 percent PM reduction compared to the most recent CARB fleet average (i.e., Tier 2 equipment or better). Acceptable options for reducing emissions include the use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such are available.

MM AQ-9

All construction vehicles, both on- and off-site, and construction equipment idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). The construction contractor shall post visible signage within construction equipment operator components notifying equipment operators of the prohibiting against idling in excess of five minutes. The construction contractor shall provide awareness training to equipment operators regarding idling limits.

MM AQ-10

Contractors shall use varying-pressure-low-volume paint applicators or other application techniques with equivalent or higher transfer efficiency.

MM AQ-11

Use super compliant VOC (and ROG) coatings for all architectural applications. (Rule 1113 of the SCAQMD established a schedule of VOC limits for architectural coatings. However, many manufacturers have reformulated their coatings to levels well below these limits. These are referred to as "Super-Compliant" and contain less than 10 grams of VOC per liter.)

With implementation of the above measures, construction emissions of ROG and NOx would be reduced to below the relevant SCAQMD thresholds of significance, and no further construction-related emissions impact would remain. With the incorporation of mitigation, construction air quality emissions impacts would be less than significant. (2017 Addendum No. 1, p. 20 [Table 2.3].)

2. Odors

Threshold: Would the project result in other emissions, such as those leading to odors, adversely affecting a substantial number of people?

Finding: Less than significant impact with mitigation. (2014 RDEIR, pp. 3.3-58 through -66; see also 2016 FEIR, pp. C&R-62 [Response 5-2], -115 [Response 11-24 and 11-25], C&R-211 [Response 13-30]), -270 [Response 19-5], -341 [Response 25-18].)

Explanation: The proposed MRF/TS is not expected to generate significant odors because all transfer activities potentially generating odors would take place within an enclosed building designed to minimize odors. Design features in the MRF/TS building include exhaust fans to provide multiple air exchanges every hour (as needed). The air leaving the building at the roof exhaust fans will be treated by a non-toxic odor neutralizing misting system to mitigate any odors. Negative pressure will be maintained at the building entrances to minimize the amount of untreated air leaving the building. A non-toxic odor neutralizer will be mixed with dust control water in the ceiling mounted misting systems for extra odor mitigation, as needed.

With implementation of the odor control measures as conditions of project approval, it is determined that odor would not impact the water associated with the water tanks on the southeast corner of the site, or with the two nearby Clinton O. Nixon storage facilities located at 14521 Ramona Boulevard in Baldwin Park, which have ventilation that allows an exchange of air intake inside the reservoir as the water surface rises and falls.

The SCAQMD resolves complaints through investigation and issuance of a notice to comply when necessary. Continued application of these existing regulations would avoid any impacts associated with objectionable odors and assure that any objectionable odors would not affect a significant amount of people.

Further, as identified in the Roadway Litter Prevention On-Site Management Plan, all incoming and outgoing hauling vehicles are required to be either fully covered and/or tarped or be a fully enclosed vehicle/trailer. Odors from trucks travelling to and from Athens' other MRF sites have not been a source of historical complaints. (Loughnane, 2014). Additionally, the City has not received odor complaints in the past from residents related to collection trucks using City streets.

The Project would also be required to comply with SCAQMD Rule 410, which establishes odor management practices and requirements to reduce odors from municipal solid waste transfer stations and material recovery facilities. As the project would have a throughput greater than 1,000 tons per day, the project would be required to implement a Level 2 odor control strategy for the tipping floor, transfer tunnel, and material recovery facility. In addition to compliance with SCAQMD rules and regulations, the Proposed Project would implement On-Site Management Plans to control odors and emissions. These plans would be enforceable through the Project's conditions of approval and would meet or exceed the minimum standards established by CalRecycle, the County of Los Angeles, the SCAQMD, and other responsible agencies. The Project also would be required to implement a litter prevention and control plan, regular street sweeping, and regular cleaning of all sorting machinery, conveyors, work platforms, and equipment pits.

Finally, **Mitigation Measures AQ-19** through **AQ-21** have also been identified to further reduce odor-related impacts:

MM AQ-19

Applicant shall minimize odors during operation of the MRF/TS by properly maintaining design features and equipment designed to reduce and eliminate

odors and pursuant to provisions of SCAQMD Rule 410.

MM AQ-20

On-Site Management Plan No. 3; Athens Services Odor Control Program shall include a requirement that any and all odor complaints shall be referred directly to the City of Irwindale Community Development Department Code Enforcement Division. Odor complaints shall be substantiated by the City as follows:

a) Inspection and confirmation by Code Enforcement Division Staff; and/or

b) Inspection and confirmation by the SCAQMD; and/or

c) A qualified consultant, as determined and selected by the City, will be retained to collect samples to quantify odor intensity using a Nasal Ranger or other comparable instrument. Such consultant shall be retained by the City at the sole expense of the Applicant. Facility representatives shall conduct an odor survey as soon as practical, but not to exceed 2 hours after receiving an odor complaint or notification from the SCAQMD or the LEA. Upon substantiation of an odor complaint, Applicant shall meet with the City within 48 hours to determine actions to remedy the odor complaint. A detailed action plan shall be prepared within 72 hours of the meeting identifying the steps to be taken to remedy the issue. All remedies shall be at the sole expense of the Applicant, and shall be implemented / installed as soon as feasible.

MM AQ-21

As a means to address public concerns and complaints regarding odors, the Project Applicant shall publicly post the SCAQMD odor complaint phone number [1-800-CUT-SMOG (1-800-288-7664)] and website address (http://www.aqmd.gov/complain/reporting_aq_problems.html) on signs that are visible from the street at all entrances to the MRF/TS facility.

With incorporation of these measures, as well as the Project's conditions of approval, and adherence to all mandatory regulatory rules and controls, impacts associated with odors would be less than significant. (2014 RDEIR, pp. 3.3-58 through -66; see also 2016 FEIR, pp. C&R-62 [Response 5-2], C&R-115 [Response 11-24 and 11-25], C&R-211 [Response 13-30]), C&R-270 [Response 19-5], C&R-341 [Response 25-18].)

B. BIOLOGICAL RESOURCES

1. Local Policies or Ordinances

Threshold: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: Less than significant impact with mitigation incorporated. (2014 RDEIR, pp. 3.4-16 and -17; see also 2016 FEIR, pp. C&R-70 [Response 7-3], C&R-122 [Response 11-37], C&R-289 [Response 22-3].)

Explanation: There are no local policies or ordinances protecting biological resources that are applicable to the Proposed Project site or biological resources thereupon. However, since some resident and/or migratory avian species have a potential to nest in the grassland and non-native trees on-site, project construction could result in "take" of these species under the Federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Codes §3503 and §3513, grading and construction activities undertaken for the Proposed Project has the potential to conflict with State and/or federal policies protecting a biological resource.

To reduce this potential impact, **Mitigation Measure MM BIO-1** has been identified:

> **MM BIO-1**
>
> The Applicant shall comply with the regulatory requirements of the federal Migratory Bird Treaty Act and California Fish and Game Codes §3503, §3503.5, and §3513 regarding Proposed Project grading and construction activities.
>
> *Pre-construction Surveys for Nesting Birds*
>
> The Applicant shall implement the following protective measures to ensure implementation of the Migratory Bird Treaty Act and compliance with State regulations during construction. To the extent feasible, the Applicant and/or the construction contractor(s) shall trim/remove all vegetation/tree limbs necessary for Proposed Project construction between September 1 and January 31. Should construction activities or vegetation removal commence between February 1 to August 31, pre-construction surveys for nesting birds shall be conducted for any affected tree(s) located within the public right of way by a qualified biologist to ensure that no active nests would be disturbed during project implementation. A preconstruction survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities. During this survey, the qualified person shall inspect the street trees located within the public right of way and areas immediately adjacent to the project site for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist, in consultation with the California Department of Fish and Wildlife, shall determine the extent of a construction-free buffer zone to be established around the nest until the young have fledged.

With incorporation of the above measure, impacts would be reduced to less than significant. Adherence to mitigation measure MM BIO-1 whereby, all grading and construction activities undertaken for the Proposed Project shall comply with the regulatory requirements of the federal MBTA and California Fish and Game Codes §3503, §3503.5, and §3513. (2014 RDEIR, pp. 3.4-16 and -17; see also 2016 FEIR, pp. C&R-70 [Response 7-3], C&R-122 [Response 11-37], C&R-289 [Response 22-3].)

C. CULTURAL RESOURCES

1. Historical Resources

Threshold: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines, § 15064.5?

Finding: Less than significant impact with mitigation incorporated. (2014 RDEIR, pp. 3.5-13 and -14.)

Explanation: The site is not listed by the State Historical Resources Commission, nor is the site a resource included in a local register of historical resources. Furthermore, the Lead Agency has not determined the site or any structure on site to be historically significant. Further, no archaeological or historic resources were identified during the Phase I Cultural Resources Study (ASM, 2009) and therefore the project would not cause a substantial adverse change in the significance of a historical or archeological resource. In addition, Bonterra Consulting surveyed the same project area (Brown and Maxon 2009), which also reported that there were no cultural resources present on-site. No prehistoric sites or historic resources were identified during the records search (ASM, 2009).

Although it is not reasonably expected that historical or archaeological resources will be found on site, to ensure the proper handling of the identification, protection, and proper disposition of any found archaeological or historical resources, should they be discovered during grading and in response to SB18 consultation, **Mitigation Measure CR-1** is required. MM CR-1 requires the Applicant and City to consult with the Gabrieleño Band of Mission Indian Tribe, prior to on-site earthwork activities, to invite a Native American Monitor at the project site for the excavation and ground disturbance activities (as requested by the Tribe during SB18 consultation).

Additionally, to ensure that any unknown (remaining) historical or archaeological resources are not impacted by construction activities, **Mitigation Measure CR-2** requires that in the event that any previously undetected historic (or archaeological) resources are encountered during project construction, all work should cease and a qualified archaeologist should be contacted to evaluate the nature and significance of any such discoveries. If a discovery proves to be significant, additional work (such as data recovery excavation) may be warranted.

MM CR-1

The Applicant and City shall consult with the Gabrieleño Band of Mission Indian Tribe prior to on-site earthwork activities, and to invite a Native American Monitor at the project site for the excavation and ground disturbance activities.

MM CR-2

In the event any previously undetected archaeological resources are encountered during project construction, all excavation and ground disturbance activities shall cease and a qualified archaeologist will be contacted within 24 hours to evaluate

the nature and significance of any such discoveries. If a discovery proves to be significant, additional work (such as data recovery excavation) may be warranted. Work may be resumed with approval of the attending archeologist and City Staff. Further, should unforeseen artifacts become uncovered during site grading, the Applicant would be required to adhere to all City and State of California procedures, including Section 21083.2(i) of the CEQA Statutes and Section 15064.5 of the CEQA Guidelines regarding stoppage of work, handling of discovered materials, and notification of proper authorities to ensure that the construction/operation of the MRF/TS project would not have an adverse effect on cultural resources.

With implementation of **Mitigation Measure CR-1** and **CR-2**, there would be less than significant impacts to historical or archeological resources.

2. Archaeological Resources

Threshold: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines § 15064.5?

Finding: Less than significant impact with mitigation incorporated. (2014 RDEIR, pp. 3.5-13 and -14.)

Explanation: The site is not listed by the State Historical Resources Commission, nor is the site a resource included in a local register of historical resources. Furthermore, the Lead Agency has not determined the site or any structure on site to be historically significant. Further, no archaeological or historic resources were identified during the Phase I Cultural Resources Study (ASM, 2009) and therefore the project would not cause a substantial adverse change in the significance of a historical or archeological resource. In addition, Bonterra Consulting surveyed the same project area (Brown and Maxon 2009), which also reported that there were no cultural resources present on-site. No prehistoric sites or historic resources were identified during the records search (ASM, 2009).

Although it is not reasonably expected that historical or archaeological resources will be found on site, to ensure the proper handling of the identification, protection, and proper disposition of any found archaeological or historical resources, should they be discovered and in response to SB18 consultation, **Mitigation Measure CR-1** is required. MM CR-1 requires the Applicant and City to consult with the Gabrieleño Band of Mission Indian Tribe prior to on-site earthwork activities, and to invite a Native American Monitor at the project site for the excavation and ground disturbance activities (as requested by the Tribe during SB18 consultation).

Additionally, to ensure that any unknown (remaining) historical or archaeological resources are not impacted by construction activities, **Mitigation Measure CR-2** requires that in the event that any previously undetected historic (or archaeological) resources are encountered during project construction, all work should cease and a qualified archaeologist should be contacted to evaluate the nature and significance of any such discoveries. If a discovery proves to be significant, additional work (such as data recovery excavation) may be warranted.

With implementation of **Mitigation Measures CR-1** and **CR-2** (identified above), there would be less than significant impacts to historical or archeological resources.

3. Human Remains

Threshold: Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Finding: Less than significant impact with mitigation incorporated. (2014 RDEIR, p. 3.5-15.)

Explanation: No human remains have been previously found within the project area, nor are any expected to exist within the project area. However, there is always potential to uncover unknown human remains during excavation activities. Should human remains be discovered during project grading and excavation activities, **Mitigation Measure CR-4** would apply, whereas, the City of Irwindale Planning Department and the Los Angeles County Coroner's office shall be notified within 24 hours under State law (California Health and Safety Code § 7050.5) and all activities in the immediate area of the find shall cease until appropriate and lawful measures have been taken. If the Coroner determines that the remains are Native American, the NAHC shall also be contacted (California Public Resources Code § 5097.98). In accordance with Section 5097.98 of the California Public Resources Code, the NAHC shall designate a Most Likely Descendent, who may make recommendations concerning the disposition of the remains in consultation with the City and the project archaeologist.

MM CR-4

> If human remains are discovered during project activities, the City of Irwindale Planning Department and the Los Angeles County Coroner's office shall be notified within 24 hours under State law (California Health and Safety Code § 7050.5) and all activities in the immediate area of the find shall cease until appropriate and lawful measures have been taken. If the Coroner determines that the remains are Native American, the NAHC shall also be contacted (California Public Resources Code § 5097.98). In accordance with Section 5097.98 of the California Public Resources Code, the NAHC shall designate a Most Likely Descendent, who may make recommendations concerning the disposition of the remains in consultation with the City and the project archaeologist**.**

With the incorporation of MM CR-4, potential impacts relating to unanticipated human remains would be less than significant. (2014 RDEIR, p. 3.5-15.)

D. GEOLOGY AND SOILS

1. Fault Rupture

Threshold: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault,

as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Finding: Less than significant with mitigation incorporated. (2014 RDEIR, p. 3.7-14.)

Explanation: The site is not located within a known earthquake fault; and therefore, implementation of the Proposed Project is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving seismic hazards. The site is not within an Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards, as there are no Alquist-Priolo Special Study Zones within the City of Irwindale (General Plan, page 130). Further, **Project Design Feature GEO-1** requires the Applicant to prepare a site-specific Geotechnical Report, and the Project is required to be designed and constructed in accordance with the CBC, and City of Irwindale Building Standards and Codes. Therefore, the potential for surface rupture due to fault plane displacement propagating to the surface at the site is considered low, and no significant surface rupture impact would occur. (2014 RDEIR, p. 3.7-14.)

PDF GEO-1

The Applicant shall have a California Registered Geotechnical Engineer prepare a site-specific Geotechnical Report to the satisfaction of the City Engineer prior to issuance of the grading permit. This report will be undertaken in accordance with the CGS Guidelines for Evaluating and Mitigating Seismic Hazards in California. This report will provide design specification to assure the Proposed Project is developed within accepted federal, State, and local laws, regulations, and guidelines.

2. Seismic Ground Shaking

Threshold: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Finding: Less than significant with mitigation incorporated. (2014 RDEIR, p. 3.7-15.)

Explanation: No active or potentially active faults pass directly through the Proposed Project site. The closest active fault to the Proposed Project site is the Sierra Madre Fault located approximately 3.7-miles north of the site. Further, **Project Design Feature GEO-1** (identified above) requires the Applicant to prepare a site-specific Geotechnical Report, and the Project is required to be designed and constructed in accordance with the California Building Code (CBC), and City of Irwindale Building Standards and Codes. As with most development in southern California, the site could be subject to strong ground motion in the event of an earthquake. This potential hazard is common in southern California; however, the adverse effects of ground shaking would be reduced because the Proposed Project would be constructed in conformance with current building codes and engineering practices. (2014 RDEIR, p. 3.7-15.)

3. Liquefaction

Threshold: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving seismic-related ground failure, including liquefaction?

Finding: Less than significant with mitigation incorporated. (2014 RDEIR, p. 3.7-15.)

Explanation: Liquefaction is associated with seismic activity. Soils at the site are not susceptible to liquefaction based on California Geologic Survey (CGS) mapping and Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997b). Furthermore, groundwater occurs at an estimated depth of over 50-feet bgs under the Proposed Project site. Although groundwater levels in this area is subject to seasonal and year-to-year fluctuations, a significant increase in groundwater levels at the Proposed Project site is considered a very low probability. Therefore, given the depth to groundwater and the nature of soils at the site, liquefaction is not anticipated to be a potential problem. Further, **Project Design Feature GEO-1** (identified above) requires the Applicant to prepare a site-specific Geotechnical Report, and the Project is required to be designed and constructed in accordance with the CBC, and City of Irwindale Building Standards and Codes. For these reasons, impacts associated with potential liquefaction would be less than significant.

4. Landslides

Threshold: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving landslides?

Finding: Less than significant with mitigation incorporated. (2014 RDEIR, p. 3.7-15.)

Explanation: Based on the fact that the Proposed Project site is on relatively flat topography and away from steep terrain, the chance of a landslide affecting the property is very low to nonexistent. Further, **Project Design Feature GEO-1** requires the Applicant to prepare a site-specific Geotechnical Report, and the Project is required to be designed and constructed in accordance with the CBC, and City of Irwindale Building Standards and Codes. Impacts would be less than significant. (2014 RDEIR, p. 3.7-15.)

5. Loss of Topsoil

Threshold: Would the project result in substantial soil erosion or the loss of topsoil?

Finding: Less than significant impact with mitigation incorporated. (2014 RDEIR, pp. 3.7-15 and -16.)

Explanation: The Proposed Project site will require grading, as well as excavation and filling, and erosion of stockpiled soil or of exposed soil surfaces could occur as a result. Specifically, during construction, excavation, grading, stockpiling, and other earth moving activities could expose site soils to wind- or water-generated erosion. Best Management

Practices (BMPs) would be outlined in the project-specific Storm Water Pollution Prevention Plans (SWPPP) for construction to minimize soil erosion (**Project Design Feature WQ-1** regarding the required National Pollutant Discharge Elimination System Permit (NPDES) requirements). BMPs, to be identified in the SWPPP, will be employed and will include conditions, such as timing for practices during periods of precipitation; when earth moving activities are being conducted; and/or when soil has been exposed by earthmoving activities in order to eliminate or reduce erosion to the extent possible.

Implementation of soil erosion related BMPs during the above periods will ensure that the Proposed Project will not result in substantial soil erosion. Based upon the above, including implementation of **Project Design Feature WQ-1**, it is not reasonably foreseeable that the Project will result in substantial soil erosion or the loss of topsoil. Therefore, erosion related impacts would be less than significant with adherence to the mitigation program. (2014 RDEIR, pp. 3.7-15 and -16.)

PDF WQ-1

The Applicant shall comply with the project-specific National Pollutant Discharge Elimination System (NPDES) Permit requirements (such as the Storm Water Pollution Prevention Plans (SWPPPs) and Best Management Practices (BMPs) including: limiting construction access routes and stabilizing access points; staking/marking construction limits; protection of cut and fill surfaces from sheet, rill and gully erosion; stabilizing temporarily denuded areas with seeding, mulching, jute netting, hay bales and silt fences or other methods; designating specific areas for the stockpiling, handling, preparation and disposal of construction materials; quickly establishing groundcover and landscaping of areas designated to remain pervious; and/or waste material and litter control to prevent existing drainages).

6. Unstable Soils

Threshold: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Finding: Less than significant with mitigation incorporated. (2014 RDEIR, pp. 3.7-16 and -17.)

Explanation: Based on the analysis contained within the Phase I and Phase II assessments, there is no evidence that the Project will be located on a geologic unit or soil that is unstable. In addition, a Geotechnical Study (**Project Design Feature GEO-1**, identified above) shall be performed to specify design requirements to minimize the potential effects from strong seismic ground shaking. Secondary seismic hazards related to ground shaking include: soil liquefaction, ground subsidence, slope instability, tsunamis, and seiche. These actions are not expected to occur with implementation of the Proposed Project; and therefore, the project will not be subject to or result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse.

The Proposed Project is located on relatively flat topography and away from steep terrain. Based on the relatively flat topography, the site's granular soils, and the planned slab-on-grade construction, the probability of landslides or slope instability at or to the Proposed Project site is very low. No portions of the Proposed Project site are identified on the Ontario Quadrangle official Seismic Hazard Zones Map within a zone of earthquake-induced landslide potential (CGS, 2000). Therefore, the Project site is not in an area identified as prone to earthquake-induced landslides. Impacts would be less than significant. (2014 RDEIR, pp. 3.7-16 and -17.)

7. Paleontological Resources

Threshold: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Finding: Less than significant impact with mitigation incorporated. (2014 RDEIR, p. 3.5-14.)

Explanation: No unique paleontological resources or sites or unique geological features were discovered during the Phase I Cultural Resources Study. Large flat pieces of granite and numerous round and/or flat granite cobbles were examined, but none had been culturally modified. Two modern electrical towers were observed across the southern edge of the property area. There are also a few pieces of broken red brick, small pieces of thick asphalt, concrete fragments, and a few pieces of rusted metal within the survey area that are residuals of the concrete pipe manufacturing plant that previously existing on the property. Numerous waterworn cobbles and small boulders are scattered throughout the project area. The soils consist of very fine to coarse sands, with pea gravel present in places where the aeolian sand has been removed.

Although there is currently no evidence of its existence, impacts to unknown paleontological or geological resources could be significant prior to standard mitigation. To ensure that any unknown (remaining) paleontological resources are not impacted by construction activities, **Mitigation Measure CR-3** states that in the event that any paleontological or geological resources are encountered during project implementation, all earthwork should cease and a qualified paleontologist should be contacted to evaluate the nature and significance of any such discoveries.

MM CR-3

In the event that any unknown (remaining) paleontological or geological resources are encountered during project implementation, the Applicant shall cease earthwork immediately and contact a qualified paleontologist or geologist within 24-hours to evaluate the nature and significance of any such discoveries. Work may be resumed with approval of the attending archeologist and City Staff.

With implementation of **Mitigation Measure CR-3** there would be less than significant impacts to paleontological resources and geological resources.

E. HAZARDS AND HAZARDOUS MATERIALS

1. Routine Transport, Use, and Disposal

Threshold: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Less than significant impact with mitigation incorporated. (2014 RDEIR, pp. 3.8-20 through -28; see also 2016 FEIR, pp. C&R-81 [Response 9-4], C&R-124 [Response 11-39], and C&R-253 [Response 17-8].)

Explanation: The use of hazardous materials for construction of the MRF/TS facility could pose a potential hazardous material-related impact on the Proposed Project site and local transportation routes if a spill or accident occurred. These potential impacts are common to the construction of a wide variety of buildings, and would be associated with transportation, storage, use, and disposal of various hazardous substances during construction. However, hazardous materials would be stored in proper containers in material storage yard(s). Cleanup materials would also be stored at these location(s) in order to address potential spills. Hazardous waste (e.g., used oil, used oil filters, spent batteries, and other items) would be collected regularly and disposed of in accordance with all applicable federal, State, and local laws, ordinances, regulations, and standards.

The Proposed Project does not propose to receive, process, or transfer hazardous wastes at the MRF/TS, pursuant to California Code of Regulations Sections 14 17407.5 and 17408.2. The MRF/TS would be subject to compliance with the County's Health Hazardous Materials Division (HHMD) requirements pertaining to handling and storage of hazardous wastes. The HHMD would also regularly inspect the facilities, provide emergency response and enforcement services, and conduct mitigation oversight, if necessary, during MRF/TS operations. With the implementation of existing federal, State, and local regulations pertaining to hazardous materials handling and storage, impacts from reasonably foreseeable upset and accident conditions during the Project operations would be less than significant.

In addition, the MRF/TS is subject to compliance with the California Accidental Release Prevention (CalARP) Program as implemented by the Department of Toxic Substances Control (DTSC) Certified Unified Program Agencies (CUPAs). The CalARP Program requires that any business, where the maximum quantity of a regulated substance exceeds the specified threshold quantity, register with the responsible CUPA as a manager of regulated substances and prepare a Risk Management Plan. The Business Plan must identify the type of business, location, emergency contacts, emergency procedures, mitigation plans, and chemical inventory at each location.

Further, **Project Design Features HAZ-1** and **HAZ-2** have been identified to increase site safety:

PDF HAZ-1

The Applicant shall form a Safety Committee and include a minimum of one (1) City Staff personnel as a participating member. The Safety Committee shall function with two roles. One function will be to annually review the On-Site Management Plans. The second function will include monthly review of the MRF/TS Daily Operational Report for waste stream capacity review.

On-Site Management Plans
The purpose of the annual review shall be to confirm or update the standard of practice for the management plans. The review will include utilizing information obtained from operational records, vendors, and suggestions from insurance companies.

MRF/TS Operational Report
The purpose of the monthly review shall be to ensure compliance with the 6,000 tons per day (maximum).

PDF HAZ-2

On-Site Management Plans
The Applicant shall prepare and have approved by the City On-Site Management Plans. Any and all future amendments to these management plans must be approved by the City. These plans include:

1) Litter Prevention and Control Plan;
2) Pest Control Plan;
3) Odor Control Plan;
4) Noise Control Plan;
5) Hazardous Materials Exclusion and Management Plan;
6) Fire Prevention, Control and Mitigation Plan;
7) Emergency Action Plan; and
8) Emergency Response Training Plan

PDF HAZ-1 and HAZ are designed to for site safety. PDF HAZ-1 requires the Applicant to form a Safety Committee. The Safety Committee will have two functions: 1) Annual review the On-Site Management Plans; and 2) Monthly review of the MRF/TS Daily Operational Report for waste stream capacity. The purpose of the annual review is to confirm or update the standard of practice for the On-Site Management Plans. The purpose for reviewing the daily operational log is to ensure the MRF/TS is complying with the permitted capacity for daily waste streams. Any modification for adaptive management to the management planswill require City approval within the appropriate department. PDF HAZ-2 requires that the Applicant prepares and has approved On-Site Management Plans. The purpose of the On-Site Management Plans is to ensure the facility functions as a start-of-art facility whereby it meets or exceed the minimum standards established by CalRecycle, the County of Los Angeles, the South Coast Air Quality Management District, and/or other responsible agency.

With adherence to PDFs HAZ-1 and HAZ-2, and all federal, State and local regulations pertaining to hazardous materials, it is not reasonably foreseeable that the Proposed Project would create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. (2014 RDEIR, pp. 3.8-20 through -28; see also 2016 FEIR, pp. C&R-81 [Response 9-4], C&R-124 [Response 11-39], and C&R-253 [Response 17-8].)

2. Accident or Upset

Threshold: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Finding: Less than significant impact with mitigation incorporated. (2014 RDEIR, pp. 3.8-20 through -28; see also 2016 FEIR, pp. C&R-81 [Response 9-4], C&R-124 [Response 11-39], and C&R-253 [Response 17-8].)

Explanation: The use of hazardous materials for construction of the MRF/TS facility could pose a potential hazardous material-related impact on the Proposed Project site and local transportation routes if a spill or accident occurred. These potential impacts are common to the construction of a wide variety of buildings, and would be associated with transportation, storage, use, and disposal of various hazardous substances during construction. However, hazardous materials would be stored in proper containers in material storage yard(s). Cleanup materials would also be stored at these location(s) in order to address potential spills. Hazardous waste (e.g., used oil, used oil filters, spent batteries, and other items) would be collected regularly and disposed of in accordance with all applicable federal, State, and local laws, ordinances, regulations, and standards.

The Proposed Project does not propose to receive, process, or transfer hazardous wastes at the MRF/TS, pursuant to California Code of Regulations Sections 14 17407.5 and 17408.2. The MRF/TS would be subject to compliance with the County's Health Hazardous Materials Division (HHMD) requirements pertaining to handling and storage of hazardous wastes. The HHMD would also regularly inspect the facilities, provide emergency response and enforcement services, and conduct mitigation oversight, if necessary, during MRF/TS operations. With the implementation of existing federal, State, and local regulations pertaining to hazardous materials handling and storage, impacts from reasonably foreseeable upset and accident conditions during the Project operations would be less than significant.

In addition, the MRF/TS is subject to compliance with the CalARP as implemented by the CUPAs; which requires that any business, where the maximum quantity of a regulated substance exceeds the specified threshold quantity, register with the responsible CUPA as a manager of regulated substances and prepare a Risk Management Plan. The Business Plan must identify the type of business, location, emergency contacts, emergency procedures, mitigation plans, and chemical inventory at each location.

Further, **Project Design Features HAZ-1** and **HAZ-2** (identified above) are designed to ensure site safety. PDF HAZ-1 requires the Applicant to form a Safety Committee. The Safety Committee will have two functions: 1) Annual review the On-Site Management Plans; and 2) Monthly review of the MRF/TS Daily Operational Report for waste stream capacity. The purpose of the annual review is to confirm or update the standard of practice for the On-Site Management Plans. The purpose for reviewing the daily operational log is to ensure the MRF/TS is complying with the permitted capacity for daily waste streams. Any modification for adaptive management to the management plans will require City approval within the appropriate department. PDF HAZ-2 requires that the Applicant prepares and has approved On-Site Management Plans. The purpose of the On-Site Management Plans is to ensure the facility functions as a start-of-the-art facility whereby it meets or exceed the minimum standards established by CalRecycle, the County of Los Angeles, the South Coast Air Quality Management District, and/or other responsible agency.

With adherence to PDFs HAZ-1 and HAZ-2, and all federal, State and local regulations pertaining to hazardous materials, it is not reasonably foreseeable that the Proposed Project would create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. (RDEIR, pp. 3.8-20 through -28; see also 2016 FEIR, pp. C&R-81 [Response 9-4], C&R-124 [Response 11-39], and C&R-253 [Response 17-8].)

3. Hazards Near Schools

Threshold: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Finding: Less than significant impact with mitigation incorporated. (2014 RDEIR, pp. 3.8-28 and -29.)

Explanation: The nearest public school to the Proposed Project site is the Margaret Heath Elementary School located at 14321 School Street, in the City of Baldwin Park. This school is located approximately 1,370-feet (0.26-miles) south of the eastern tip of the Proposed Project property line. It is possible that small quantities of hazardous materials could be transported to the facility within waste streams and may be used operationally for the equipment and vehicles used on-site. The only large volume of hazardous materials stored at the facility would be the Underground Storage Tanks (USTs) at the convenience store/fueling station. These USTs will be constructed in accordance with federal, State, and local laws, ordinances, and regulations and will not foreseeably result in spillages or emissions that would leave the Project site. Further, **Project Design Features HAZ-1** and **HAZ-2** (identified above), require adherence to the On-Site Management Plan for hazardous materials, Operations Reports, and approval by the City of any future amendment to these plans. Thus, with incorporation of HAZ-1 and HAZ-2, it is not reasonably foreseeable that the Project will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

F. TRIBAL CULTURAL RESOURCES

1. Tribal Cultural Resources

Threshold: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe?

Finding: Less than significant with mitigation incorporated. (2014 RDEIR, pp. 3.5-13 and -14.)

Explanation: The site is not listed by the State Historical Resources Commission, nor is the site a resource included in a local register of historical resources. Furthermore, the Lead Agency has not determined the site or any structure on site to be historically significant. Further, no archaeological or historic resources were identified during the Phase I Cultural Resources Study (ASM, 2009), and therefore the project would not cause a substantial adverse change in the significance of a historical or archeological resource. In addition, Bonterra Consulting surveyed the same project area (Brown and Maxon 2009), which also reported that there were no cultural resources present on-site. No prehistoric sites or historic resources were identified during the records search (ASM, 2009).

Although it is not reasonably expected that historical or archaeological resources will be found on site, to ensure the proper handling of the identification, protection, and proper disposition of any found archaeological or historical resources, should they be discovered during construction and in response to SB18 consultation, **Mitigation Measure CR-1** (identified above) is required. MM CR-1 requires the Applicant and City to consult with the Gabrieleño Band of Mission Indian Tribe, prior to on-site earthwork activities, and to invite a Native American Monitor at the project site for the excavation and ground disturbance activities (as requested by the Tribe during SB18 consultation).

Additionally, to ensure that any unknown (remaining) historical or archaeological resources are not impacted by construction activities, **Mitigation Measure CR-2** (identified above) requires that in the event that any previously undetected historic (or archaeological) resources are encountered during project implementation, all work should cease and a qualified archaeologist should be contacted to evaluate the nature and significance of any such discoveries. If a discovery proves to be significant, additional work (such as data recovery excavation) may be warranted.

With implementation of Mitigation Measures CR-1 and CR-2 (identified above), there would be less than significant impacts to tribal cultural resources. (2014 RDEIR, pp. 3.5-13 and -14.)

SECTION 4: FINDINGS REGARDING ENVIRONMENTAL IMPACTS NOT FULLY MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

The City Council hereby finds that, despite the incorporation of Mitigation Measures outlined in the EIR and in this Resolution, the following impacts from the proposed Project and related approvals cannot be fully mitigated to a less than significant level and a Statement of Overriding Considerations is therefore included herein:

A. AIR QUALITY

1. Project Operations

Threshold: Would operation of the project conflict with or obstruct implementation of applicable air quality plan or violate any air quality standards or contribute substantially to an existing or projected air quality violation of the SCAQMD?

Finding: Significant and unavoidable impact. (2014 RDEIR, pp. 3.3-34 through -47.)

Explanation: To determine operation emissions, vehicular emissions were computed using the CARB's emission factor model, EMFAC2011, to estimate on-road emissions. Transfer trucks, roll-off trucks, packer trucks, and end-dump trucks were modeled using the T7 and T6 Solid Waste Collection Vehicle classification, which is a worst-case heavy-heavy duty truck emission factor for solid waste collection vehicles. Self-haul trucks would have substantially smaller payload capacities and were modeled using light-heavy duty truck emission factors. Paved road dust, break wear, and tire wear particulate emissions were also accounted for and included in the analysis. Onsite operation of the Proposed Project would require the use of heavy-duty equipment, such as excavators, loaders, forklifts, lifts, and street sweepers. This equipment would be used to load and unload material and otherwise sort and handle material. Emissions from this equipment were estimated using the same approach as construction emissions. Emission factors from the OFFROAD model, as included in CalEEMod were used. Operation of the Proposed Project would also result in area source emissions from the combustion of natural gas for heating, the use of landscaping equipment, and evaporative emissions from the use of consumer products. These emissions were estimated using CalEEMod and were relatively minor contributors to the overall Project emissions.

Based upon a very conservative assessment methodology, when quantified, the analysis determined that unmitigated emissions for operation of the Project would exceed the thresholds for daily ROG and NOx emissions, but not for CO, PM10, or PM2.5. Emissions of ROG and NOx would be potentially significant in the South Coast Air Basin, primarily due to the trip length for potential outbound transfer truck trips to landfills. As explained in detail in the 2020 RDEIR, the air quality analysis assumes that all waste hauling trips are "new" trips, even though the Project does not generate new sources of waste, and therefore only redistributes existing trips. However, because some air quality impacts are location-dependent (while greenhouse gas emissions impacts are not), the air quality analysis treats trips as "new" while the greenhouse gas emissions analysis contained in the 2020 RDEIR does not. To address these potentially significant emissions, **Mitigation Measures MM AQ-12** through **MM AQ-18** were identified:

MM AQ-12

Applicant shall properly maintain ROG emission control devices within the gasoline dispensing station pursuant to SCAQMD Rule 461.

MM AQ-13

All gasoline dispensing facilities shall meet the requirements of SCAQMD's Rule 461 to limit ROG emissions from gasoline dispensing facilities, including but not limited to using CARB-certified vapor recovery systems and spill boxes and periodic testing of the equipment.

MM AQ-14

Heavy-duty diesel trucks shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.

MM AQ-15

The use of 2010 model or newer transfer trucks shall be required whenever older vehicles are replaced or upgraded, per SCAQMD Rule 1193.

MM AQ-16

At project start, all heavy-duty trucks entering the property must meet or exceed 2010 engine emission standards specified in California Code of Regulations Title 13, Article 4.5, Chapter 1, Section 2025.

MM AQ-17

The Project Applicant shall require all on-site off-road heavy-duty equipment (loaders, excavators, skid steer) to meet USEPA Tier 3 emissions standards (or Tier 4 emission standards based on availability at the initiation of the Project). In addition, the on-site off-road construction equipment used in operation of the Project shall be outfitted with the Best Available Control Technology (BACT) devices certified by CARB. Any emissions control device used by the applicant shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of the certified tier specification for each piece of heavy-duty equipment, BACT documentation, and CARB or SCAQMD operating permit shall be provided to the City prior to operation of the Project.

MM AQ-18

All diesel truck operators shall strictly abide by the applicable State law requirements for idling, as described in the Airborne Toxic Control Measure (CCR, Title 13, Section 2485), which limits vehicles with gross vehicular weight

ratings of more than 10,000 pounds to no more than five minutes of idling of the primary engine or the diesel-fueled auxiliary power system at any location. Trucks engaging in unloading at the Project site and load weighing/financial transactions at the scale house shall be prohibited from idling in excess of five minutes. Visible signage notifying truck operators of idling limits shall be posted near all site entrances. In the event third party collection haulers were required, all diesel truck operators that use the facility would be encouraged, and if reasonably possible by Athens to require contractually, to apply in good faith for funding from an established CARB or SCAQMD funding program to either retrofit or replace engines that are older than 2007 model year.

However, even with the imposition of the above measures, emissions of ROG and NOx are still not reduced to a level below the relevant SCAQMD thresholds. No other feasible mitigation measures are available to further reduce these emissions. Limiting transfer trucks and waste hauling vehicles to only alternative fuel vehicles was determined to be infeasible, due to the high cost of refuse collection vehicles and the inability to control third party collection trucks. As a result, operational impacts associated with ROG and NOx emissions remain significant and unavoidable.

B. NOISE

1. Ambient Noise Levels

Threshold: Would the project cause exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standard of other agencies?

Finding: Significant and unavoidable. (2014 RDEIR, pp. 3.10-20 through -31.)

Explanation:

Short-Term Construction Noise

Construction activity noise levels at and near the Proposed Project area would fluctuate depending on the particular type, number, and duration of use of construction equipment. Construction-related material haul trips would raise ambient noise levels along haul routes, depending on the number of haul trips made and types of vehicles used (refer to 2014 RDEIR Table 3.10-6 *Typical Construction Noise Levels* and Table 3.10-7 *Typical Noise Levels from Construction Equipment*). Pile driving would not be required for the Proposed Project. Noise from construction activities generally attenuates at a rate of 4.5 to 7.5 dBA per doubling of distance. Depending on the construction phase and equipment and duration of the construction activity, ambient noise levels at the property boundary could exceed 75 dBA. Existing hourly background noise levels near the property boundary range from 40 to 58 dBA. Paving activities (89 dBA) would occur right at the property boundary. Assuming an attenuation rate of 6 dBA per doubling of distance, finishing activities would generate noise levels of 83 dBA at the property boundary.

Per the City of Irwindale noise ordinance, if construction activities are within a radius of 500 feet of a residential zone, construction activities exceeding 75 dBA ambient base noise levels between 7 a.m. and 7 p.m. at the property boundary of an industrial zone would be considered a significant impact, unless authorization therefore has been duly obtained beforehand from the building inspector. Per the adjacent City of Baldwin Park, if within a radius of 500 feet of a residential zone, construction activities occurring between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day would be considered a significant impact.

Based upon the above, it is reasonably foreseeable that construction activities for the Proposed Project could cause exposure of persons to or generation of noise levels in excess of standards established by the City of Irwindale and City of Baldwin Park. Therefore, construction noise would be considered a potentially significant impact. As such, **Mitigation Measures MM N-1** through **N-6** were identified:

MM N-1

Prior to construction, the Construction Contractor shall obtain authorization from Irwindale's building inspector to exceed the ambient base noise level by more than five (5) dBA during construction activities at the property boundary for industrial zoned land use.

MM N-2

The Construction Contractor shall limit all construction activities from 7 a.m. to 7 p.m. Monday through Saturday. No construction activity shall be conducted on Sundays or during legal holidays.

MM N-3

The Construction Contractor shall construct the masonry soundwall around the site perimeter during the initial construction phase to establish the means for noise reduction during subsequent construction and operations. In the event that the soundwall is not constructed prior to construction of the buildings, a temporary sound barrier or curtain shall be used as a temporary measure to reduce noise impacts (by at least 5 decibels) until the soundwall can be constructed.

MM N-4

The Construction Contractor shall operate and maintain a City-approved haul truck traffic route restricted to major traffic arteries, and prohibited from using Baldwin Park Boulevard south of Live Oak Avenue.

MM N-5

The Construction Contractor shall provide construction equipment equipped, operated, and maintained with manufacturer recommended mufflers or the equivalent. The construction contractor shall locate staging and delivery areas as far as feasible from sensitive land uses or adjacent occupied buildings and

schedule deliveries during daytime hours when residential areas south of the project site are less susceptible to annoyance from outside noise.

MM N-6

The Construction Contractor shall post rules visible to drivers that require turning-off construction equipment when not in operation (for more than 5 minutes). The construction contractor shall shield stationary equipment operating under full power for more than 60 minutes that would otherwise not be shielded by the perimeter soundwall.

MM N-1 requires the Applicant to obtain authorization from the City of Irwindale to exceed the 75 dBA between 7a.m. and 7p.m. MM N-2 would prohibit construction activities occurring after 7 p.m. and before 7 a.m. to comply with the City of Baldwin Park standards. In addition to MM N-1 and MM N-2, MM N-3, MM N-4, MM N-5 and MM N-6 would further reduce noise levels during construction from the construction noise sources. With implementation of MM N-1 through MM N-6, it is not expected that construction of the Project would cause exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standard of other agencies. Noise impacts related to construction and adopted standards would be less than significant with mitigation.

Operational Noise

The fueling facility/convenience store would be a separate structure located in the northeastern portion of the project site adjacent to Arrow Highway and includes a fueling island with pump canopy, convenience store, and parking for customers. Fueling facility/convenience stores are not usual sources for excessive noise and because this fueling facility location would not be close to residential receptors, no significant noise impacts are expected from operations.

The project Applicant currently operates a MRF/TS, similar to the Proposed Project, open 24 hours a day, seven days a week in the City of Industry. Noise measurements at this existing facility indicate noise levels ranged from 61-67 Leq dBA approximately 110-375 feet from the existing 1,920 tons per day Industry MRF/TS.

The Project's On-site Management Plans, which are subject to review, approval, and enforcement by the City, include a noise control program that includes the following measures:

- All tipping, transfer, and sorting operation occur inside an enclosed building, with doors on all vehicle entrances and exits which are kept closed unless actually in use. A masonry wall will be erected around the perimeter of the site with the exception of location(s) on utility easements which require installation of a removable sound wall. The final design of the wall height and earthern berm will be subject to the approval of City standards.

- Operations and maintenance may occur 24/7. Facility doors will be kept closed when not in use, particularly at night, to prevent escape of noise. Outdoor operations, maintenance, and construction activities shall be scheduled to ensure

that any particularly noisy activities occur during normal weekday business hours.

- All Athens Services vehicles accessing the site will be maintained with mufflers in good working order and backup alarms will be kept set at the lowest volume allowed by applicable regulations. Use of vehicle horns will be discouraged on site except as necessary to alert workers of an emergency situation. Use of loud speakers will be prohibited. As a safety measure, trucks will utilize back up alarms when in reverse.

Based on the highest total expected noise levels for the City of Industry MRF/TS facility, the Proposed Project in Irwindale could generate noise levels up to 73 dBA during 30 minutes (L50 levels) in any hour during the day and 73 dBA for the same duration during the night (at a location 50 feet from the entrance of the tipping floor).

The City of Irwindale's adopted standards for Industrial uses is 60 dBA between 10 p.m. and 7 a.m. and 70 dBA between 7 a.m. and 10 p.m. (IMC § 9.28.030.) The code provides that no industrial uses may exceed these ambient standards by 5 dBA at the property boundary line without the authorization of the City. Under the adjacent City of Baldwin Park's adopted standards, industrial uses are limited to 70 dBA. Additionally, Baldwin Park has no adopted exterior ambient noise level standard for commercial uses, interior standard for commercial uses is 45 dBA; residential exterior standard is 65 dBA and interior standard is 45 dBA.

Based upon the noise levels modeled for the Project and the noise levels measured in the vicinity of the site the ambient noise levels from the Proposed Project could exceed the ambient or ambient base level for industrial land uses by more than five (5) dBA at the property boundary line during day or night time as stated in Irwindale Municipal Code Section 9.28.120. The noise levels for the western/northwestern border in Table 3.10-9 (2014 RDEIR) would exceed the ambient base levels for industrial land use (60 at night and 70 during the day) by more than 5 dBA between 5 a.m. to 7 a.m.

The levels for properties in Baldwin Park are not expected to exceed Baldwin Park's adopted standards. Exterior noise levels should not exceed the L(12) limit of 65 for BP residential. It should be <60 and masked by noise from Live Oak not attributable to the project. Additionally, traffic related operation noises are not likely to affect Baldwin Park since most of the traffic is restricted from going south through Baldwin Park. Based upon this, operational noises from the Project could be in excess of standards established in the local General Plan or noise ordinance, or applicable standard of other agencies.

To address these potentially significant operational noise impacts, **Mitigation Measure MM N-7** has been identified:

MM N-7

The Applicant shall implement all of the following:

- For the western/southwestern property boundary (for approximately the first 450 feet of the property boundary north of Live Oak Avenue), the Applicant shall construct the 8-foot perimeter masonry soundwall on top of a two-foot

berm so that the effective height of the soundwall would be 10 feet (with the exception that the berm is not required to be constructed on any utility easements).

- The Applicant shall modify nighttime operations (10 p.m. – 7 a.m.) that result in verified noise complaints to eliminate objectionable noise during the nighttime hours. The applicant shall notify the City of any noise complaints received within 24 hours of receiving the complaint and provide a proposed amendment to the On-Site Management Plans to demonstrate a reduction in ambient noise within one (1) week, subject to review and approval of the City upon a finding that the amendment will result in compliance with adopted noise standards of the City of Irwindale and the City of Baldwin Park.

- The Applicant shall obtain authorization by permit from the City to exceed ambient noise levels from facility operations on the western/northwestern boundary and the southern boundary (for 5 a.m. to 7 a.m.) pursuant to IMC Section 9.28.120. If the applicant does not obtain authorization by permit to exceed noise levels, the applicant will be required to modify operations to reduce noise levels between 5 a.m. to 7 a.m. to 65 dBA.

Traffic Noise:

After construction is complete and operations at the Proposed Project begin, the additional vehicles traveling to the site would increase noise levels adjacent to nearby roads. Based on the Federal Interagency Committee on Noise standards for transportation noise, a project would be considered to generate a significant impact if it resulted in a 1.5 dBA permanent increase in ambient noise levels in the project vicinity above existing noise levels greater than 65 dBA Ldn at existing residences. Peak hour (evening) intersection turning data from the traffic study were analyzed to evaluate project increases and resulting traffic-generated noise increases on roadway links most affected by project-related traffic and nearest the project site. Noise levels at other times would be lower.

However, the Project has a significant cumulative impact and the project contribution is cumulatively considerable (equal to a 1.5 dBA increase). On the other Segments, the Proposed Project would have a less than significant cumulative impact (noise increases that in all cases are less than 1.5 dBA). Based on all of the above, it is reasonably foreseeable that the Proposed Project would cause exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standard of other agencies based on traffic related noise on Arrow Highway, west of Rivergrade Road. Therefore, traffic related noise impacts are potentially significant and cumulatively significant.

The only identified potential mitigation for this truck noise impact would be soundwalls. However, it is unlikely soundwalls would reduce the noise levels to adopted City standards unless they were excessively large in proportion to the existing built environment. The scale of the wall would not be consistent with the development along Arrow Highway, west of Rivergrade Road. Additionally, the cost would be substantial based on the size of the wall required and the cost to obtain property owner consent on multiple properties. The cost could

also not be legally imposed on the developer based on the noise impacts being a result of cumulative impacts. Additionally, the City would not support spending public monies for construction of a wall that is not necessary for public health and safety on the basis that the development on this stretch of road is not used for sound sensitive activities such as residences or schools, but for minimal landscaping and/or parking.

The noise levels would probably exceed the existing actual ambient noise levels for the western/northwestern border by more than 5 dBA along portions of the western/northwestern border (even with an 8-foot soundwall), because the existing use of the Proposed Project site is vacant land, with virtually no activities that generate noise at present. The commercial offices located on the adjacent properties are typically not occupied at these early morning hours and are therefore not particularly noise sensitive.

Operation-related noise levels could exceed the ambient base level by more than five (5) dB at the western/northwestern property boundary line during day or night time (Irwindale Municipal Code Section 9.28.120). Therefore, operation-related noise levels would be potentially significant. **Mitigation Measure MM-N-7** (identified above) would reduce the impact but not to less than 5 dBA ambient increase. Therefore, permanent increase in ambient noise levels would remain a significant impact as defined by City code, regardless of the lack of sensitive receptors.

Traffic-related noise levels would exceed the Federal Interagency Committee on Noise standard, where an increase in noise by 1.5 dBA or more would be considered significant for existing noise levels greater than 65 dBA Ldn. Therefore, traffic-related noise would be considered a significant impact (and significant cumulative impact) to exterior locations along Arrow Highway west of Rivergrade Road, regardless of the lack of sensitive receptors. (2014 RDEIR, pp. 3.10-20 through -31.)

C. TRAFFIC AND TRANSPORTATION

1. Congestion Management Plan

Threshold: Would the Project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Finding: Significant and unavoidable impact. (2014 RDEIR, pp. 3.12-68 through -92 .)

Explanation: The study area intersections operate at acceptable levels of service during the peak hours for existing plus project conditions, except for the I-605 (NS) / Live Oak Avenue (EW) Avenue intersection (Table 3.12-12). The I-605 (NS) / Live Oak Avenue (EW) Avenue intersection is significantly impacted by the project (comparing Existing to Existing Plus Project conditions). At an unsignalized intersection, a significant impact occurs when the minor stop-controlled approach operates at LOS “F” and does not have acceptable operation in terms of total control delay, and the addition of project trips increases the total control delay to more than 4.0 vehicle hours for a single lane approach or 5.0 vehicle hours for a multi-lane approach.

The following improvements are necessary to reduce the Project's proportionate increase in delay to pre-project levels or better, thus reducing the Project's impact to less-than-significant:

I-605 NB Off-Ramp (NS) / Live Oak Avenue (#8)
a. Install a traffic signal.
b. Construct a second northbound right turn lane.
c. Provide a third westbound through lane by modifying the existing raised median.

These improvements are generally to be constructed on Caltrans property, unless final engineering plans and specifications indicate additional right-of-way is needed. These improvements at the I-605 (NS) / Live Oak Avenue (EW) Avenue intersection result in acceptable traffic operations with the project. Caltrans has indicated in correspondence and in a consultation meeting that it will cooperate with the City and project applicant to process the encroachment permit required to allow implementation of this mitigation measure. With that said, the City cannot ensure the mitigation measures will get implemented before project impacts will occur as the property is outside the City's jurisdiction. Therefore, for the purposes of these CEQA Findings of Fact the impacts remain significant and unavoidable even with imposition of **Mitigation Measures MM T-1 and MM T-2:**

MM T-1

To mitigate potential traffic impacts at I-605 NB Off-Ramp (NS) / Live Oak Avenue (EW)(#8), the developer will be required to construct or fund the following improvement:

- Install a traffic signal.
- Construct a 2nd northbound right turn lane.
- Provide a 3rd westbound through lane by modifying the existing raised median. This will also provide additional queuing storage for the westbound left turn lane at the intersection of I-605 SB On-Ramp (NS) / Live Oak Avenue (EW).

MM T-2

To mitigate potential traffic impacts to I-605 SB Off-Ramp (NS) / Arrow Highway (EW)(#3), the developer will be required to construct or fund the following improvements:

- Construct a 2nd southbound left turn lane.

To address potential conflicts at the driveways onto City streets, the traffic consultant identified site access recommendations shown on Exhibit 3.12-39 (2014 RDEIR), provided in the Traffic Impact Analysis in Appendix G, that include changes to the convenience store/gas pump access configuration as well as other on-site requirements. in order to reduce conflicting auto turning movements in the vicinity of Driveway 1, as well as changes to reduce impacts from Driveway 2, 3, and 4. These recommendations will be imposed as **Mitigation Measures MM T-3** through **MM T-6**:

MM T-3

To mitigate potential traffic impacts to Arrow Highway (NS) / Driveway 1 (EW), the Applicant shall be required to do the following:

- Prior to commencement of operations, the Applicant shall install a traffic signal and construct the intersection with the following geometrics:
  - → Northbound Approach: One left turn lane (two way turn lane) and two through lanes.
  - → Southbound Approach: Two through lanes and one right turn lane.
  - → Eastbound Approach: One left turn lane and one right turn lane.
  - → Westbound Approach: N/A

MM T-4

To mitigate potential traffic impacts to Arrow Highway (NS) / Driveway 2 (EW), the Applicant shall be required to do the following:

Prior to commencement of operations, the Applicant shall install a stop control on the eastbound approach and construct the intersection with the following geometrics:

- Northbound Approach: One left turn lane (two way turn lane) and two through lanes.
- Southbound Approach: Two through lanes and one right turn lane.
- Eastbound Approach: One shared left turn and right turn lane.
- Westbound Approach: N/A

MM T-5

To mitigate the potential impact to Driveway 3 – Baldwin Park Boulevard (NS) / Live Oak Avenue (EW), the Applicant shall be required to do the following:

- Prior to commencement of operations, the Applicant shall modify traffic signal to include Project Driveway 3 (north leg) and construct the intersection with the following geometrics:
  - → Northbound Approach: Two left turn lanes and one shared through-right turn lane.
  - → Southbound Approach: One left turn lane and one shared through-right turn lane.
  - → Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane.
  - → Westbound Approach: One left turn lane, two through lanes, and one right

turn lane.

MM T-6

Arrow Highway (NS) / Driveway 4 (EW) – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics:

- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through-right turn lane.
- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

Arrow Highway (NS) / Driveway 5 (EW) – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics:

- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through-right turn lane.
- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

Caltrans has indicated in correspondence and in a consultation meeting that it will cooperate with the City and project applicant to process the encroachment permit required to allow implementation of **Mitigation Measures MM T-1** and **MM T-2**. With that said, the City cannot ensure the mitigation measures will get implemented before project impacts will occur as the property is outside the City's jurisdiction. Therefore, for purposes of these CEQA Findings of Fact the impacts remain significant and unavoidable even with imposition of the above Mitigation Measures. (2014 RDEIR, p. 3.12-66 through -103.) However, with implementation of **MM T-3** through **MM T-6**, the potential significant impacts from conflicting turning movements at Driveways 1, 2, 3, 4 will be reduced to less than significant.

SECTION 5: FINDINGS REGARDING CUMULATIVE ENVIRONMENTAL IMPACTS

Consistent with CEQA's requirements, the EIR for the Project includes an analysis of cumulative impacts, which include the impacts of the project plus all other pending or approved projects within the affected area for each resource. The affected environment for most of the resource areas described below was determined to be the City of Fontana, the City of Ontario, and nearby unincorporated areas of San Bernardino County. Fourteen pending and approved projects were identified as cumulative projects. (See 2014 RDEIR, pp. 4.0-2 and -3; and Table 4.0-1.)

The City Council herby finds as follows:

A. AESTHETICS

Based on the cumulative project list, future development may include new residential, commercial, industrial, or recreational development and/or mining/reclamation operations in the cities of Irwindale, Azusa, Baldwin Park, Duarte, Glendora, and West Covina. The project-specific potential impacts to aesthetics are not cumulatively considerable, because there are no cumulative projects in the Proposed Project's viewshed. Impacts of other projects would be unique to each site, and unrelated to this proposed site. No mitigation is required. (2014 RDEIR, p. 3.2-34.)

B. AGRICULTURE AND FORESTRY

Because no farmland or forestry resources existing on the Project site, there is no potential for the Project to contribute to cumulative agricultural and forestry impacts. (2014 RDEIR, p. 3.1-2.)

C. AIR QUALITY

The Proposed Project would result in a significant ROG and NOx impacts during operations. Therefore, the Proposed Project would result in a regional cumulative operations impact given that the Basin is in nonattainment for ozone and the Proposed Project would exceed the regional daily emissions threshold for ROG and NOx, ozone precursors. (2014 RDEIR, p. 3.3-73.)

D. BIOLOGICAL RESOURCES

The Proposed Project would result in additional cumulative affects to non-native grassland, as well as loss of potential foraging habitat for some resident wildlife species; however, the onsite habitat is of low conservation value, and does not provide habitat for special status species or habitat linkages to higher value native habitat offsite. Thus, the Proposed Project impacts would be less than cumulatively considerable under CEQA. (2014 RDEIR, p. 3.4-19.)

E. CULTURAL RESOURCES

Due to the nature of cultural resources, individual projects within the area would be

assessed on a project-by-project basis. When, and if resources would be found, all applicable California Native Tribe regulations, as well as applicable federal, State, and local regulations would be applied to protect artifacts or remains; and therefore, potential cumulative impacts would be less than cumulatively considerable under CEQA. (2014 RDEIR, p. 3.5-17.)

F. GEOLOGY AND SOILS

The geotechnical characteristics of each individual future project site would be evaluated on a project-by-project basis, and appropriate mitigation measures would be required, as necessary, in addition to federal, State and local regulations. No cumulative impacts would occur. (2014 RDEIR, p. 3.7-20.)

G. GREENHOUSE GAS EMISSIONS

The Project would not result in significant greenhouse gas emissions impacts, and overall, greenhouse gas emissions meet a net-zero threshold. As such, no cumulative impacts associated with greenhouse gas emissions would occur. (2020 RDEIR, pp. 4-1 through -24; see also 2020 FEIR, pp. 7-29 [Response BP-13], and 7-32 [Response BP-16].)

H. HAZARDS AND HAZARDOUS MATERIALS

The use, storage, disposal, and transport of hazardous materials could result in a foreseeable number of spills and accidents. Construction and operational activities of the Proposed Project will adhere to all federal, State, and local regulations related to hazards and hazardous materials. It is reasonably expected that any future new development would be subject to these same terms. In addition, future development would be required to evaluate their respective hazards and hazardous materials impacts on a project-by-project basis. For these reasons, potential impacts to hazards and hazardous materials are not cumulatively considerable. (2014 RDEIR, p. 3.8-32.)

I. HYDROLOGY AND WATER QUALITY

Development at the site and other projects in the vicinity of the Proposed Project may result in similar impacts relative to water quality and hydrology; however, each project's impacts are localized and independent of one another, and are mitigated (minimized or avoided) on a site-specific basis. Further, while water quality impacts have the ability to compound when taking into account regional water basins, the Proposed Project as conditioned will require the Applicant to adhere to the mandatory Federal, State and local laws, ordinances, regulations, and water quality standards (which do not represent added mitigation measures but are required for all MRF/TS projects).

The Proposed Project, when considered with other projects in the same watershed, may result in cumulative impacts to surface and groundwater quality from increased surface impermeability and resultant runoff. Construction projects could result in increased erosion from exposed soil areas, which could contribute sediments into local drainage courses and other waterways. However, it is reasonably assumed that new construction associated with future projects will be required to meet federal, state, and local construction and operation standards at

least as rigorous as those required at present. Thus, project impacts would be less than cumulatively considerable under CEQA. (2014 RDEIR, p. 3.13-17.)

J. LAND USE

Development of this site with the Proposed Project will not limit or enhance development of any of the cumulative projects identified. Implementation of mitigation measures identified for specific project actions on a case-by-case basis would also reduce potentially significant cumulative impacts to a less than significant level. Project-specific land use incompatibilities would be addressed in the individual project's CEQA review and implementation of mitigation measures.

In addition, because the post-development land use will be consistent with the City's and County's long-term goals, implementation of the Proposed Project in consideration of the cumulative projects would not have a significant cumulative impact on the surrounding area in terms of land use compatibility. (2014 RDEIR, p. 3.9-24.)

K. MINERAL RESOURCES

The Project has no impact on mineral resource accessibility, and therefore has no potential to contribute to cumulative impacts to mineral resources. (2014 RDEIR, p. 3.1-2.)

L. NOISE

Operational and traffic-related noise impacts would be considered significant and unavoidable; and therefore, they would contribute to a significant and unavoidable cumulative noise impact regardless of the absence of sensitive noise receptors at these locations. As listed above, numerous mitigation measures are imposed as conditions of approval, but no feasible mitigation measures have been identified that could reduce these impacts to less than significant. (2014 RDEIR, p. 3.10-37.)

M. POPULATION AND HOUSING

Development of this site with the Proposed Project will not limit or enhance development of any of the cumulative projects identified. Implementation of mitigation measures identified for specific project actions on a case-by-case basis would also reduce potentially significant cumulative impacts to a less than significant level. Project-specific land use incompatibilities would be addressed in the individual project's CEQA review and implementation of mitigation measures. In addition, because the post-development land use will be consistent with the City's and County's long-term goals, implementation of the Proposed Project in consideration of the cumulative projects would not have a significant cumulative impact on the surrounding area in terms of land use compatibility. (2014 RDEIR, p. 3.9-24.)

N. PUBLIC SERVICES

The Proposed Project would not result in substantial demands for additional fire, police, schools, or parks and therefore would not incrementally contribute to potential cumulative impacts to local public services or utilities.

Implementation of the cumulative projects may increase the need for additional public services and utility systems. Potential impacts would be analyzed in a project-by project manner. It is anticipated that existing services would be adequate to serve these projects with the assumption that the projects pay the required City development fee(s), as necessary. For example, developers may be required to contribute fees based on the project's proportional demand for new infrastructure to support future demand for public services or utilities. The Proposed Project in combination with the cumulative projects would result in less than significant cumulative impacts to public services and utilities. (2014 RDEIR, p. 3.11-18.)

O. RECREATION

There is no residential or recreational component to the Proposed Project. The creation of new jobs within the City's (and region's) employment base would not be expected to result in adverse effects on either the provision of existing recreational services or facilities. The Proposed Project is not expected to result in population growth in the City or area and therefore, the Proposed Project does not have the potential to increase population in a manner that could substantially increase the use of, nor cause substantial physical deterioration of existing neighborhood and regional parks or recreational facilities. With no potential to increase population, and no increase to use of recreational facilities, the Proposed Project in combination with the cumulative projects would result in no significant impact. No cumulative impact would occur. (2014 RDEIR, p. 3.9-22.)

P. TRANSPORTATION/TRAFFIC

The Proposed Project is expected to contribute cumulative impacts to existing deficiencies or projected deficiencies. Neither Caltrans nor the State has adopted a fee program that can ensure that locally-contributed impact fees will be tied to improvements to freeway mainlines, and only Caltrans has the jurisdiction over mainline improvements. Because Caltrans has exclusive control over state highway improvements, ensuring that fair share contributions to mainline improvements are actually part of a program tied to implementation of mitigation is within the jurisdiction of Caltrans. (2014 RDEIR, pp. 3.12-103 and -104.)

Q. UTILITIES AND SERVICE SYSTEMS

The Proposed Project is an urban infill project and all utilities and service systems are already available to connect to the site. Any increase in water and wastewater flow would be adequately handled by existing service providers through existing facilities. As an urban infill project on a previously developed site, no significant adverse effects on water or wastewater facilities or services would occur with Project implementation. Similarly, no cumulative impacts are expected to occur. (2014 RDEIR, pp. 3.11-13 and -14.)

SECTION 6: FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

According to Sections 15126(c) and 15126.2(c) of the State CEQA Guidelines, an EIR is required to address any significant irreversible environmental changes that would occur should the proposed Project be implemented. Generally, a project would result in significant irreversible environmental changes if any of the following would occur:

- The project would involve a large commitment of non-renewable resources;
- The primary and secondary impacts of the project would generally commit future generations to similar uses;
- The project involves uses in which irreversible damage could result from any potential environmental accidents; or
- The proposed consumption of resources are not justified.

The primary function of the MRF/TS is to promote recycling and potential re-use of discarded materials which may otherwise be permanently lost and take up space in a landfill. By receiving, sorting, and promoting the re-use of yard waste, construction & demolition waste, and regular household and commercial waste, a MRF/TS provides a significant environmental benefit in retrieving such materials which would otherwise become essentially irretrievable.

The Proposed Project will result in short-term and long-term consumption of resources including land, building materials, fuels, and electrical energy for site preparation and grading, construction of the facility and related on-site and off-site improvements, and subsequent operation of the MRF and fueling station and convenience store. Except for the parcel of land to be utilized, consumption of these resources is not unique or significant, and will contribute to regional and local waste management goals that would otherwise be met with a similar facility or facilities at another location.

Therefore, no significant impacts relating to irreversible changes are anticipated. (RDEIR, pp. 4.0-3 and -4.)

SECTION 7: FINDINGS REGARDING GROWTH-INDUCING IMPACTS

Section 15126.2(d) of the State CEQA Guidelines requires an EIR to discuss the ways the proposed Project could foster economic or population growth or the construction of additional housing, directly or indirectly, in the surrounding environment. Growth-inducing impacts include the removal of obstacles to population growth (e.g., the expansion of a wastewater treatment plant allowing more development in a service area) and the development and construction of new service facilities that could significantly affect the environment individually or cumulatively. In addition, growth must not be assumed as beneficial, detrimental, or of little significance to the environment.

The goals and objectives of the Proposed Project are designed to: 1) comply with Assembly Bill 939 (AB 939) which requires every city and county in the State to divert at least 50 percent of wastes generated in their jurisdiction from going to a landfill; and 2) provide the

regional need of a MRF/TS, as a service facilitator, in compliance with AB 939. Operations at the MRF/TS would consist of sorting, consolidating, and compacting received materials, and then re-loading all recyclable, composting, and solid waste material into transfer trucks for transport to additional processing and/or disposal facilities. As a primary function, a MRF/TS reduces the amount of solid waste material which is ultimately disposed of at a landfill.

The vacant site is currently zoned for Heavy Industrial use and is designated for commercial land use [now proposed for commercial/industrial land use] in fulfillment of the City's long-term economic development goals. The Project will add approximately 345 employees to the local and regional workforce. It is anticipated that prospective employees will come primarily from underemployed citizens from the City and surrounding communities, and therefore the new employment opportunities are not expected to induce substantial new population growth from outside the region. The Proposed Project does not remove any barriers to growth, and does not have characteristics that could induce growth locally or regionally. Therefore, potential growth inducing impacts are found to be less than significant. (2014 RDEIR, p. 4.0-2 and -3.)

SECTION 8: FINDINGS REGARDING ALTERNATIVES

A. PROJECT OBJECTIVES

The following are the objectives of the proposed project:

A. The Project will be a regional asset needed to address and implement a series of legislative measures over the years designed to both promote and mandate the time-certain reduction, recycling, and reuse of solid waste in California, including, but not limited to Assembly Bill 341 (Chapter 476, Statutes of 2011); Senate Bill 1016 (Chapter 343, Statutes of 2007); and Assembly Bill 939 (Chapter 1095, Statutes of 1989).

B. The City of Irwindale seeks long-term economic development that provides a range of employment opportunities to local citizens.

C. The City desires current and ongoing economic development of underutilized City-owned property, including lands that have been targeted for redevelopment.

D. The Project will facilitate the generation of additional property tax, utility user tax, and host fees for the City of Irwindale.

E. Assembly Bill 341 (2011) sets a 75% recycling goal for California by 2020; therefore, the City of Irwindale seeks to achieve and surpass waste reduction and diversion goals and mandates, by providing additional processing capacity to increase diversion for recyclable commodities from the mixed municipal waste stream, thereby reducing the consumption of landfill capacity and prolonging the operational period of the region's current permitted landfill capacity.

F. The Project will provide a state-of-the art waste processing and transfer facility that minimizes environmental impacts to the extent feasible.

G. The facility will be constructed at a location with nearby Interstate access for both ingress and egress and which minimizes the traffic on local streets, and on the regional transportation network.

H. The Project will provide a disposal outlet accessible to local waste haulers during non-peak traffic hours with a goal to reduce traffic loading to area roads during peak hours.

In addition, the applicant, Athens Services, has stated its project objectives for the Irwindale Materials Recovery Facility and Transfer Station as:

- Maximize the ability to receive, process and consolidate, for efficient transfer and disposal, municipal solid waste within the San Gabriel Valley; thereby reducing regional vehicle miles traveled by trash collection trucks to the maximum extent feasible.

- Implement a state-of-the-art fully enclosed MRF/TS within City limits that reduces environmental impacts through project design (including noise, odors and air emissions) and provides environmental benefits by facilitating consolidation of refuse loads and transfer to other regional landfill sites while diverting recyclable materials for transfer to recyclables processing facilities.

- Provide state-of-the-art recycling methods, cost-effective disposal, and MRF/TS services that will assist Los Angeles County and cities within the County to achieve local and state mandated waste diversion goals, including those set forth in the California Integrated Waste Management Act of 1989, and which further the Recycling and Waste/ High Recycling Recommended Actions contained within CARB's Climate Change Scoping Plan (2008).

- Provide expanded capacity to divert and process green and wood waste generated in the San Gabriel Valley in order to promote increased recycling of such materials, and diversion from landfills, consistent with the City, County, and State goals.

B. SIGNIFICANT AND UNAVOIDABLE IMPACTS

As identified above, the Project as proposed results in the following significant and unavoidable impacts, even after the incorporation of all feasible mitigation measures:

- **Air Quality**: Regional air quality impacts from Project operations, and contribution to cumulative impacts of criteria pollutants.

- **Noise**: Noise impacts for the adjacent commercial building to the west, and along Arrow Highway north of the Project site. Operational and traffic-related noise impacts would contribute to a significant and unavoidable cumulative noise impact.

- **Traffic**: Cumulative impacts to existing deficiencies or project deficiencies on the I-210 freeway mainline segments eastbound and westbound of the Irwindale Avenue on and off ramps, and the I-605 northbound off-ramp at Live Oak Avenue and the I-210 westbound off-ramp at Irwindale Avenue.

C. ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/ PROJECT PLANNING PROCESS

Among the factors that are used to consider project alternatives for detailed consideration in an EIR are whether they would meet most of the basic Project objectives, be feasible, and whether they would avoid or substantially reduce the significant environmental impacts of the Project. (State CEQA Guidelines section 15126(c).)

The City reviewed seven (7) different locations for their potential siting of the Proposed Project. This list of potential alternative locations was initially considered by the City, but each location was later rejected as infeasible during the environmental review process based in part on not meeting some or all of the Project Objectives, as well as not reducing or avoiding potential impacts to a greater extent than the Proposed Project. Based on this, and consistent with the requirements of CEQA Guideline §15126.6(f)(2), all seven site alternatives were rejected from further consideration (refer to **Exhibits 5.0-1** through **5.0-7** on pages 5.0-10 – 5.0-16 of the 2014 RDEIR).

1. Reliance II Landfill - 15990 Foothill Boulevard

The Reliance II Landfill site was initially selected as an alternative location based on its proximity to the freeway system (less than 0.5 mile of Interstate 210) to address transportation/circulation and regional project needs, and for appropriate site acreage necessary for the operation of the proposed MRF/TS. However, this location was deemed as unsuitable due the timing of potential availability of the site, as landfill operations currently underway would not produce a development-ready site until at least 2019. This presents an unreasonable time delay with respect to the Proposed Project objectives, including AB 341 mandated reduction of waste volume.

2. Kincaid Pit North – APNs 8616-022-906 & 8616-022-91

The Kincaid Pit North was initially selected based upon proximity to the freeway system (less than 0.5 mile of Interstate 210) to address transportation/circulation and regional project needs, compatibility of surrounding land use, and the acreage necessary for operational needs of the Proposed Project. However, this site falls within the jurisdiction of both the City of Irwindale and the City of Azusa and has not yet undergone reclamation to allow for development of the site. Reclamation of this site will take many years, and reclamation planning to ensure proper backfill and compaction to support subsequent urban land development would require separate and independent environmental review. Finally, this site is severely constrained for access with a very

narrow frontage on Irwindale Avenue between the west-bound Interstate 210 off-ramp and Foothill Boulevard offering no opportunity for efficient ingress/egress of vehicles, particularly trucks. Access from Foothill Boulevard would involve acquisition of additional property and relocation of existing occupants.

3. Hanson Spancrete/Southern California Edison – 13131-13025 Los Angeles Street

The Hanson Spancrete/Southern California Edison site was initially selected based upon proximity to the freeway system (less than 0.25 mile of Interstate 605) to address transportation/circulation and regional project needs, and compatible surrounding land uses. The site is occupied with active businesses at present, and would require displacement and re-location of existing tenants, and was therefore deemed unsuitable. The Hanson Spancrete site has an existing long-term lease which would need to be bought out, the property purchased, and the existing tenant relocated. The Southern California Edison site would also need to be acquired and the use for the Edison storage facility relocated.

4. Nuway Landfill – APN 8532-002-034

The Nu-Way Landfill site was initially considered an option for an alternative site for the Proposed Project due to compatible surrounding land uses and proximity to the freeway system (adjacent to Interstate 605). However, the backfill at this site has not been properly engineered to support urban development and the operations of the Proposed Project. Possible remediation of the site would require many years and would not satisfy project objectives for timely serving regional waste reduction and management needs.

5. Sunburst Rock – 242 Live Oak Avenue

The Sunburst Rock site offers suitable land use compatibility and therefore was initially considered as an alternative location. However, several factors eliminate this site as a feasible option. Factors such as improper compaction [historical site of an open-pit mine], and the need to relocate the existing 40+ tenants of the contractor yard would deem this location infeasible due to the timing and expense of such an endeavor.

6. 706 - 873 Alpha Street

The location along Alpha Street originally was considered to be an alternative site option for the Proposed Project based on the acreage required to operate the Proposed Project; however, this location was determined to be unsuitable for several reasons. This location hosts 30 established businesses [auto dismantling/wrecking yards] that would need to be relocated, unsuitable compaction (including the tire landfill underground), and adjacent residential land uses to the north and west; each of which make this location infeasible as an alternative location.

7. Gore Point/Triangle Parcel – APNs 8532-001-900 & 8532-001-004

The Gore Point/Triangle Parcel location appears to provide suitable acreage, compatibility with surrounding land uses, and proximity to the freeway system (within ½ mile of Interstate 605); however, there is a substantial grade differential between the two parcels which would require the building pad to be further reduced, or backfill of the Triangle Parcel as reclamation. Therefore, this location does not provide a suitable building pad since a portion of the site has not yet been backfilled and reclaimed, and the subsequent timing of potential availability of this site renders this location as infeasible.

Finding: The City Council rejects each of the alternative locations on the following grounds, each of which provides a full and independent justification for rejection of the alternative: (1) an alternative location is infeasible, given that no other similarly sized, vacant, industrially-zoned parcels exist in the vicinity; and (2) an alternative location is infeasible on grounds such locations would require physically infeasible remediation or engineering.

D. ALTERNATIVES SELECTED FOR ANALYSIS IN THE EIR

The following Project Alternatives were considered in detail in the and 2014 RDEIR. These alternatives are rejected for various reasons as set forth below.

1. Reduced Tonnage Capacity Alternative

Description: Under this alternative, to reduce air impacts related to the SCAQMD, the Proposed Project's capacity would be reduced to 4,500 tons per day, a 25 percent reduction from the Proposed Project capacity of 6,000 tons per day. The Reduced Tonnage Capacity Alternative is defined as a facility permitted for a daily maximum of 4,500 tons of municipal waste to be accepted, processed and transferred. Compared to the Proposed Project, this Alternative would have reduced traffic volumes, with attendant reductions in noise and air emissions. Development under this scenario assumes a slightly smaller building footprint as the Proposed Project and the same overall physical characteristics of the Proposed Project. Under this scenario, the project footprint is estimated to be reduced by approximately 10-15% rather than a corresponding 25% since some sizing parameters are related to efficient movement of materials and trucks into, through, and out of the facility that are not directly related to tonnage capacity.

Impacts: The Reduced Tonnage Alternative would result in lessened environmental impacts compared to the Proposed Project by reducing the total traffic volume and related air emissions and traffic noise. However, this alternative does not capture the full potential to recover materials from the local and regional waste stream prior to transfer and/or disposal, which will therefore need to occur at another site in the region. By comparison and for informational purposes, under the analysis from the first version of the 2014 DEIR, when it was assumed that only 50% of the trips to the MRF/TS would be new trips and thereby cut the total trips to the site in half (based on assumptions related to trips being relocated from other sites in the Air Basin rather than being totally new trips), the project needed to reduce the size of the project and the number of trips by another 56 percent to get to no air impacts from the Project. Further, given the efficiencies associated with the proposed project, if assuming that none of the

Project's trips are new trips, the Reduced Tonnage Alternative would result in lost efficiencies, by keeping more trips associated with MRF facilities farther away from the local waste generating markets, and thereby requiring continued longer haul trips.

Objectives and Feasibility: The Reduced Tonnage Alternative would: 1) not feasibly attain the Proposed Project's objectives to serve as facilitator for regional compliance with Assembly Bill 341; 2) would only partially assist the City and applicant's goal for waste reduction and diversion goals and mandates, by providing additional processing capacity to increase diversion of recyclable commodities from the mixed municipal waste stream; and 3) provide a similar land development project as required for the construction and operation of the proposed MRF/TS.

Finding: The City Council rejects the Reduced Tonnage Alternative on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet the basic project objective of facilitating regional compliance with Assembly Bill 341; (2) the alternative fails to assist the City in meeting is waste reduction and diversion goals and mandates; (3) the alternative fails to avoid most of the project's significant and unavoidable impacts; (4) the alternative would not reduce greenhouse gas emissions to same extent as the proposed Project. Therefore, the Reduced Tonnage Alternative is eliminated from further consideration.

2. Source-Separated MRF Alternative

Description: The Source-Separated MRF Alternative would involve the development of a facility that would only receive loads of materials that are source-separated, such as the common "three bin" collection programs in many cities. Such facilities are described as a "clean MRF". Development under this scenario assumes the same building footprint and overall physical change to the site as the Proposed Project. The Source-Separated MRF would have the same throughput (maximum 6,000 tons per day) as the Proposed Project.

The Project Applicant is not proposing a MRF that would exclusively handle source-separated materials. The applicant has indicated that there are limitations to a source-separated MRF that have resulted in the Proposed Project design of a mixed-waste facility. Some of the key advantages of the mixed-waste MRF include more flexibility for customers that have difficulty implementing on-site source separation such as multi-family complexes and commercial operations that do not have the physical space to do on-site source separation. These types of users (multi-family and commercial operations) account for a very large percentage of customers in the San Gabriel Valley and of Athens customers. The applicant's experience is that mixed-waste processing can be better than source separation due to several factors, including that source separation is only partially successful in mixed residential / commercial / industrial communities and materials need to be screened and sorted in any case. The Proposed Project will be able to handle incoming mixed-waste loads and also source separated loads.

While proponents for Source-Separated MRFs can cite many studies that indicate they are an advanced waste management option, the applicant indicates that their extensive experience in the Los Angeles Metropolitan area leads them to conclude that Mixed-Waste MRFs that can handle source-separated waste streams as well as mixed-waste streams is a preferred and highly efficient operational model. The applicant indicates that mixed-waste facilities have more flexibility in achieving high diversion rates, especially by being able to reduce materials from any type of collection system. CalRecycle does not require that MRFs be designed to be Source-Separation MRFs, acknowledging that they are not preferred in all communities.

Impacts: The Source-Separated MRF Alternative would result in similar environmental impacts compared to the Proposed Project. Total traffic volume and related air emissions and traffic noise are expected to be similar to the Proposed Project.

Objectives and Feasibility: This alternative would have reduced capabilities to sort mixed-waste streams that could be handled by the applicant such as multi-family and commercial facilities that do not have the option or space to provide on-site source separation.

Finding: The City Council rejects the Source Separated Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) this alternative fails to meaningfully reduce the significant and unavoidable impacts of the proposed Project, and (2) this alternative meets the Project objectives to a lesser extent than the proposed Project. Therefore, the Source-Separated Alternative is eliminated from further consideration.

3. No Project Alternative

Description: The No Project Alternative does not preclude development of the site. Should another Applicant pursue development of the site for other purposes, additional environmental analysis would be warranted, as required by the City of Irwindale and in compliance with CEQA. Commercial uses that could be developed under the current General Plan and zoning designations would also be reasonably expected to generate temporary construction noise, and long-term employee and operational traffic, with related air emissions and noise, although the levels of these effects are too speculative to estimate for unknown uses.

Impacts: Under this Alternative, there would be no significant impacts to air quality, noise or traffic. However, the No Project Alternative also does not preclude development of a MRF/TS at another site; however, the San Gabriel Valley is substantially built-out and it is difficult to find a suitable site that could accommodate a +200,000 square-foot building, and with the attendant truck parking, circulation areas, and freeway access required for efficient operations.

Objectives and Feasibility: In comparison to the Proposed Project, this Alternative would not meet the City's objective for economic growth and local employment, and attaining the goals associated with AB 939 and AB 341 for the State, regional, and local need to reduce the amount of waste going to California landfills. As a primary function, a MRF/TS reduces the amount of solid waste material which is ultimately disposed of at a landfill.

Finding: The City Council rejects the No Project Alternative on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative may reduce, but does not avoid, the Project's significant and unavoidable impacts, (2) it is likely that the impacts reduced by the alternative will occur elsewhere given the demand for high-cube warehouse distribution uses; and (3) the alternative meets the Project objectives to a lesser extent than the proposed Project. Therefore, Alternative 3 is eliminated from further consideration.

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of alternatives to a proposed Project shall identify an environmentally superior alternative among the alternatives evaluated in an EIR.

The No Project Alternative scenario is the no development scenario. Because of its no development option, the No Project Alternative would result in reduced environmental impacts when compared to the Proposed Project. This includes elimination of the Proposed Project's significant and unavoidable impacts to air emissions, noise and traffic. However, the No Project Alternative would not meet the Proposed Project's primary objectives of providing economic development for the City that provides a range of employment opportunities to local citizens; achievement of AB 341 waste reduction goals by providing a state-of-the-art waste processing and transfer facility; and for siting such a facility where it is accessible to local waste haulers during non-peak traffic hours; and that minimizes environmental impacts to the extent feasible with nearby access to the interstate road network.

Based on the analysis in the 2014 RDEIR, the Reduced Tonnage Alternative would be the environmentally superior alternative since it would have fewer environmental impacts when compared to the Proposed Project. However, it would not reduce any of the identified significant impacts of the Project to a less than significant level, and may increase the level of greenhouse gases emitted when compared against the proposed project. Additionally, this alternative would substantially reduce attainment of the City's goals for economic development and job growth associated with this project.

However, as determined above, the City Council rejects the Reduced Tonnage Alternative on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet the basic project objective of facilitating regional compliance with Assembly Bill 341; (2) the alternative fails to assist the City in meeting its waste reduction and diversion goals and mandates; (3) the alternative fails to avoid most of the project's significant and unavoidable impacts; (4) the alternative would not reduce greenhouse gas emissions to the same extent as the proposed Project.

SECTION 8: STATEMENT OF OVERRIDING CONSIDERATIONS

Having reduced the adverse significant environmental effects of the Project to the extent feasible by adopting all reasonable and feasible mitigation measures, having considered the entire administrative record on the Project, and having weighed the benefits of the Project against its unavoidable adverse impacts after mitigation, each of the following social, economic and environmental benefits of the Project separately and individually outweigh the potential unavoidable adverse impacts and render those potential adverse environmental impacts acceptable based upon the following overriding considerations:

A. The Project will be a regional asset needed to address and implement a series of legislative measures over the years designed to both promote and mandate the time-certain reduction, recycling, and reuse of solid waste in California, including, but not limited to Assembly Bill 341 (Chapter 476, Statutes of 2011); Senate Bill 1016 (Chapter 343, Statutes of 2007); and Assembly Bill 939 (Chapter 1095, Statutes of 1989).

B. The City desires current and ongoing economic development of underutilized City-owned property, including lands that have been targeted for redevelopment. The Project Site was identified in the Economic Strategic Plan (adopted 10/12/11) as a Priority Near-Term Development Site in that the site is/has:

- Easy access to Arrow Highway, Live Oak Avenue and the 605 Freeway;
- Suitability for industrial use with compatible surrounding uses;
- A large parcel that allows single-user development or multiple smaller development.

C. The City of Irwindale seeks long-term economic development that provides a range of employment opportunities to local citizens. The Proposed Project provides:

- Construction related activities of the Project that will create job opportunities in the City of Irwindale and adjacent cities; and
- Long-term Project operations that will create job opportunities in the City of Irwindale and adjacent cities.

D. The Project will facilitate the generation of additional property tax, utility user tax, and host fees for the City of Irwindale.

E. Assembly Bill 341 (2011) sets a 75% recycling goal for California by 2020; therefore, the City of Irwindale seeks to achieve and surpass waste reduction and diversion goals and mandates, by providing additional processing capacity to increase diversion for recyclable commodities from the mixed municipal waste stream, thereby reducing the consumption of landfill capacity and prolonging the operational period of the region's current permitted landfill capacity.

F. The Project will provide a state-of-the-art waste processing and transfer facility that reduces environmental impacts to the extent feasible through the imposition of the mitigation measures. The proposed MRF/TS includes a fully enclosed building with interior designed to provide separate areas to receive, process and transfer municipal solid waste, green waste, construction and demolition materials, and waste hauled in by selfhaulers. Project design promotes compatibility with adjacent land uses, modern, energy efficient sustainable project design and infill development consistent with the City's General Plan.

G. The facility will be constructed at a location with nearby Interstate access for both ingress and egress and which minimizes the traffic on local streets, and on the regional transportation network. With direct access to I-210 and I-605 via City of Irwindale designated regional collector streets, the Proposed Project's truck traffic avoids use of or impacts to local streets in either the City of Irwindale or the City of Baldwin Park.

H. The Project will provide a disposal outlet accessible to local waste haulers during non-peak traffic hours with a goal to reduce traffic loading to area roads during peak hours. This is one of the stated Goals and Objectives of the Applicant as set forth in the Project Description and will be accomplished with defined hours of operations accessible to local haulers.

Further, the Project meets the following objectives and goals of the 2020 General Plan:

1. **Community Development Element Policy 10.** The City of Irwindale will promote development that will benefit the community as a whole in terms of both jobs and revenue generation.

   This policy is supported by the City's stated goals and objectives for the proposed MRF/TS project that:

   - The City of Irwindale seeks long-term economic development that provides a range of employment opportunities to local citizens.

- The City desires current and ongoing economic development of underutilized City-owned property, including lands that have been targeted for redevelopment.
- The Project will facilitate the generation of additional property tax, utility user tax, and host fees for the City of Irwindale.

2. **Community Development Element 12.** The City of Irwindale will continue to promote quality design in the review and approval of commercial and industrial development through the application of the commercial and industrial design guidelines.

   This policy is supported by the City's stated goals and objectives for the proposed MRF/TS project that:

   - The Project will provide a state-of-the-art waste processing and transfer facility that minimizes environmental impacts to the extent feasible.
   - The facility will be constructed at a location with nearby Interstate access for both ingress and egress and which minimizes the traffic on local streets, and on the regional transportation network.

   It is further supported by the Applicants' stated intent that the Proposed Project will be a state-of-the-art facility:

   - Implement a state-of-the-art fully enclosed MRF/TS within City limits that reduces environmental impacts through project design (including noise, odors and air emissions) and provides environmental benefits by facilitating consolidation of refuse loads and transfer to other regional landfill sites while diverting recyclable materials for transfer to recyclables processing facilities.
   - Provide state-of-the-art recycling methods, cost-effective disposal, and MRF/TS services that will assist Los Angeles County and cities within the County to achieve local and state mandated waste diversion goals, including those set forth in the California Integrated Waste Management Act of 1989, and which further the Recycling and Waste/ High Recycling Recommended Actions contained within CARB's Climate Change Scoping Plan (2008).

3. **Community Development Element Policy 13.** The City of Irwindale will continue to employ a design theme in the review of future commercial and industrial development and in the rehabilitation of existing commercial and industrial uses.

   This policy is supported by the City's stated goals and objectives for the proposed MRF/TS project that:

   - The City desires current and ongoing economic development of underutilized City-owned property, including lands that have been targeted for redevelopment.

   And project design features that include:

- The exterior design of the facility buildings would be consistent with the City's Commercial and Industrial Design Guidelines, including varying parapet heights, vertical tower elements, arcades, arched entry structures, and deeply recessed exterior fenestrations. As designed, the parapet walls will vary in design height ranging from 30-51 feet and allow for a maximum of 64 feet at the top of the pitched roof (tower elements). Proposed exterior materials include varying plaster colors consistent with the Design Guidelines, wrought iron and decorative tile accents, accentuated building cornices, and plaster building ornaments to create a "village" of buildings that cohesively work together under a single architectural theme.
- All buildings would be constructed from steel for primary and secondary framing elements. The exterior walls would be light gauge frame with plaster finish. A metal "cool" roof is proposed for the majority of the roofing areas in conjunction with the decorative roof tile accents on the tower elements; (a "cool" roof reflects and emits the sun's heat back to the sky instead of transferring it to the building below thereby reducing energy costs). The Loadout Area tunnel, associated ramps, and all operational areas would be poured concrete slab.
- Landscaping would be developed to screen the site perimeter and throughout the MRF/TS facility with particular focus on the public view areas. In addition, a decorative concrete block wall would be constructed with wrought iron gates at facility access points. The site would have secured perimeter fencing and/ or a block wall along the entire property boundary. Landscaping would cover approximately 13% of the site.

4. **Community Development Element Policy 15.** The City of Irwindale will continue to work towards improving the appearance of the City entryways.

   This policy is supported by the City's coordination with the Applicant to redesign the proposed Project in its current configuration included as the Project Description (and developed in part based upon comments received by the City of Baldwin Park residents during the public scoping phase of the Proposed Project) that the Proposed Project site layout, building orientation, and ingress and egress locations were specifically modified to direct both construction and operational traffic away from the intersection of Live Oak Avenue and Baldwin Park Boulevard. This was done to ensure that traffic from the Proposed Project is routed away from this intersection to minimize effects on residences south of the Live Oak Avenue industrial corridor in the City of Baldwin Park, and the Margaret Heath elementary school located approximately 1,370 feet south of Live Oak Avenue on the east side of Baldwin Park Boulevard.

Given the above, the Council has weighed the economic, legal, social, technological, and other benefits of the Project against the significant and unavoidable impacts of the Project identified in the FEIR. Based upon the above, the Council hereby determines that those benefits outweigh the risks and potentially adverse environmental impacts of the Project, and further determines that the Project's significant and unavoidable impacts are acceptable.

Accordingly, the Council adopts this Statement of Overriding Considerations, recognizing that significant and unavoidable impacts will result from implementation of the Project. Having (i) adopted all feasible mitigation measures; (ii) considered and rejected alternatives to the Project; and (iii) recognized the significant unavoidable impacts of the Project; the Council hereby finds that each of the separate benefits of the Project, as stated above, individually warrants approval of the Project and outweighs and overrides its significant and unavoidable impacts, and thereby justifies the approval of the Project.

2020 Mitigation Monitoring and Reporting Program

State CEQA Guideline §15097 directs the Lead Agency, the City of Irwindale, to adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. This Mitigation Monitoring and Reporting Program (MMRP) is required as a condition of approval by the City of Irwindale order to ensure that the mitigation measures and project revisions identified in the EIR are implemented. The MMRP will be monitored by various departments of the City of Irwindale. This MMRP includes the mitigation as identified in the Final EIR; and those which are required to address the potential environmental impacts associated with implementation of the proposed project. CEQA (Public Resources Code Section 21081.6 (a) (1)).

State CEQA Guidelines §15370 defines "mitigation" as:

- Avoiding the impact completely by not taking a certain action or parts of an action;
- Minimizing the impact by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations, during the life of the action;
- Compensating for the impact by replacing or providing substitute resources or environments.

Note: *Authority cited: Section 21083, Public Resources Code; Reference: Sections 21002, 21002.1, 21081, and 21100(c), Public Resources Code.*

In addition to mitigation measures ("MM"), the *Irwindale Materials Recovery Facility and Transfer Station Project* is required to comply with project design features ("PDF"). PDFs are designed during the initial planning phase and are incorporated into the physical design of a project. PDFs have been introduced by either the Applicant or the Lead Agency as a way to reduce an anticipated effect. This mitigation program incorporates both MMs and PDFs. All direct and indirect impacts that can be avoided or reduced to less than significant levels by the mitigation program are discussed in the EIR. The mitigation program serves as a means to reduce or avoid any identified potentially significant adverse impacts from implementation of the Proposed Project.

Refer to **Table 1 Irwindale Materials Recovery Facility and Transfer Station Project 2020 Final EIR, 2020 Mitigation Monitoring and Reporting Program.**

Table 1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
2020 Mitigation Monitoring and Reporting Program

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
AIR QUALITY / GREENHOUSE GASES / ODORS / HEALTH RISK ASSESSMENT				
MM AQ-1	**Dust Control / SCAQMD Rules 402 and 403** In order to offset potential impacts that could occur without compliance with Rules 402 and 403, the City shall ensure the Proposed Project adheres to the provisions of SCAQMD Rules 402 and 403 regarding construction-related fugitive dust control by implementing a dust control program pursuant to the provisions of SCAQMD Rules 402 and 403. The Applicant shall ensure that contractors implement a fugitive dust control program pursuant to the provisions of SCAQMD Rules 402 and 403. This program shall include, but not limited to the following: • Prior to issuance of any grading permit, the City Engineer and Senior Building Inspector shall confirm that the grading plan and building plans stipulate that, in compliance with SCAQMD Rule 403, fugitive dust shall be controlled by the applicable best available control measures listed in Table 1 of Rule 403.	Athens Services / City of Irwindale City Engineer and Senior Building Inspector; to be observed during twice yearly inspections	Prior to issuance of grading permit	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
	• Water or a stabilizing agent shall be applied at least three times daily, preferably in the mid-morning, afternoon, and after work is done for the day, to exposed surfaces including graded and disturbed areas in sufficient quantity to prevent generation of dust plumes. • Track-out shall not extend 25 feet or more from an active operation and track-out shall be removed at the conclusion of each workday. The contractor shall use a gravel apron, 25 feet long by road width, or a pipe-grid track-out control device to reduce mud/dirt track-out from active operations and unpaved truck exit routes. • A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site. • All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches. • Traffic speeds on unpaved roads shall be limited to 15 miles per hour.			

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
	• Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour. • On-site stock piles shall be covered or watered at least twice per day. • The Applicant shall use street sweepers (using reclaimed water if available) that comply with SCAQMD Rules 1186 and 1186.1.			
MM AQ-2	**Construction Equipment** The Applicant shall ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications to ensure minimum emissions under normal operations.	Construction Contractor, reporting to City of Irwindale City Engineer	Construction	
MM AQ-3	**Electricity** Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used, where available.	Athens Services; subject to the review and approval of City of Irwindale Building Inspector	Construction	
MM AQ-4	**Diesel Trucks** Heavy-duty diesel trucks shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.	Athens Services; reporting to City of Irwindale City Engineer annually	Life of Project	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM AQ-5	**Smog Alerts** Heavy equipment operations shall be discontinued during first and second stage smog alerts.	Athens Services / City of Irwindale Code Enforcement to inspect site in the event of a smog alert.	Life of Project	
MM AQ-6	**Construction Equipment** The use of 2010 model or newer construction equipment shall be required, where feasible.	Construction Contractor / City of Irwindale Code Enforcement	Construction	
MM AQ-7	**Construction Equipment** Older (prior to 2010 model year) construction equipment shall be retrofitted with appropriate emission control devices (Tier 2 or better) prior to onsite use.	Construction Contractor / City of Irwindale Code Enforcement	Construction	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM AQ-8	**Heavy Duty Equipment** Prior to commencement of operations, the Applicant shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NO_x reduction and 85 percent PM reduction compared to the most recent CARB fleet average (i.e., Tier 2 equipment or better). Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such are available.	Athens Services and City of Irwindale Senior Building Inspector	Construction	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM AQ-9	**Truck Idling** All construction vehicles, both on- and off-site, and construction equipment idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). The construction contractor shall post visible signage within construction equipment operator components notifying equipment operators of the prohibiting against idling in excess of five minutes. The construction contractor shall provide awareness training to equipment operators regarding idling limits.	Athens Services and City of Irwindale Senior Building Inspector	Construction	
MM AQ-10	**Paint** Contractors shall use varying-pressure-low-volume paint applicators or other application techniques with equivalent or higher transfer efficiency.	Athens Services and City of Irwindale Senior Building Inspector	Construction	
MM AQ-11	**Paint** Use super compliant VOC (and ROG) coatings for all architectural applications. (Rule 1113 of the SCAQMD established a schedule of VOC limits for architectural coatings. However, many manufacturers have reformulated their coatings to levels well below these limits. These are referred to as "Super-Compliant" and contain less than 10 grams of VOC per liter.)	Athens Services and City of Irwindale Senior Building Inspector	Construction	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM AQ-12	**Fueling Station** Applicant shall properly maintain ROG emission control devices within the gasoline dispensing station pursuant to SCAQMD Rule 461.	Athens Services and City of Irwindale Senior Building Inspector City of Irwindale to observe during twice yearly inspections	Life of Project	
MM AQ-13	**Fueling Station** All gasoline dispensing facilities shall meet the requirements of SCAQMD's Rule 461 to limit ROG emissions from gasoline dispensing facilities, including but not limited to using CARB-certified vapor recovery systems and spill boxes and periodic testing of the equipment.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	
MM AQ-14	**Heavy Duty Diesel Trucks** Heavy-duty diesel trucks shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	
MM AQ-15	**Transfer Trucks** The use of 2010 model or newer transfer trucks shall be required whenever older vehicles are replaced or upgraded, per SCAQMD Rule 1193.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM AQ-16	**Transfer Trucks** At project start, all heavy duty trucks entering the property must meet or exceed 2010 engine emission standards specified in California Code of Regulations Title 13, Article 4.5, Chapter 1, Section 2025.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	
MM AQ-17	**Off –Road Heavy Duty Equipment** The Project Applicant shall require all on-site off-road heavy-duty equipment (loaders, excavators, skid steer) to meet USEPA Tier 3 emissions standards (or Tier 4 emission standards, based on availability at the initiation of the Project)[1]. These on-site off-road construction equipment used in operation of the Project shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the applicant shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of the certified tier specification for each piece of heavy-duty equipment, BACT documentation, and CARB or SCAQMD operating permit shall be provided to the City prior to operation of the Project.	Athens Services and City of Irwindale Senior Building Inspector	Prior to the operational phase	

[1] The first federal standards (Tier 1) for new nonroad (or off-road) diesel engines were adopted in 1994 for engines over 37 kW (50 hp), to be phased-in from 1996 to 2000. In 1998, the USEPA signed the final rule introducing Tier 1 standards for equipment under 37 kW (50 hp) and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. The Tier 1-3 standards are met through advanced engine design, with no or only limited use of exhaust gas after treatment (oxidation catalysts). Tier 3 standards for NOx+HC are similar in stringency to the 2004 standards for highway engines. In 2004, the USEPA signed the final rule introducing Tier 4 emission standards, which are to be phased-in over the period of 2008 to 2015. The Tier 4 standards require that emissions of PM and NOx be further reduced by about 90 percent. Tier 2 engines reduce NOx emissions by approximately 37 percent compared to Tier 1 engines, while Tier 3 engines achieve a 62 percent reduction in NOx-HC emissions.

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM AQ-18	**Diesel Trucks Idling Times** All diesel truck operators shall strictly abide by the applicable State law requirements for idling, as described in the Airborne Toxic Control Measure (CCR, Title 13, Section 2485), which limits vehicles with gross vehicular weight ratings of more than 10,000 pounds to no more than five minutes of idling of the primary engine or the diesel-fueled auxiliary power system at any location. Trucks engaging in unloading at the Project site and load weighing/financial transactions at the scale house shall be prohibited from idling in excess of five minutes. Visible signage notifying truck operators of idling limits shall be posted near all site entrances. In the event third party collection haulers were required, all diesel truck operators that use the facility would be encouraged, and if reasonably possible by Athens to require contractually, to apply in good faith for funding from an established CARB or SCAQMD funding program to either retrofit or replace engines that are older than 2007 model year.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	
MM AQ-19	**Odor Control** Applicant shall minimize odors during operation of the MRF/TS by properly maintaining design features and equipment designed to reduce and eliminate odors and pursuant to provisions of SCAQMD Rule 410.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM AQ-20	**Odor Control** On-Site Management Plan No. 3; Athens Services Odor Control Program shall include a requirement that any and all odor complaints shall be referred directly to the City of Irwindale Community Development Department Code Enforcement Division. Odor complaints shall be substantiated by the City as follows: a. Inspection and confirmation by Code Enforcement Division Staff; and/or b. Inspection and confirmation by the SCAQMD; and/or c. A qualified consultant, as determined and selected by the City, will be retained to collect samples to quantify odor intensity using a Nasal Ranger or other comparable instrument. Such consultant shall be retained by the City at the sole expense of the Applicant. Facility representatives shall conduct an odor survey as soon as practical, but not to exceed 2 hours after receiving an odor complaint or notification from the SCAQMD or the LEA. Upon substantiation of an odor complaint, Applicant shall meet with the City within 48 hours to determine actions to remedy the odor complaint. A detailed action plan shall be prepared within 24 hours of the meeting identifying the steps to be taken to remedy the issue. All remedies shall be at	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
	the sole expense of the Applicant and shall be implemented / installed as soon as feasible.			
MM AQ-21	**Odor Control** As a means to address public concerns and complaints regarding odors, the Project Applicant shall publicly post the SCAQMD odor complaint phone number [1-800-CUT-SMOG (1-800-288-7664)] and website address on signs that are visible from the street at all entrances to the MRF/TS facility. (http://www.aqmd.gov/complain/reporting_aq_problems.html)	Athens Services	Life of Project	
BIOLOGY				
MM BIO-1	**Pre-Construction Survey** The Applicant shall comply with the regulatory requirements of the federal Migratory Bird Treaty Act and California Fish and Game Codes §3503, §3503.5, and §3513 regarding Proposed Project grading and construction activities. *Pre-construction Surveys for Nesting Birds* The Applicant shall implement the following protective measures to ensure implementation of the Migratory Bird Treaty Act and compliance with State regulations during construction. To the extent feasible, the Applicant and/or the construction contractor(s) shall trim/remove all vegetation/tree limbs necessary for Proposed Project construction between September 1 and January 31. Should construction activities or	Athens Services / Qualified Biologist selected and overseen by City of Irwindale	Prior to initial grading permit	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
	vegetation removal commence between February 1 to August 31, pre-construction surveys for nesting birds shall be conducted for any affected tree(s) located within the public right of way by a qualified biologist to ensure that no active nests would be disturbed during project implementation. A preconstruction survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities. During this survey, the qualified person shall inspect the street trees located within the public right of way and areas immediately adjacent to the project site for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist, in consultation with the CDFW, shall determine the extent of a construction-free buffer zone to be established around the nest until the young have fledged.			
CULTURAL RESOURCES				
MM CR-1	**Native American Monitor** The Applicant and City shall consult with the Gabrieleño Band of Mission Indian Tribe, prior to on-site earthwork activities, to invite a Native American Monitor at the project site for the excavation and ground disturbance activities.	Athens Services / City of Irwindale Senior Planner / Gabrieleño Band of Mission Indian Tribe	Prior to earthwork	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM CR-2	**Archaeological Resources** In the event any previously undetected archaeological resources are encountered during project construction, all excavation and ground disturbance activities shall cease and a qualified archaeologist will be contacted within 24 hours to evaluate the nature and significance of any such discoveries. If a discovery proves to be significant, additional work (such as data recovery excavation) may be warranted. Work may be resumed with approval of the attending archeologist and City Staff. Further, should unforeseen artifacts become uncovered during site grading, the Applicant would be required to adhere to all City and State of California procedures, including Section 21083.2(i) of the CEQA Statutes and Section 15064.5 of the CEQA Guidelines regarding stoppage of work, handling of discovered materials, and notification of proper authorities to ensure that the construction/operation of the MRF/TS project would not have an adverse effect on cultural resources.	Athens Services / City of Irwindale Senior Planner / City-approved qualified archeologist	Life of Project	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM CR-3	**Paleontological / Geological Resources** In the event that any unknown (remaining) paleontological or geological resources are encountered during project implementation, the Applicant shall cease earthwork immediately and contact a qualified paleontologist or geologist within 24-hours to evaluate the nature and significance of any such discoveries. Work may be resumed with approval of the attending archeologist and City Staff.	Athens Services / City of Irwindale Senior Planner / City-approved qualified paleontologist or geologist	Life of Project	
MM CR-4	**Human Remains** If human remains are discovered during project activities, the City of Irwindale Planning Department and the Los Angeles County Coroner's office shall be notified within 24 hours under state law (California Health and Safety Code § 7050.5) and all activities in the immediate area of the find shall cease until appropriate and lawful measures have been taken. If the Coroner determines that the remains are Native American, the NAHC shall also be contacted (California Public Resources Code § 5097.98). In accordance with Section 5097.98 of the *California Public Resources Code,* the NAHC shall designate a Most Likely Descendent, who may make recommendations concerning the disposition of the remains in consultation with the City and the project archaeologist.	Athens Services / City of Irwindale Senior Planner	Life of Project	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
GEOLOGY				
PDF GEO-1	**Geotechnical Report** The Applicant shall have a California Registered Geotechnical Engineer prepare a site-specific Report to the satisfaction of the City Engineer prior to issuance of the grading permit. This report will be undertaken in accordance with the CGS Guidelines for Evaluating and Mitigating Seismic Hazards in California. This report will provide design specification to assure the Proposed Project is developed within accepted federal, State, and local laws, regulations, and guidelines.	Athens Services / City of Irwindale Engineer	Prior to issuance of a grading permit	
MM WQ-1	**Construction SWPPPs and BMPs** The Applicant shall comply with the project-specific National Pollutant Discharge Elimination System (NPDES) Permit requirements (such as the Storm Water Pollution Prevention Plans (SWPPPs) and Best Management Practices (BMPs) including: limiting construction access routes and stabilizing access points; staking/marking construction limits; protection of cut and fill surfaces from sheet, rill and gully erosion; stabilizing temporarily denuded areas with seeding, mulching, jute netting, hay bales and silt fences or other methods; designating specific areas for the stockpiling, handling, preparation and disposal of construction materials; quickly establishing groundcover and landscaping of areas designated to remain pervious; and/or waste material and litter control to prevent blockage of existing drainages).	Athens Services / City of Irwindale Engineer	Prior to issuance of a grading permit	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
HAZARDS AND HAZARDOUS MATERIALS				
PDF HAZ-1	**Safety Committee** The Applicant shall form a Safety Committee and include a minimum of one (1) City Staff personnel as a participating member. The Safety Committee shall function with two roles. One function will be to annually review the *On-Site Management Plans*. The second function will include monthly review of the MRF/TS Daily Operational Report for waste stream capacity review. On-Site Management Plans The purpose of the annual review shall be to confirm or update the standard of practice for the management plans. The review will include utilizing information obtained from operational records, vendors, and suggestions from insurance companies. MRF/TS Operational Report The purpose of the monthly review shall be to ensure compliance with the 6,000 tons per day (maximum).	Athens Services / City of Irwindale Engineer	Life of Project	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
PDF HAZ-2	On-Site Management Plans The Applicant shall prepare and have approved by the City On-Site Management Plans. Any and all future amendments to these management plans must be approved by the City. These plans include: 1) Litter Prevention and Control Plan; 2) Pest Control Plan; 3) Odor Control Plan; 4) Noise Control Plan; 5) Hazardous Materials Exclusion and Management Plan; 6) Fire Prevention, Control and Mitigation Plan; 7) Emergency Action Plan; and 8) Emergency Response Training Plan	Athens Services / City of Irwindale Engineer	Life of Project	
NOISE				
MM N-1	**Ambient Noise** Prior to construction, the construction contractor shall obtain authorization from Irwindale's building inspector to exceed the ambient base noise level by more than five (5) dBA during construction activities at the property boundary for industrial zoned land use.	Athens Services / City of Irwindale Building Inspector	Prior to construction	
MM N-2	**Construction Hours of Operation** The construction contractor shall limit all construction activities from 7 a.m. to 7 p.m. Monday through Saturday. No construction activity shall be conducted on Sundays or during legal holidays.	City of Irwindale Building Inspector	During construction	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM N-3	**Soundwall** The construction contractor shall construct the soundwall around the site perimeter during the initial construction phase to establish the means for noise reduction during subsequent construction and operations. In the event that the soundwall is not constructed prior to construction of the buildings, a temporary sound barrier or curtain shall be used as a temporary measure to reduce noise impacts (by at least 5 decibels) until the soundwall can be constructed.	Athens Services / City of Irwindale Building Inspector	Initial construction phase [within first 30 days]	
MM N-4	**Haul Route** The construction contractor shall operate and maintain a City-approved haul truck traffic route restricted to major traffic arteries, and prohibited from using Baldwin Park Boulevard south of Live Oak Avenue.	Athens Services, subject to review and approval of City Engineer	Prior to construction	
MM N-5	**Construction Equipment** The construction contractor shall provide construction equipment equipped, operated, and maintained with manufacturer recommended mufflers or the equivalent. The construction contractor shall locate staging and delivery areas as far as feasible from sensitive land uses or adjacent occupied buildings and schedule deliveries during daytime hours when residential areas south of the project site are less susceptible to annoyance from outside noise.	Athens Services / City of Irwindale Building Inspector	During construction	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM N-6	**Idling Time** The construction contractor shall post rules visible to drivers that require turning-off construction equipment when not in operation (for more than 5 minutes). The construction contractor shall shield stationary equipment operating under full power for more than 60 minutes that would otherwise not be shielded by the perimeter soundwall.	Athens Services / City of Irwindale Building Inspector	During construction	
MM N-7	**Ambient Noise** The Applicant shall implement all of the following: • For the western/southwestern property boundary (for approximately the first 450 feet of the property boundary north of Live Oak Avenue), the Applicant shall construct the 8-foot perimeter masonry soundwall on top of a two-foot berm so that the effective height of the soundwall would be 10 feet (with the exception that the berm is not required to be constructed on any utility easements). • The Applicant shall modify nighttime operations (10 p.m. – 7 a.m.) that result in verified noise complaints to eliminate objectionable noise during the nighttime hours. The applicant shall notify the City of any noise complaints received within 24 hours of receiving the complaint and	Athens Services / City of Irwindale Building Inspector and Senior Engineer	During construction	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
	provide a proposed amendment to the On-Site Management Plans to demonstrate a reduction in ambient noise within one (1) week, subject to review and approval of the City upon a finding that the amendment will result in compliance with adopted noise standards of the City of Irwindale and the City of Baldwin Park. • The Applicant shall obtain authorization by permit from the City to exceed ambient noise levels from facility operations on the western/northwestern boundary and the southern boundary (for 5 a.m. to 7 a.m.) pursuant to IMC Section 9.28.120. If the applicant does not obtain authorization by permit to exceed noise levels, the applicant will be required to modify operations to reduce noise levels between 5 a.m. to 7 a.m. to 65 dBA.			

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
TRAFFIC				
MM T-1	**Off-Site Improvement** To mitigate potential traffic impacts at I-605 NB Off-Ramp (NS) / Live Oak Avenue (EW)(#8), the developer will be required to construct or fund the following improvement: • Install a traffic signal. • Construct a 2nd northbound right turn lane. • Provide a 3rd westbound through lane by modifying the existing raised median. This will also provide additional queuing storage for the westbound left turn lane at the intersection of I-605 SB On-Ramp (NS) / Live Oak Avenue (EW).	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans		
MM T-2	**Off-Site Improvement** To mitigate potential traffic impacts to I-605 SB Off-Ramp (NS) / Arrow Highway (EW)(#3), the developer will be required to construct or fund the following improvements: • Construct a 2nd southbound left turn lane.	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans		

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM T-3	**Off-Site Improvement** To mitigate potential traffic impacts to Arrow Highway (NS) / Driveway 1 (EW), the Applicant shall be required to do the following: Prior to commencement of operations, the Applicant shall install a traffic signal and construct the intersection with the following geometrics: • Northbound Approach: One left turn lane (two way turn lane) and two through lanes. • Southbound Approach: Two through lanes and one right turn lane. • Eastbound Approach: One left turn lane and one right turn lane. • Westbound Approach: N/A	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans	Prior to commencement of operations	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM T-4	**Off-Site Improvement** To mitigate potential traffic impacts to Arrow Highway (NS) / Driveway 2 (EW), the Applicant shall be required to do the following: Prior to commencement of operations, the Applicant shall install a stop control on the eastbound approach and construct the intersection with the following geometrics: • Northbound Approach: One left turn lane (two way turn lane) and two through lanes. • Southbound Approach: Two through lanes and one right turn lane. • Eastbound Approach: One shared left turn and right turn lane. • Westbound Approach: N/A	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans	Prior to commencement of operations	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM T-5	**Off-Site Improvement** To mitigate the potential impact to Driveway 3 – Baldwin Park Boulevard (NS) / Live Oak Avenue (EW), the Applicant shall be required to do the following: Prior to commencement of operations, the Applicant shall modify traffic signal to include Project Driveway 3 (north leg) and construct the intersection with the following geometrics: • Northbound Approach: Two left turn lanes and one shared through-right turn lane. • Southbound Approach: One left turn lane and one shared through-right turn lane. • Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane. • Westbound Approach: One left turn lane, two through lanes, and one right turn lane.	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans	Prior to commencement of operations	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
MM T-6	*Arrow Highway (NS) / Driveway 4 (EW)* – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics: • Northbound Approach: Two through lanes (no left turn access). • Southbound Approach: One through lane and one shared through-right turn lane. • Eastbound Approach: One right turn lane. • Westbound Approach: N/A *Arrow Highway (NS) / Driveway 5 (EW)* – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics: • Northbound Approach: Two through lanes (no left turn access). • Southbound Approach: One through lane and one shared through-right turn lane. • Eastbound Approach: One right turn lane. • Westbound Approach: N/A	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans	Prior to commencement of operations	

Mitigation Measure Number	Mitigation Measure	Monitoring/Reporting Responsibility	Mitigation Timing	Mitigation Verification Signature/Date
WATER QUALITY AND HYDROLOGY				
PDF WQ-1	**Water Conservation/Energy Efficiency** The Proposed Project shall be conditioned by the City to be certifiable at the Silver level utilizing U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) green building rating systems. The LEED rating system requires water efficiency in the design of a project through water use reduction, efficient landscaping, and innovative wastewater treatment technologies, as well as sustainable site selection; energy performance standards; materials and resource selection criteria; and indoor air quality practices.	Athens Services, subject to review and approval of City Engineer	Athens Services shall submit for LEED certification when the project construction is complete.	

EXHIBIT B

RESOLUTION NO. 791(21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 02-2016 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO COMMERCIAL/INDUSTRIAL ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911), SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i.) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request for a General Plan Amendment to allow for the construction and operation of a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and public gas station located at 2200 Arrow Highway – APN 8535-001-911 ("Project"). This General Plan Amendment is being processed concurrently with Zoning Ordinance Amendment No. 04-2016; Development Agreement No. 02-2016; Conditional Use Permit No. 08-2016; and Site Plan and Design Review (DA) Permit No. 06-2016.

(ii.) The proposed 265,228 square foot building area will include a MRF/TS, convenience store and public gas station on a 17.22-acre site that is zoned M-2 (Heavy Manufacturing).

(iii.) On January 20, 2021, the Planning Commission conducted a duly noticed public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the Proposed Project; closed the public hearing; and, after discussion, approved this Resolution.

(iv.) The City has not received any comments or additional information constituting substantial new information requiring recirculation of any portion of the environmental review for the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5.

(v.) All the requirements of CEQA, the State CEQA Guidelines, and the City of Irwindale's Local CEQA Guidelines have been satisfied by the City in the 2020 FEIR, which is sufficiently detailed such that all of the potentially significant effects of the Project have been adequately evaluated.

(vi.) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

SECTION 1. The Planning Commission hereby specifically finds that all of the statements set forth in the Recitals, Part A, of this Resolution are true and correct, and incorporated into this Resolution by reference as findings of fact.

SECTION 2. The Planning Commission hereby specifically finds and determines that it has been presented with the 2020 FEIR, which it has reviewed and considered along with all public testimony and the entirety of the administrative record. The Planning Commission further finds that the 2020 FEIR is an accurate and objective statement that has been completed in full compliance with CEQA, the State CEQA Guidelines and the City's Local CEQA Guidelines, and the 2020 FEIR reflects the independent judgment and analysis of the Planning Commission. The Planning Commission declares that no evidence of new significant impacts as defined by the State CEQA Guidelines section 15088.5 have been received by the City after circulation of the 2020 RDEIR which would require recirculation. Therefore, the Planning Commission recommends that the City Council certify the 2020 FEIR and adopt CEQA Findings of Facts and a Statement of Overriding Considerations, based on the entirety of the record of proceedings. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

SECTION 3. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, this Planning Commission hereby specifically finds as follows:

a. The approval of the proposed General Plan Amendment for property located at 2200 Arrow Highway (APN 8535-001-911) will resolve the inconsistency between the M-2 (Heavy Manufacturing) Zoning designation and the Commercial General Plan land use designation. Therefore, the proposed general plan amendment is consistent with Section California Government Code Section 65358(a) (Amendments), "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan."

b. The 17.22-acre site located at 2200 Arrow Highway is adequate in size, shape, topography, location, and other factors to accommodate the use and development proposed by the Project.

c. Adequate street access and traffic capacity are or will be available to serve the proposed Project and anticipated development in the surrounding area in that the site has direct access from Arrow

Highway. Emergency access will also be provided from Live Oak Avenue.

d. Adequate utilities and public services are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area in that 2200 Arrow Highway has direct access to utilities and public services.

e. The use and development, as described herein, will be compatible with the existing and intended character of the area, in that the site is located in an area predominantly zoned with industrial uses and is surrounded by uses of similar and greater intensity. The Santa Fe Dam Recreation Area is located northeast of the site across Arrow Highway. However, the recreation area is separated from the site by the dam. Therefore, the proposed use is compatible with the surrounding uses.

f. The proposed use, as described herein, will not be materially detrimental to the public welfare or injurious to the adjacent properties in that the proposed uses of 2200 Arrow Highway will be industrial and commercial, consistent with neighboring uses.

SECTION 4. Based upon the substantial evidence and conclusions set forth herein above and upon other oral evidence presented at the public hearing, this Planning Commission hereby recommends that the City Council adopt Resolution No. 791-20 amending the General Plan Land Use Map (Attachment A) from Commercial to Commercial/Industrial.

SECTION 5. The Planning Commission recommends that the City Council adopt General Plan Amendment No. 02-2016.

SECTION 6. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at 5050 N. Irwindale Avenue, Irwindale, California. The custodian for these records is the Community Development Manager. This information is provided in compliance with Public Resources Code section 21081.6.

SECTION 7. The Secretary shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 20th day of January 2021.

Arthur R. Tapia, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 21th day of January 2021, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

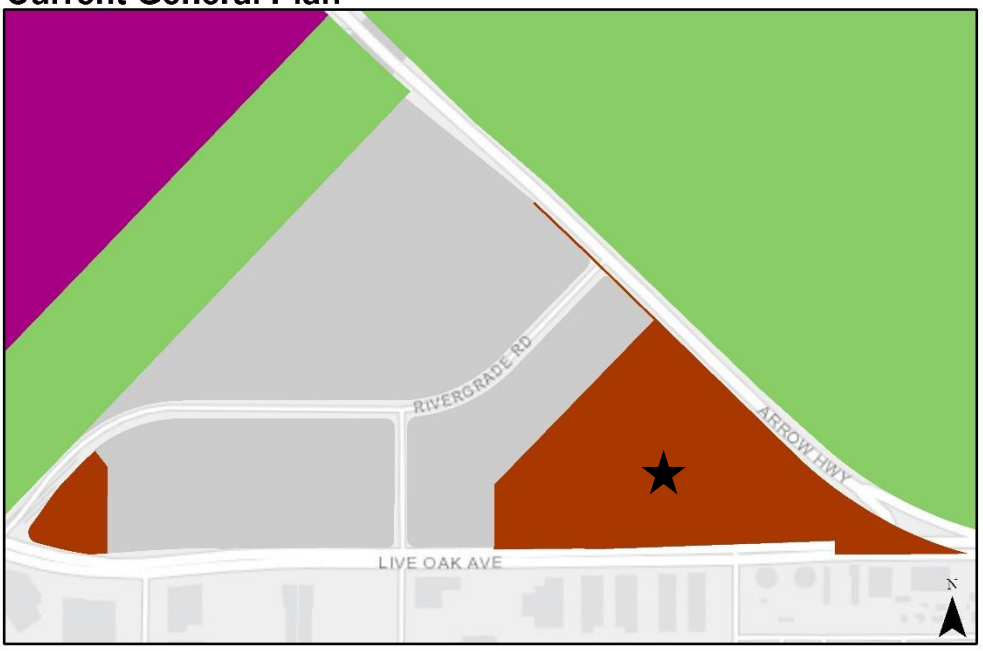
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

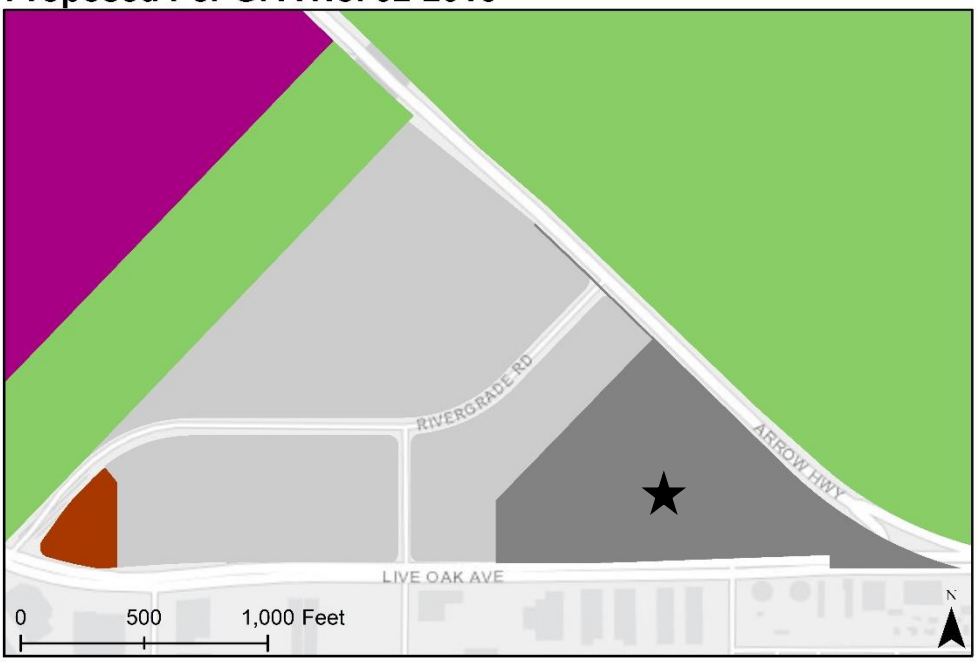
Marilyn Simpson, Secretary

" Attachment A "

Current General Plan



Proposed Per GPA No. 02-2016



Service Layer Credits: City of Irwindale, ESRI, SCAG

- Commercial
- Commercial / Industrial
- Regional Commercial
- Industrial / Business Park
- Open Space
- Subject Site

EXHIBIT C

RESOLUTION NO. 792(21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE AMEND SECTION 8.20.370 OF THE IRWINDALE MUNICIPAL CODE REGARDING SOLID WASTE FRANCHISES, AMEND CHAPTERS 17.56 AND 17.58 OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING MATERIAL RECOVERY FACILITIES IN THE M-2 (HEAVY MANUFACTURING) ZONE AND ADD SECTION 17.56.025 REGARDING DISTANCE REQUIREMENTS FOR ALCOHOL BEVERAGE ESTABLISHMENTS

A. RECITALS.

(i.) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request for Zone Ordinance Amendment No. 04-2016 (ZOA) (Application) to the Irwindale Municipal Code (IMC) regarding material recovery facilities and distance requirements for alcohol beverage establishment conditional use permits (CUPs), which will affect properties Citywide;

(ii.) The City, through this resolution, wishes to recommend that the City Council amend the Municipal Code to allow a Material Recovery Facility as a permitted use in the M-2 Zone, and to modify the distance requirements for alcohol beverage establishments; and

(iii.) On January 20, 2021, the Planning Commission conducted a duly noticed public hearing, as required by law, and recommended that the City Council approve the Zone Ordinance Amendment; and

(iv.) All legal prerequisites to the adoption of this Resolution and Ordinance have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

SECTION 1. The Planning Commission finds that the above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports and verbal testimony, this Planning Commission hereby specifically finds as follows:

a. That the proposed ZOA is consistent with the City's General Plan Land Use Designation, as amended, and the Zoning Designation.

b. The proposed ZOA to allow a Materials Recovery Facility & Transfer Station is in the best interests and welfare of the City and its residents. The proposed Project will protect public health, safety, and welfare, to control pest and nuisance vectors and to carry out the mandatory duties imposed on the City by the State of California.

c. The proposed ZOA modifies the minimum distance requirement to be waived if it is determined that a substantial physical obstruction or barrier exists that would cause access to the site to be in excess of the minimum distance. The Project site is located at the back of the Santa Fe Dam Recreation Area and is separated by Arrow Highway, a multi-laned arterial roadway and the proposed use is located at such a distance so as not to have an adverse effect on the recreation area.

SECTION 2. The Planning Commission hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and recommends that the City Council certify the 2020 Final Environmental Impact Report (2020 FEIR) (SCH#2013051029) for the Project. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

SECTION 3. The Planning Commission hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the State CEQA Guidelines, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has reviewed and considered the 2020 FEIR, including 2020 Recirculated Draft Environmental Impact Report ("2020 RDEIR") for the proposed Materials Recovery Facility and Transfer Station ("MRF/TS") Project in Irwindale, California that identified and evaluated specific environmental effects of the proposed project as directed by the Superior Court of California in its September 2019 Decision and Writ of Mandate. All other portions of the 2014 Final EIR and Addendum No. 1, upheld by the Court, remain a part of the 2020 Recirculated DEIR and 2020 FEIR and the Findings attached as Exhibit A to Resolution No. 790(21). The 2020 RDEIR addressed four (4) specific environmental topics, including: 1) Truck Fueling Operations; 2) Greenhouse Gas Emissions; 3) Transportation Energy Use; and 4) Project-Specific Air Emissions Health Risks. The analyses concluded that truck fueling operations, greenhouse gas emissions and transportation energy will have less-than-significant environmental effects. The analysis of project-specific air emissions concluded that it is scientifically infeasible to substantively connect an individual project's criteria air pollutant emissions to public health consequences of regional air quality conditions. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website. The Planning Commission has reviewed and considered the 2020 FEIR as a basis of its decision making for the proposed Project.

SECTION 4. The Planning Commission recommends that the City Council adopt Ordinance No. 752, a true and correct copy of which is attached hereto as

Attachment 1, which amends Chapters 8.20, 17.56, and 17.58 of the Irwindale Municipal Code as shown therein.

SECTION 5. The Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 20th day of January 2021.

_____
Arthur R. Tapia, Chair
City of Irwindale Planning Commission

ATTEST:

_____
Marilyn Simpson, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 20th day of January 2021, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Marilyn Simpson, Secretary

ATTACHMENT 1
ORDINANCE NO. 752 FOR
ZONE ORDINANCE AMENDMENT NO. 04-2016

ORDINANCE NO. 752

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING SECTION 8.20.370 OF THE IRWINDALE MUNICIPAL CODE REGARDING SOLID WASTE FRANCHISES, AMENDING CHAPTERS 17.56 AND 17.58 OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING MATERIAL RECOVERY FACILITIES IN THE M-2 (HEAVY MANUFACTURING) ZONE AND ADDING SECTION 17.56.025 REGARDING DISTANCE REQUIREMENTS FOR ALCOHOL BEVERAGE ESTABLISHMENTS

A. RECITALS.

WHEREAS, the City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, the Applicant, has made a request for Zone Ordinance Amendment No. 04-2016 (ZOA) to the Irwindale Municipal Code (IMC) regarding material recovery facilities and distance requirements for alcohol beverage establishment conditional use permits (CUPs), which will affect properties Citywide;

WHEREAS, the City, through this ordinance, wishes to amend the Municipal Code to allow a Materials Recovery Facility as a permitted use in the M-2 Zone, and to modify the distance requirements for alcohol beverage establishments; and

WHEREAS, on January 20, 2021, the Planning Commission conducted a duly noticed public hearing, as required by law, and approved Resolution No. 792(17) recommending that the City Council approve the Zone Ordinance Amendment; and

WHEREAS, on February 24, 2021, the City Council conducted a duly noticed public hearing, as required by law, on the Application, including this Ordinance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

B. ORDINANCE.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the above recitals are true and correct and incorporated herein by this reference.

SECTION 2. The City Council hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and on February 24, 2021 certified the 2020 Final Environmental Impact Report (2020 FEIR) (SCH#2013051029).

SECTION 3. The City Council hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as

amended, the State CEQA Guidelines, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has reviewed and considered the 2020 FEIR, including 2020 Recirculated Draft Environmental Impact Report ("2020 RDEIR") for the proposed Materials Recovery Facility and Transfer Station ("MRF/TS") Project in Irwindale, California that identified and evaluated specific environmental effects of the proposed project as directed by the Superior Court of California in its September 2019 Decision and Writ of Mandate. All other portions of the 2014 Final EIR and Addendum No. 1, upheld by the Court, remain a part of the 2020 Recirculated DEIR and 2020 FEIR and the Findings attached as Exhibit A to Resolution No. 790(21). The 2020 RDEIR addressed four (4) specific environmental topics, including: 1) Truck Fueling Operations; 2) Greenhouse Gas Emissions; 3) Transportation Energy Use; and 4) Project-Specific Air Emissions Health Risks. The analyses concluded that truck fueling operations, greenhouse gas emissions and transportation energy will have less-than-significant environmental effects. The analysis of project-specific air emissions concluded that it is scientifically infeasible to substantively connect an individual project's criteria air pollutant emissions to public health consequences of regional air quality conditions. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

SECTION 4. Section 8.20.370 of the Irwindale Municipal Code is removed and replaced to read, in its entirety, as follows:

"8.20.370 - Right to grant franchise.

A. In order to protect public health, safety, and welfare, to control pest and nuisance vectors and to carry out the mandatory duties imposed on the city by the State of California, the city council may authorize one or more contractors to make arrangements with generators of solid waste for the collection, transportation, recycling and disposal of solid wastes within and throughout the city. To this end, the city council, subject to all applicable state laws, specifically retains the right to grant a limited, non-exclusive or exclusive franchise or franchises for the (i) collection of solid waste from any residential unit or commercial premises, and/or (ii) operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.070).

B. No solid waste enterprise or other person shall undertake the (i) collection of solid waste from any residential unit or commercial premises, and/or (ii) operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.070) without first obtaining a franchise granted by the city council, in writing, naming the contractor. Any specific exceptions to the foregoing franchise requirement may be designated in the city's duly-adopted franchise contract.

C. The term of each franchise shall be set forth in the franchise agreement. A reasonable franchise fee shall be included within every franchise granted pursuant to this chapter. The amount and payment thereof shall be determined by the city council, and shall be set forth in the franchise agreement. A penalty for late payments may be imposed.

D. A grant of franchise pursuant to this Section shall be made in the discretion of the city council and consistent with Irwindale City Charter Section 608."

SECTION 5. Section 17.56.025 is added to the Irwindale Municipal Code to read, in its entirety, as follows:

"17.56.025 – Uses requiring a development agreement.

The uses listed below shall be allowed in the M-2 zone with either (A) a conditional use permit, or (B) a development agreement that (i) meets the requirements of Government Code sections 65864-65869.5, and (ii) includes development standards that ensure the public's health, safety and welfare and that any development is consistent with the City's General Plan and any other applicable land use plan(s):

1. Material Recovery Facility/Transfer Station, if said facility is also approved in conjunction with a franchise agreement granting a limited, non-exclusive or exclusive franchise for operation of said Material Recovery Facility/Transfer Station.
2. (Reserved).

When a use is allowed by development agreement or conditional use permit in this Section, all ancillary uses can be approved by such development agreement or conditional use permit so long as appropriate and required findings can be made. Approval of a development agreement pursuant to this Section shall also qualify as an entitlement approval equivalent to that of approval of a conditional use permit, and shall be treated as a conditional use permit approval, for the purposes of any other provisions of this Title 17. Nothing in this section is intended to limit other uses that may be included in a development agreement as otherwise allowed in Sections 17.56.010 and 17.56.020 for the M-2 zone."

SECTION 6. Section 17.56.030, at Subsection A, of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in <u>underlined</u>, deleted text, if any, is identified in ~~strike through)~~, with all provisions of Subsections B and C remaining unmodified and in full effect

17.56.030 - Limitation on permitted uses.

Every use permitted in the M-2 zone shall be subject to the following limitations:

A. <u>Unless a specific provision of this Chapter 17.56 authorizes lesser setback requirements, the following general requirements apply.</u> When an M-2 lot fronts or sides upon a street, public or private, when adjacent to residential and agricultural zones, there shall be maintained front and side

yards of not less than fifty feet in depth along such thoroughfare. When an M-2 lot fronts or sides upon a street, public or private, when adjacent to commercial and M zones, there shall be maintained front and side yards of not less than twenty feet in depth along such thoroughfare. A landscaping area, not less than twenty feet in width, shall be maintained along all street frontage of such lots. The following accessory uses shall be permitted in such front or side yard areas:

1. Landscaping;

2. Passenger vehicle parking (only if surfaced in such manner as to eliminate dust or mud);

3. Employees' recreational area without structures;

4. An ornamental, open type fence, not over eight feet in height, made of material such as woven wire, wood, welded wires, chain link, or wrought iron.

5. Utility or other easements.

. . . ."

SECTION 7. Section 17.56.070 of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~):

"17.56.070 - Recycling facilities—Definitions.

For the purpose of carrying out the purpose of this code, the words, phrases and terms included in this title shall have the meaning ascribed to them in this chapter. The use of the terms "collection facilities" or "processing facilities" herein, whether large or small, shall not apply to ~~either (i) materials recovery facilities and transfer stations (MRF/TS), which are facilities operated by a city-franchised waste hauler for the recovery of recyclable materials from the municipal waste stream, including its city-approved related or incidental uses~~; (~~i~~ii) auto dismantling/recycling facilities or junk/salvage/scrap yards; (~~ii~~iii) asphalt plants; (iii~~v~~iv) concrete plants; (iv) concrete product manufacturing,(v~~i~~vi) rubberized materials/tire recycling and (vi~~i~~vii) landfills.

A. Large Collection Facilities. A center for the acceptance by donation, redemption or purchase of recyclable materials from any person. Such a facility uses power driven processing equipment. Large collection facilities have storage areas that occupy more than five hundred square feet.

B. Large Processing Facilities. A facility used for the collection and processing of recyclable materials that occupies twenty-five thousand square feet or more of gross collection, processing and storage area.

C. Small Collection Facilities. A center for the acceptance by donation, redemption or purchase of recyclable materials from the public. Such a

facility does not use power driven processing equipment. Small collection facilities have storage areas that occupy no more than five hundred square feet.

D. Small Processing Facilities. Same as large processing facility, but occupies twenty-four thousand nine hundred ninety-nine square feet or less of gross collection, processing and storage area.

E. Material Recovery Facilities/Transfer Stations (MRF/TS). Facilities operated by a city-franchised waste hauler for the recovery, processing and/or transfer of recyclable materials, refuse and solid waste from the municipal waste stream, including its city-approved related or incidental uses."

SECTION 8. Section 17.56.090 of the Irwindale Municipal Code is amended to add a new subsection C to read as follows, with all provisions of Subsections A and B remaining unmodified and in full effect:

"17.56.080 - Recycling facilities—Criteria and standards.

. . . .

C. Material Recovery Facilities/Transfer Stations (MRF/TS).

1. Must be approved by development agreement and limited, non-exclusive or exclusive franchise agreement, pursuant to which additional standards beyond those required in this subsection C may apply.

2. Any storage containers or other equipment or materials must be stored in a manner so as to be adequately screened from the public right of way.

3. Any storage container must be located a minimum of ten feet from any property line.

4. Containers must be constructed and maintained with durable waterproof and rustproof materials, adequately painted and maintained in good condition.

5. Sufficient parking for operator's commercial and employee vehicles, as well as visitor parking, in the amount required per Section 17.64 shall be provided.

6. Must have all applicable permits from the California Department of Conservation and meet the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986.

7. The facility shall be clearly marked with the name and telephone number of the facility operator and the hours of operation. Identification and informational signs shall be subject to the sign standards applicable to the zone in which the facility is located. Onsite directional signs, bearing no advertising message, may be installed with the approval of the planning director, if necessary, to facilitate traffic circulation or if the facility is not

visible from the public right-of-way. Directional signs shall include the city's logo.

8. The City of Irwindale must receive the source credit for the collections and processing.

9. No hazardous materials, including but not limited to, automotive fluids shall be permitted on site. Any hazardous materials inadvertently introduced into the site shall be disposed of immediately per state law requirements.

10. The facility is subject to annual inspections by the city to verify compliance with approved conditions of approval and applicable law.

11. The facility must submit reports for yearly disposal and diversion amounts to be reviewed by the planning department and finance department. Diversion activities must be in accordance with all applicable federal, state and local requirements.

12. The facility is required to obtain a city business license.

13. Except for small quantities of CRV materials, if warranted as determined by the community development director and in accordance with state law requirements, the facility will be required to maintain a customer log; at which time the customer must show valid identification, such as a state issued driver's license, identification card and/or thumb print where applicable.

14. All portions of the lot, other than approved landscaping areas, shall be paved.

15. Adequate security measures shall be established, including but not limited to, cameras with recording capabilities, motion sensors and lighting.

16. Any request for expansion of an existing facility requires a modification of the previously approved development agreement or conditional use permit, unless such modification meets criteria for minor modifications per the development agreement or conditional use permit conditions.

17. Hours of operation shall be established in the development agreement or conditional use permit.

18. Minor repairs shall be permitted for fleet vehicles and machinery only. All repairs must be done within an enclosed building or shielded from the public right of way and be limited to oil changes, tire changes and the like.

19. Recycling activities must be in accordance with all applicable federal, state and local requirements.

20. Minimum landscaping requirements shall be per the approved site plan and shall not be subject to the minimum requirements otherwise applicable in the M-2 zone.

21. Must comply with all applicable environmental mitigation measures at all times, including odor and noise, and promptly and adequately address all complaints received from the general public and report same to the community development director within 48 hours.

22. To the extent a duly-approved development agreement or conditional use permit contains terms or conditions more specific than the ones contained in this Section or elsewhere in the Code, the more specific terms shall control."

SECTION 9. Section 17.56.020 of the Irwindale Municipal Code is amended to add the following numbered item to the list of uses requiring a conditional use permit: "43. Material Recovery Facilities/Transfer Stations (MRF/TS), conditional use permit or development agreement, if said facility is also approved in conjunction with a franchise agreement and subject to all requirements of Section 17.56.025". Other provisions of Section 17.56.020 shall remain unchanged.

SECTION 10. Subsection A of Section 17.58.040 of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~):

"A conditional use permit shall not be issued to a proposed on-sale or off-sale alcoholic beverage establishment if the proposed establishment would be located within three hundred feet from another such establishment or any residential use, church or other place of worship, or hospital; or within one thousand feet from an educational institution, nursery school, day camp, day care center, public park, or playground, as such distances are measured from the closest property line of each use. Notwithstanding any provision in this chapter to the contrary, an "existing deemed approved alcoholic beverage establishment" which is seeking to obtain a conditional use permit shall not be required to comply with these distance requirements as part of the conditional use permit process. In addition, these distance requirements shall not apply to the location of any proposed on-sale or off-sale alcoholic beverage establishment within a bona fide restaurant or specialty food store as such terms are defined in Section 17.58.020.

The minimum distance requirement provided in this section may be waived by the development services director or the decision-making body, if in his/her/its reasonable judgment, it is determined that a substantial physical obstruction or barrier exists, such that it is practically infeasible for an individual to travel the distance (including by foot, bicycle or vehicle) as measured by property lines and the actual distance travelled would in reasonable likelihood be in excess of the minimum distance requirement. The substantial physical obstruction or barrier may be natural or man-made, provided it existed before submission of the application for the conditional use permit or development agreement. Examples of types of physical

obstructions or barriers that may support a waiver include but are not limited to, restricted access highways or freeways, rivers or creeks, stormwater channels, large embankments or soundwalls."

5. The Chief Deputy City Clerk shall:

   a. Certify to the adoption of this Ordinance; and

   b. Forthwith transmit a certified copy of this Ordinance, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 24th day of February 2021.

_____
H. Manuel Ortiz, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 752 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 24th day of February 2021, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

EXHIBIT D

RESOLUTION NO. 793(21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT AGREEMENT NO. 02-2016 ATHENS SERVICES TO ALLOW THE CONSTRUCTION AND OPERATION OF A MATERIALS RECOVERY FACILITY AND TRANSFER STATION, CONVENIENCE STORE AND PUBLIC GAS STATION ON PROPERTY LOCATED AT THE 2200 ARROW HIGHWAY (APN 8535-001-911) SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i.) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request for a General Plan Amendment to allow for the construction and operation of a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and public gas station located at 2200 Arrow Highway – APN 8535-001-911 ("Project"). The proposed Development Agreement (DA No. 02-2016) is attached hereto as Attachment 1 and incorporated herein. Ordinance No. 753, approving Development Agreement No. 02-2016 is attached as Attachment 2.

(ii.) The Property is located on a 17.22-acre parcel on the south side of Arrow Highway. The convenience store will be approximately 2,587 square feet and there will be eight gas or diesel pumps on an island with an overhead canopy. The convenience store will sell beer and wine. The Subject Property is zoned M-2 (Heavy Manufacturing).

(iii.) On January 20, 2021, the Planning Commission, at a public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the proposed project; closed the public hearing; and, after discussion, approved this Resolution.

(iv.) The City has not received any comments or additional information constituting substantial new information requiring recirculation of any portion of the environmental review for the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5.

(v.) All the requirements of CEQA, the State CEQA Guidelines, and the City of Irwindale's Local CEQA Guidelines have been satisfied by the City in the 2020 FEIR, which is sufficiently detailed such that all of the potentially significant effects of the Project have been adequately evaluated.

(vi.) All other legal prerequisites to the adoption of this Resolution and Ordinance have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

SECTION 2. The Planning Commission hereby specifically finds and determines that the Project, as proposed and including Development Agreement No. 02-2016, has been adequately analyzed in the 2020 FEIR (SCH#2013051029) that the Planning Commission has separately recommended be certified by the City Council. A copy of the EIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

SECTION 3. The Planning Commission hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the State CEQA Guidelines, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has reviewed and considered the 2020 FEIR, including 2020 Recirculated Draft Environmental Impact Report ("2020 RDEIR") for the proposed Materials Recovery Facility and Transfer Station ("MRF/TS") Project in Irwindale, California that identified and evaluated specific environmental effects of the proposed project as directed by the Superior Court of California in its September 2019 Decision and Writ of Mandate. All other portions of the 2014 Final EIR and Addendum No. 1, upheld by the Court, remain a part of the 2020 Recirculated DEIR and 2020 FEIR and the Findings attached as Exhibit A to Resolution No. 790(21). The 2020 RDEIR addressed four (4) specific environmental topics, including: 1) Truck Fueling Operations; 2) Greenhouse Gas Emissions; 3) Transportation Energy Use; and 4) Project-Specific Air Emissions Health Risks. The analyses concluded that truck fueling operations, greenhouse gas emissions and transportation energy will have less-than-significant environmental effects. The analysis of project-specific air emissions concluded that it is scientifically infeasible to substantively connect an individual project's criteria air pollutant emissions to public health consequences of regional air quality conditions. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website. The Planning Commission has reviewed and considered the 2020 FEIR as a basis of its decision making for the proposed Project.

SECTION 4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council approve the proposed Development Agreement subject to the terms and conditions set forth in the Development Agreement attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

SECTION 5. That the provisions of the proposed Development Agreement are consistent with the City's General Plan, as amended by General Plan Amendment No. 02-2016. The project site land use designation will be Commercial/Industrial, which permits

light industry, heavy industry, and commercial uses, consistent with the proposed MRF/TS and convenience store/public gas station project.

SECTION 6. The Secretary shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 20th day of January 2021.

Arthur R. Tapia, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson
Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 20th day of January 2021, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, Secretary

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ATTACHMENT 1
DEVELOPMENT AGREEMENT NO. 02-2016

ATTACHMENT 2
ORDINANCE NO. 753 FOR
DEVELOPMENT AGREEMENT NO. 02-2016

DEVELOPMENT AGREEMENT No. 02-2016

THIS DEVELOPMENT AGREEMENT (this "Agreement") is entered into on _____, _____, by and between the CITY OF IRWINDALE ("City"), a municipal corporation, and ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("ATHENS") (individually a "Party" and collectively, the "Parties").

R E C I T A L S:

A. Recitals and Capitalized Terms. The recitals in this Agreement constitute part of this Agreement and each Party shall be entitled to rely on the truth and accuracy of each recital as an inducement to enter into this Agreement. The capitalized terms used in these recitals and throughout this Agreement shall have the meaning assigned to them in Article 1. Any capitalized terms not defined in Article 1 shall have the meaning otherwise assigned to them in this Agreement or apparent from the context in which they are used.

B. Legislation Authorizing Development Agreements. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the legislature of the State of California (the "Legislature") adopted the Development Agreement Statute, Section 65864 *et seq.*, of the Government Code, authorizing City to enter into an agreement with any person having a legal or equitable interest in real property providing for the development of such property and establishing certain development rights therein.

C. Integrated Waste Management Act. The Legislature, by enactment of the California Integrated Waste Management Act of 1989 (Public Resources Code Section 40000 *et seq*. (the "Act"), has directed all local jurisdictions to promote recycling and to maximize the use of feasible source reduction, recycling and composting options in order to reduce the amount of solid waste required to be disposed of by land disposal. Furthermore, the Puente Hills Landfill, a major solid waste disposal facility for the region has closed as of October 31, 2013, resulting in the need for additional waste processing facilities and transfer stations to be developed in the region to meet the solid waste management needs of jurisdictions and protect public health and safety.

D. GHG Reduction. The Legislature, by enactment of the Global Warming Solutions Act of 2006 ("AB 32"), has declared that the reduction of greenhouse gas emissions ("GHGs") that cause climate change is among the state's top priorities. Local governments will play a vital role in the implementation of AB 32 by identifying opportunities and best practices to increase waste reduction and recycling, thereby reducing carbon emissions. ATHENS' operation of a mixed waste recycling system will contribute to GHG emissions reductions by reducing fuel consumption and vehicle miles traveled in performing waste collection and diversion activities for the City and by recovering and recycling commodities in the waste stream.

E. The MRF/TS Project. On January 6, 2005, the City issued a Request for Expressions of Interest and Statements of Qualifications ("REI/SOQ") from interested and qualified parties to plan, permit, build, operate and maintain a state-of-the-art regional municipal solid waste transfer station and recovery facility at a location in the City to manage and process solid waste generated within and outside of the City, and received multiple responses thereto. On March 3, 2005, ATHENS submitted a proposal in response to the City's REI/SOQ that met or exceeded all requirements of the REI/SOQ by proposing the construction and operation of a Materials Recovery Facility and Transfer Station (the "MRF/TS") accompanied by a public Fueling Facility/Convenience Store and appurtenant improvements (collectively, the "Project"). On June 25, 2008, in order to reduce blight and promote industrial development in the Redevelopment Area and fulfill the City's obligation under the Act, City and ATHENS, along with the former Irwindale Community Redevelopment Agency ("Former RDA"), entered into that certain Memorandum of Understanding regarding the Project (as amended, the "MOU"), including its development and operation of the proposed MRF/TS. The Parties intend that the MRF/TS will provide for the long-term management and recycling of municipal solid waste generated in the City. The MRF/TS will serve as a point to accept, process, recover, and transfer mixed municipal waste ("MMW") and residue following diversion activities to an appropriate permitted end-point disposal facility. The Facility Scope & Components are further described in Exhibit "A" hereto.

F. DDA with Agency. The Project is proposed to be developed on a parcel owned by the Successor Agency to the Irwindale Community Redevelopment Agency ("Agency"), which parcel is legally described and depicted in Exhibit "B" hereto (the "Site"). The Agency was formed pursuant to Health & Safety Code § 34167.5, which made the Agency the successor-in-interest to all assets and obligations of the Former RDA. On December 29, 2011, the California State Supreme Court issued a ruling on the constitutional validity of two 2011 legislative budget trailer bills, ABX1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), which resulted in the outright dissolution of all 425 redevelopment agencies in the State of California. As part of that dissolution process, former redevelopment lands, like the Site, inured to successor agencies by operation of law. Moreover, the dissolution laws provide a process for the disposition and/or transfer of assets, including property holdings of the Former RDA. Subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012), which was passed, signed, and enacted on June 28, 2012, provided further detailed procedures governing the disposition of Former RDA assets such as the Site. It is anticipated that ATHENS will enter into a separate Disposition and Development Agreement (the "DDA") that will establish the terms by which the Agency's interest in the Site will be conveyed to ATHENS.

G. ATHENS as Qualified Operator. ATHENS is a family owned and operated company that has been providing refuse removal and recycling services in Southern California (the largest in Los Angeles County) for more than 50 years. ATHENS currently operates a MRF in the unincorporated area of Los Angeles County near the City of Industry, the first of its kind in the area. Since 1957 ATHENS has been a leader in the waste industry providing state-of-the-art services including automated waste and recycling collection, green waste recycling, food waste/organics collection and composting, commercial bin and compactor services, construction and demolition services, special waste transportation, transfer and material recovery, storage box rentals, and street/parking lot sweeping in many areas of Southern California. As owners and operators of an existing MRF and a composting facility, ATHENS offers the highest diversion waste and recycling programs for residential, commercial and municipal locations.

H. Public Benefits of Project. The grant of development rights hereunder is made in consideration for ATHENS' good faith efforts to complete the development of a MRF/TS to accept, process, recover, and transfer MMW and residue following diversion activities to an appropriate permitted disposal facility. The Project will benefit the City by creating new jobs in the community, diversifying and expanding the City's revenue base, revitalizing a blighted area and the general economy of the City, improving the City's compliance with State-mandated waste reduction requirements, and promoting recycling and refuse rate stability for residents and businesses within the community. The Project will also benefit the public by serving the MMW management needs of other jurisdictions in the region, reducing municipal costs, and protecting public health and safety.

I. Intent of the Parties. The Parties have determined that the Project is a development for which a development agreement is appropriate. The Parties desire to define the parameters within which the obligations of ATHENS for infrastructure and public improvements and facilities will be met, and to provide for the orderly development of the Project, assist in attaining the most effective utilization of resources within the City, and otherwise achieve the goals of the Development Agreement Statute. In consideration of these benefits to City and the public benefits of the development of the Project, ATHENS will receive assurances that the City shall grant all permits and approvals required for total development of the Project in accordance with this Agreement.

J. Public Hearings: Findings. In accordance with the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq*. ("CEQA")), appropriate studies, analyses, reports or documents were prepared and considered by the City Council and Agency Board for the Project in conjunction with their joint consideration of the DDA. After a public hearing, the City Council and Agency Board, after making appropriate findings, certified a Final Environmental Impact Report for the Project by Resolution No. CC 2016-16-2830 and SA 2016-17-2831 adopted on June 8, 2016 in compliance with CEQA. Also on September 20, 2017, after providing public notice as required by law, the Planning Commission held a public hearing and recommended approval to the City Council and thereafter, on _____, 2017, after providing public notice as required by law, the City Council held a public hearing to consider ATHENS' application for this Agreement. The Planning Commission and the City Council found on the basis of substantial evidence that this Agreement is consistent with all applicable plans, including the General Plan, and other rules, regulations and official policies of City.

K. Public Improvements. Public improvements determined through the CEQA review process described above and required by this Project include both internal Site improvements benefiting only the Project and area-wide improvements benefiting other property as well. More specifically, these improvements include the construction of or contribution to: drainage and flood control facilities; street improvements; and improvements associated with streets including sidewalks, street lights, utilities, and parkways. A list of the off-site improvements is attached hereto as Exhibit "D" (the "Off-Site Improvements"). ATHENS shall construct all Off-Site Improvements at its sole cost and expense, excepting that ATHENS shall not construct, but rather pay an in-lieu and Fair-Share fee for, the City's implementation of those Off-Site Improvements listed in Exhibit "D," which Exhibit includes the Estimated Schedule of In-Lieu and Fair-Share Fees to be paid by ATHENS for the Off-Site Improvements identified therein.

L. Other Agreements. The Parties understand that this Agreement is for the development and operation of the Project. The Parties also acknowledge that the following necessary documents have been, or will be, negotiated in order to fulfill the obligations and goals under the MOU to develop and operate the Project: (i) the DDA between the Agency and ATHENS for conveyance of the Site to ATHENS for the development of the Project; (ii) a "Reimbursement Agreement" between City and ATHENS, dated October 22, 2008, as amended, under which ATHENS is obligated to reimburse or advance funds to City for all development costs associated with the Project, including but not limited to conducting environmental reviews under CEQA, processing and negotiating permits, entitlements and conditions, and legal costs; (iii) a Franchise Agreement – Operations of MRF/TS, governing the use and operation of the MRF/TS ("Franchise Agreement – Operations"), (iv) a Franchise Agreement – Trash Collection and Street Sweeping, dated April 13, 2011 and governing the exclusive right and obligation of Athens to collect solid waste and sweep streets in the City ("Franchise Agreement – Trash Collection and Street Sweeping"), (v) a recorded instrument of Covenants, Conditions and Restrictions on the use of the Site as a MRF/TS (the "CC&Rs"), (vi) an "LADWP Easement Agreement" governing Athens' rights over that certain easement over the Site owned by the Los Angeles Department of Water and Power, (vii) an "SCE Easement Agreement" governing Athens' rights over that certain easement over the Site owned by Southern California Edison, and (viii) a Solid Waste Facilities Permit to be issued by the California Integrated Waste Management Board or its successor ("SWFP"). The foregoing agreements and instruments, together with all City ordinances approving the foregoing agreements and instruments, are collectively referred to as the "Agreements" or "Other Agreements" in contrast to this Agreement. The Parties hereto acknowledge that this Agreement and the Other Agreements bear overlapping impact upon the Site and ATHENS' operations, and thus the effectiveness of this Agreement is conditioned on approval and execution by the City and ATHENS of each of the Other Agreements. Notwithstanding the foregoing, to the extent the terms of this Agreement conflict with Other Agreements that have previously been executed by the Parties, namely the Reimbursement Agreement and the MOU, the terms of this Agreement shall govern.

M. Mutual Agreement. Based on the foregoing and subject to the terms and conditions set forth herein, the Parties desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and having determined that the foregoing recitals are true and correct and should be and hereby are incorporated into this Agreement, the Parties agree as follows:

ARTICLE 1.0 DEFINITIONS.

The following words and phrases are used as defined terms throughout this Agreement. Each defined term shall have the meaning set forth below. Where a phrase or term of art is not defined in this Agreement but is defined in one of the Other Agreements, the phrase or term shall bear the meaning defined in the Other Agreements.

1.1 Agency. "Agency" means the Successor Agency to the Irwindale Community Redevelopment Agency, a California public body, corporate and politic.

1.2 Agreement. "Agreement" means this Development Agreement between the City and ATHENS for the development of the Project.

1.3 Agreements/Other Agreements. "Agreements" means this Agreement and all those other contractual instruments and City ordinances identified in the preceding Recital L of this Agreement. "Other Agreements" include the DDA, MOU, Reimbursement Agreement, the Franchise Agreement – Operations, the Franchise Agreement – Trash Collection and Street Sweeping, and the CC&Rs. To the extent the terms of this Agreement conflict with Other Agreements that have previously been executed by the Parties, namely the Reimbursement Agreement and the MOU, the terms of this Agreement shall govern.

1.4 Applicable Law. "Applicable Law" means all statutes, rules, regulations, guidelines, actions, determinations, permits, orders, or requirements of the federal, State, County, City and local and regional government authorities and agencies having applicable jurisdiction, that apply to or govern the Facility, the Site or the performance of the Parties' respective obligations hereunder, including any of the foregoing which concern health, safety, fire, environmental protection, labor relations, mitigation monitoring plans, building codes, zoning, non-discrimination, prevailing wages if applicable, and the Los Angeles County Integrated Waste Management Plan. All references herein to Applicable Law include subsequent amendments or modifications thereof, unless otherwise specifically limited in this Agreement or one of the Other Agreements.

1.5 Applications. "Application(s)" means a complete application for the applicable land use approvals meeting all current City ordinances, provided that any additional or alternate requirements in said ordinances enacted after the Effective Date which affect the Project application shall apply only to the extent permitted by this Agreement.

1.6 Assignment. All forms of use of the verb "assign" and the nouns "assignment" and "assignee" shall include all contexts of hypothecations, sales, conveyances, transfers, leases, and assignments.

1.7 ATHENS. "ATHENS" means ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation.

1.8 ATHENS' Costs. "ATHENS' Costs" means ATHENS' obligation to pay for all costs identified in this Agreement and the Reimbursement Agreement, including but not limited to: all Project Development and Off-Site Improvement construction costs (or in-lieu and Fair-Share fees therefor per Exhibit "E"), all costs of the environmental review, all costs for entitlements, all franchise fees due under the Franchise Agreement – Operations and Franchise Agreement – Trash Collection and Street Sweeping, all Host Fees required hereunder, all operational costs and all other costs identified herein as the responsibility of ATHENS.

1.9 Authorizing Ordinance. "Authorizing Ordinance" means Ordinance No. ____ approving this Agreement.

1.10 Best Management Practices ("BMP"). "Best Management Practices" or "BMP" means structural, nonstructural, and managerial techniques recognized to be the most effective and practical means to reduce environmental impacts arising from the Project, whether affecting

soils, air, water, noise, traffic, public infrastructure, public health/safety, or other impacts emanating from the Facility while still allowing the productive use of resources. BMPs also include treatment requirements, operating procedures, and practices to control Site runoff, spillage or leaks, sludge or waste disposal, trash or debris, or drainage from raw material storage or similar matters.

1.11 Board. "Board" means the California Integrated Waste Management Board, as established pursuant to the Act (Public Resources Code Section 40000 *et seq.)* or such successor entity to which the duties of the California Integrated Waste Management Board are assigned, including without limitation the Department of Resources Recycling and Recovery ("DRRR").

1.12 CEQA. "CEQA" means the California Environmental Quality Act, Section 21000 *et seq.* of the California Public Resources Code and its implementing regulations and guidelines, including future amendments to or recodification thereof.

1.13 CEQA Completion Date. "CEQA Completion Date" means the later date of either: (i) 30 days after the Notice of Determination; or (ii) the date of the final settlement or resolution of any appeal, lawsuit or other action by a third party challenging the Development Approvals or the CEQA process.

1.14 City. "City" means the City of Irwindale, California, a chartered municipal corporation.

1.15 City Council. "City Council" means the governing body of the City of Irwindale.

1.16 Claims or Litigation. "Claims or Litigation" means any challenge by adjacent owners or any other third parties (i) to the legality, validity or adequacy of this Agreement, Development Approvals, or other actions of City or Agency pertaining to the Project, (ii) seeking damages against City or Agency as a consequence of the foregoing actions or for the taking or diminution in value of their property, (iii) seeking damages against the City or Agency for injuries, losses or damages due to ATHENS' use of or operations on the Site, or (iv) otherwise arising from the Project.

1.17 Commencement of Operations Date. "Commencement of Operations Date" means the date that operations commence within the MRF/TS which shall be the day ATHENS first receives fees for services provided at the Site. ATHENS will give City written notice of such date, and the Parties shall countersign the notice thus establishing the date.

1.18 Correction Plan. "Correction Plan" means a plan undertaken by ATHENS and subject to City approval, for the correction or remediation of violations of performance standards and/or nuisance conditions pursuant to Section 6.5 of this Agreement.

1.19 Default. "Default" means any material default, breach, or violation of a provision of this Agreement as defined in Article 10. "City Default" refers to a Default by City, while "ATHENS Default" refers to a Default by ATHENS.

1.20 City's Design Guidelines. "City's Design Guidelines" means applicable design guidelines stated in the City's Municipal Code, including but not limited to those guidelines articulated in the General Plan, or by City's Planning Commission or Planning Division.

1.21 CC&Rs. "CC&Rs" means that form of Declaration of Covenants, Conditions and Restrictions to be recorded against the Site as described in Section 9.6 of this Agreement.

1.22 Development. "Development" means the improvement of the Site for purposes of constructing the structures, improvements, and facilities comprising the Facility including, without limitation: grading; the construction of infrastructure and public facilities related to the Project, whether located within or outside the Site; the construction of structures and buildings of the Facility; and the installation of landscaping at or relating to the Site; but not including the maintenance, repair, reconstruction or redevelopment of any structures, improvements or facilities after the construction and completion thereof.

1.23 Development Agreement Statute. "Development Agreement Statute" means Sections 65864 through 65869.5 of the California Government Code as it exists on the Effective Date, as may be amended.

1.24 Development Approvals. "Development Approvals" means all site-specific (meaning specifically applicable to the Site only and not generally applicable to some or all other properties within the City) plans, maps, permits, and entitlements to use of every kind and nature, whether legislative, administrative or contractual in nature. Development Approvals include, but are not limited to, specific plans, land use contracts, site plans, tentative, vesting tentative and final subdivision maps, variances, zoning designations, planned unit developments, conditional use permits, grading, building, and other similar permits, the Site-specific provisions of general plans, environmental assessments, including environmental impact reports, and any amendments or modifications to those plans, maps, permits, assessments and entitlements. The term Development Approvals does not include rules, regulations, policies, and other enactments of general application within the City.

1.25 Development Plan. "Development Plan" means the Existing Development Approvals, Future Development Approvals, Existing Land Use Regulations, and Schedule of Performance.

1.26 Disposition and Development Agreement ("DDA"). "Disposition and Development Agreement" or "DDA" means the agreement between the Agency and ATHENS to be negotiated based on the MOU for the Agency's conveyance to ATHENS of the Site for development of the MRF/TF.

1.27 Effective Date. Generally, the term "Effective Date" means the date that is thirty (30) days following adoption of the Authorizing Ordinance approving this Agreement as stated on the first page hereof, during which 30-day period all parties shall fully execute this Agreement.

1.28 Existing Development Approvals. "Existing Development Approvals" means the Development Approvals which have been previously granted or are granted concurrent herewith, or will be granted pursuant hereto, and include all of the Agreements, and are included

in the description of the Project attached in the Scope of Development, at Exhibits "A" and "C". The term "Existing Development Approvals" shall specifically include all those permits and government approvals listed in Exhibit "F" notwithstanding the fact that such approvals have not been, or may not be, fully approved and in effect until after the Effective Date of this Agreement. Regardless of when the permits and approvals listed in Exhibit "F" actually take effect, the Parties acknowledge and agree that such permits and approvals shall be deemed pre-existing to this Agreement. Immediately upon taking effect, the permits and approvals listed in Exhibit "F" shall be deemed Existing Development Approvals for purposes of this Agreement.

1.29 Existing Land Use Regulations. "Existing Land Use Regulations" means those certain Land Use Regulations applicable to the Property and in effect on or before the Effective Date. The term "Existing Land Use Regulations" shall also include all Agreements identified in Recital K hereto. Regardless of when the Agreements actually take effect, the Parties acknowledge and agree that the Agreements shall be deemed concurrent to the Effective Date of this Agreement because they were specifically contemplated in the governing MOU between the Parties and/or have been conceptually agreed-upon by the Parties in the course of negotiating this Agreement. Immediately upon taking effect, the Agreements shall be deemed Existing Land Use Regulations for purposes of this Agreement.

1.30 Facility or MRF/TS. "Facility" and "MRF/TS" mean the material recovery facility/transfer station proposed to be constructed by ATHENS as described in the Scope of Development at Exhibit "A", including Site improvements, utility interconnections, the scale house, buy-back recycling center, improvements needed to participate in a household hazardous waste (HHW) program, construction and demolition debris area, green waste area, a building for transfer and materials recovery and processing areas, a visitors education center and convenience store, together with employee and administrative offices, parking areas, materials storage areas and ancillary support facilities, furnishings and equipment and any and all other physical structures on the Site and Off-Site Improvements. The proposed Project improvements constructed on the Site may be developed in a maximum of three (3) phases, as more particularly described on Exhibit "A".

1.31 Fair-Share. "Fair-Share" means that share of costs for implementing Off-Site Improvements that is proportionate to the size of the impact the Facility will have on such Off-Site Improvements.

1.32 Future Development Approvals. "Future Development Approvals" means those Development Approvals applicable to the Property approved by the City after the Effective Date that pertain to the construction and/or operation of the MRF/TS, including without limitation grading, building, and other similar such Development Approvals.

1.33 Future Land Use Regulations. "Future Land Use Regulations" means Land Use Regulations enacted after the Effective Date of this Agreement.

1.34 Host Fees. "Host Fees" mean payments by ATHENS to City for hosting a MRF/TS within the City limits.

1.35 Land Use Regulations. "Land Use Regulations" means those ordinances, laws, statutes, rules, regulations, initiatives, policies, requirements, guidelines, constraints, codes or other actions of City which affect, govern, or apply to the Site or the implementation of the Development Plan. Land Use Regulations include the ordinances and regulations adopted by the City which govern permitted uses of land, density and intensity of use and the design of buildings, as applicable to the Site, including but not limited to: the general plan, specific plans, zoning ordinances, development moratoria implementing growth management and phased development programs, ordinances establishing development exactions, subdivision and park codes, any other similar or related codes, building and improvement standards, mitigation measures required in order to lessen or compensate for the adverse impacts of a project on the environment and other public interests and concerns or similar matters. The term Land Use Regulations does not include, however: regulations relating to the conduct of business, professions, and occupations generally; taxes and assessments; regulations for the control and abatement of nuisances; building, health and safety codes; licenses, encroachments and other permits and the conveyances of rights and interests which provide for the use of or entry upon public property; any exercise of the power of eminent domain; the general regulation of municipal affairs or the exercise of the City's police power, or any power of City pursuant to its Charter except as specifically stated in the preceding sentence.

1.36 Local Enforcement Agency or LEA. "Local Enforcement Agency" or "LEA" means the entity designated by the City and certified by the Board to enforce federal and state laws and regulations for the safe and proper handling of solid waste at the Facility. Initially, the City has designated the County of Los Angeles as the LEA. The LEA performs routine and monthly investigations of the Facility, investigates complaints of illegal disposal of solid waste and administers a permitting and inspection program to ensure the Facility's regulatory compliance.

1.37 Mixed Municipal Waste ("MMW") or Refuse. "Mixed Municipal Waste ("MMW")" and "Refuse" mean all municipal solid waste including putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, street sweepings, recyclables and catch basin residue.

1.38 MOU. "MOU" means the June 25, 2008 Memorandum of Understanding between City, Agency, and ATHENS relating to agreements for a solid waste MRF/TS, as such MOU has been amended on April 13, 2011 and again on December 12, 2012.

1.39 Operating Agreements. "Operating Agreements" means, collectively, the Franchise Agreement – Operations and Franchise Agreement – Trash Collection and Street Sweeping agreements approved by the City to exclusively provide for the collection of mixed municipal waste and recycling from properties, and street sweeping services, within the City.

1.40 Operational Year. "Operational Year" means each 12 months following the Commencement of Operations Date and shall begin and end on the anniversary of the Commencement of Operations Date.

1.41 Planning Director. "Planning Director" means the Director of Planning or similar officer of City.

1.42 Project. "Project" means the process to issue permits to entitle the MRF/TS, Development of the MRF/TS, the operation of the MRF/TS and general carrying-out of the related Agreements.

1.43 Reimbursement Agreement. "Reimbursement Agreement" means that existing contract, dated October 22, 2008, as amended on April 13, 2011, June 22, 2011, December 12, 2012, September 23, 2015, and March 9, 2016, and as may be further amended from time to time, between City and ATHENS under which ATHENS is obligated to reimburse or advance funds to City for all development costs associated with the Project, including but not limited to conducting environmental reviews under CEQA, processing and negotiating permits, entitlements and conditions, and legal costs.

1.44 Reservations of Authority. "Reservation of Authority" shall have the meaning set forth in Article 11 of this Agreement.

1.45 Schedule of Performance. "Schedule of Performance" means the timeline of performance of the Project and is set forth in Exhibit "G", as may be amended from time to time.

1.46 Scope of Development. "Scope of Development" means the components of, and the documents controlling, the Development of the Project and is set forth in Exhibits "A", "C", "F" and "G".

1.47 Site. "Site" means the real property previously owned by Agency where ATHENS proposes to construct the Project and operate the MRF/TS, comprised of an approximately 17.22-acre site at the intersection of Arrow Highway and Live Oak Avenue. The Site is legally described and depicted in Exhibit "B" hereto. The exact boundaries and area of the Site shall be determined by a survey prior to the conveyance of title to ATHENS pursuant to the terms of the DDA.

1.48 Term. "Term" means that period of time during which this Development Agreement shall be in effect and bind the Parties, as defined in Section 3.1.

ARTICLE 2.0 EXHIBITS.

The following are the Exhibits to this Agreement which are attached hereto and incorporated herein:

Exhibit A:	Facility Scope & Components
Exhibit B:	Map and Legal Description of the Site
Exhibit C:	Project Depiction
Exhibit D:	List of Off-Site Improvements
Exhibit E:	In-Lieu and Fair-Share Fee Schedule for Off-Site Improvements
Exhibit F:	Existing Development Approvals
Exhibit G:	Schedule of Performance
Exhibit H:	Schedule of Estimated City Fees
Exhibit I:	Host Fee Description & Calculation
Exhibit J:	Form of Assignment and Assumption Agreement

Exhibit K: Form of Certificate of Completion

ARTICLE 3.0 TERM.

3.1 Term. Unless earlier terminated as provided in this Agreement, this Agreement shall continue in full force and effect for a period of thirty (30) years, which shall run from commencement of the Facility's operations (the "Initial Term"), with provision for a ten (10) year rolling extension (each such 10-year period, an "Extension Term") unless there is an uncured Default at the expiration of the Initial Term or any Extension Term, in which event the term of this Agreement shall be extended to allow for ATHENS to avail itself of all opportunities for notice and cure and pre-termination hearing as set forth in Article 10 herein. If ATHENS cures such Default in accordance with the process set forth in Article 10, then the City shall continue to grant the rolling Extension Terms in accordance with this section. During any Extension Term, should the City seek to terminate this and the Other Agreements for a reason other than a material breach of the Agreements, the term of this Agreement would continue for an additional ten (10) years from and after the giving of the termination notice. Termination or expiration of this Agreement shall not restrict ATHENS from future use of the Site in accordance with the then-applicable zoning of the Site and the City's entitlement process.

3.2 Exclusivity. City shall grant Athens the exclusive right to operate a large-scale MRF/TS facility within City limits pursuant to the terms of Section 2.3 of the Franchise Agreement – Operations.

ARTICLE 4.0 DEVELOPMENT OF THE PROJECT.

4.1 Right to Develop. During the Term, ATHENS shall have a vested right to develop the Project to the full extent permitted by this Agreement. Except as provided within this Agreement, the Development Plan shall exclusively control the Development of the Project (including the uses of the Project, the Project scope, the density or intensity of use, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes and the design, improvement and construction standards and specifications applicable to the Project).

4.2 Scope of Development. The Project and its components are described in Exhibits "A", "C", "F", and "G", along with the Existing Development Approvals. ATHENS shall construct the Facility in accordance with the final plans and specifications approved by the City. ATHENS shall not make any material changes (i.e., a change of more than ±5% to any one feature of Facility or minor changes that cumulatively create a ±2% change in the Facility scope as a whole) to the final plans and specifications without the written consent of the City, such consent not to be unreasonably withheld, conditioned or delayed. Further, ATHENS shall not construct the Facility in a manner which would violate any Existing Development Approvals, permits or Applicable Laws, this Agreement or Other Agreements, or require ATHENS or the City to obtain any additional permits, orders, licenses or approvals not contemplated in this Agreement or to modify Existing Development Approvals. ATHENS shall maintain a copy of the Project's final plans and specifications on the Site during construction and shall update them regularly to indicate any changes subject to the terms of this Section. ATHENS shall also make such plans and specifications available to the City for inspection upon request. As soon as is

practicable after completion of Facility construction, ATHENS shall submit to the City as-built plans and specifications showing the Facility as actually constructed ("As-Built Specifications").

4.3 Project Components. The Project Scope and Components are described and depicted in Exhibits "A" and "C" hereto.

4.4 Project Function/Process. The Site Plan is included with the Scope of Development. All buildings will conform to the City's adopted ordinances, guidelines and policies related to design, and will incorporate the environmental control systems and performance standards described in Article 6.0 below, including all mitigation measures recommended through the CEQA review process. ATHENS proposes to size the MRF/TS to handle up to six thousand (6,000) tons per day that will have the following proposed multiple functions and processes:

(a) Transfer Station. Transfer station for refuse collection and transfer. The transfer station would include a below grade load out area to allow for the transfer vehicles to be top-loaded through load out ports at the tipping floor. A portion of the transfer station would also be dedicated for self-haul use.

(b) Material Recovery Facility. Material recovery facility for diversion of recyclable materials from commercial and residential customers via one or more sorting lines for MMW. The recyclables would be baled within the building and transferred to recyclable load-out vehicles at the exterior recyclable load out dock. Residue from the diversion process would be conveyed to the adjacent transfer station for load-out.

(c) Green Waste/Organics/Food Waste Area. A green waste area would accommodate collection and grinding of green waste. The green waste would be transferred to outgoing delivery vehicles.

(d) Construction Debris Area. A construction and demolition ("C&D") materials area would be utilized for collection, sorting and recyclable load-out of C&D Materials. The incoming C&D Material would be screened, sorted and diverted to containers. The containers would be transferred to outgoing recyclable load-out vehicles.

(e) Administrative Offices and Public Education. An office area would be dedicated for administrative support for the Facility. This area would also include an education area for use by local students in demonstrating the activities of the Facility.

(f) Employee Areas. An employee area/control area would include restrooms, a break area and offices. The upper level control area would be used to accommodate the operational control functions of the Facility. The employee area/control area would be linked to the office area via an upper level observation gallery.

(g) Maintenance Building. A maintenance building would include two service bays and an adjacent office/parts area.

(h) Fueling Area. Site improvements would include diesel and natural gas fueling operations with public access and sales, a truck wash area, truck scale and scale house, load-out ramps, truck loading docks, driveways, employee and operation vehicle parking, and landscaping. The facility will encourage the use of alternative fuel vehicles. If possible, a fueling facility will be provided on-site, and ATHENS will consolidate operations to foster the payment of utility and sales taxes to the City through the point of use and/or sale.

(i) Accessory Operations. Site improvements will include a truck wash area, truck scale and scale house, load out ramps, truck loading docks, driveways, employee and operation vehicle parking, and landscaping.

4.5 MRF/TS Construction. ATHENS anticipates that the majority of the MRF/TS will be steel framed to accommodate the large clear spans required for the operation. The steel frames would be clad on the exterior with a variety of materials consistent with City's Design Guidelines. The MRF/TS will incorporate design features as necessary to comply with the City's design guidelines. The entire MRF/TS will incorporate a buffer of screen walls, fencing and landscaping around the Site. The design of the Facility will utilize the elevations included in the Scope of Development (Exhibits "A" and "C") and in the Development Approvals.

4.6 Offsite Improvements. ATHENS shall construct all Off-Site Improvements listed in Exhibit "D" and as required by the Development Approvals, in accordance with the Schedule of Performance, excepting that ATHENS may fulfill its Off-Site Improvement obligations for those Improvements listed in Exhibit "D" via payment of the in-lieu and Fair-Share fees listed in Exhibit "E". With respect to ATHENS' Off-Site Improvement Obligations, the following shall apply:

(a) For Off-Site Improvements at the I-605, northbound off-ramp at Live Oak Avenue, as described in the Final Environmental Impact Report ("FEIR") mitigation program, ATHENS shall deposit one third (33.3%) its Project Fair-Share costs of such improvements with the City (not to exceed $1,000,000) as a condition to receiving the first building permit for the MRF/TS.

(b) For Off-Site Improvements at the I-605, southbound off-ramp at Arrow Highway, as described in the FEIR mitigation program, ATHENS shall deposit its Project Fair-Share costs of such improvements with the City (not to exceed $1,000,000) as follows:

i. ATHENS shall deposit the amount of $200,000 with the City, no later than January 2, 2025; and

ii. ATHENS shall deposit the remainder of its Project Fair-Share costs with the City (not to exceed $800,000), no later than thirty (30) days prior to the planned commencement of construction for such Off-Site Improvements.

(c) For all other Off-Site Improvements, ATHENS shall remit to the City an in-lieu fee in the amount of $100,000 per year, for a period of five (5) years and payable in quarterly installments of $25,000, commencing on the first business day of the calendar quarter immediately following the date the City issues a Certificate of Occupancy for the first phase of construction at

the Site.

(d) ATHENS shall have the right to review and comment upon the bids and the proposed plans and budgets for any of the Off-Site Improvements prior to remitting the amounts set forth in this Section 4.6, and the City will reasonably cooperate with ATHENS in addressing with Caltrans any concerns raised by ATHENS regarding its Project Fair-Share costs for such Off-Site Improvements. Any funds deposited by ATHENS with the City for the Off-Site Improvements that are not actually expended by the City/Agency for such purpose will be returned to ATHENS. Final Designs shall be subject to CalTrans approval, which approval City cannot, and does not, guarantee or warrant.

4.7 Upgrades. ATHENS is required to incorporate new technology reasonably available to control environmental impacts of the Project as needed to meet the following performance goals: (i) standards set by applicable regulations (including, without limitation, South Coast Air Quality Management District Rule 410), or (ii) as reasonably needed to meet the environmental performance standards set forth in Sections 5.2, 5.3 and 5.4 of the Franchise Agreement – Operations, or (iii) as reasonably required to respond to citizen complaints as required by Section 5.5 of the Franchise Agreement – Operations. Such technology upgrades shall be undertaken at ATHENS' sole cost.

4.8 Development and Acquisition Costs. ATHENS shall be solely responsible for all development costs associated with the Project and other costs identified herein and in the Other Agreements as "Athens Costs," including design, land use entitlements, permitting, CEQA review, construction, rolling stock, equipment, operational costs, public education and information and City staff and consultant expenses related to the Project. Project development and operations will entail extensive, significant costs and capital expenditures due, without limitation, to the Project's size, the magnitude of necessary environmental mitigation measures, need for heavy equipment and complex design and infrastructural elements. Currently, Athens Costs are expected to exceed Thirty Three Million Dollars ($33,000,000). Further, Athens shall be responsible for paying all of the customary and ordinary fees and costs imposed by the City on the development of an industrial facility like the Project as set forth on the "Schedule of Estimated City Fees" attached hereto as Exhibit "H".

4.9 All Construction to Comply with Laws; Anti-Discrimination. ATHENS shall carry out the construction of the improvements to be constructed by ATHENS in conformity with all applicable laws, including all applicable federal and state labor laws. Not by way of limitation of the foregoing, in developing and constructing the Project, ATHENS shall comply with all applicable development standards in City's Municipal Code and shall comply with all building codes, landscaping, signage, and parking requirements, except as may be permitted through approved variances and modifications.

ATHENS, for itself and its successors and assigns, agrees that in the construction of the improvements to be constructed by ATHENS, it shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, ancestry or national origin.

4.10 CEQA. The City shall be responsible for obtaining the approval of this Agreement and the Project as required by CEQA; CEQA review and approvals for the Project are or have been completed prior to, or concurrent with, approval of this Agreement by the City Council. Without limitation of the foregoing, ATHENS specifically acknowledges and agrees that ATHENS shall satisfy all conditions necessary to ensure that the Project conforms to all applicable CEQA requirements.

4.11 Prevailing Wages. ATHENS' purchase price for the Site and cost of developing the Site and constructing all of the on-site and off-site improvements, if any, at or about the Site required to be constructed for the Project shall be borne by ATHENS. ATHENS is aware of the laws of the State governing the payment of prevailing wages on public projects and will comply with same and will indemnify City in the event ATHENS fails to do so. As neither City nor its Successor Agency are providing any direct or indirect financial assistance to ATHENS, the Project should not be considered to be a "public work" "paid for in whole or in part out of public funds," as described in California Labor Code Section 1720. Accordingly, it is believed by the Parties that ATHENS is not required to pay prevailing wages in connection with any aspect of the development or the construction of the Project. However, to the extent that (contrary to the parties' intent) it is determined that ATHENS was required to pay prevailing wage and has not paid prevailing wages for any portion of the Project, ATHENS shall defend and hold Agency and City (which, for purposes of this Section, shall include its related agencies, officers, employees, agents and assigns) harmless from and against any and all increase in construction costs, or other liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or as a result of any action or determination that Athens failed to pay prevailing wages in connection with the construction of the Project. City shall reasonably cooperate with ATHENS regarding any action by ATHENS hereunder challenging any determination that the Project is subject to the payment of prevailing wages. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without ATHENS' consent as to the City's liabilities or rights only, but should it do so, City shall waive the indemnification herein provided such waiver occurs prior to the issuance of any judgment in the matter.

4.12 Rights of Access During Construction. Representatives of the City shall have the reasonable right of access to the Site without charges or fees, at any time during normal construction hours during the period of Project construction, for the purpose of assuring compliance with this Agreement, including but not limited to the inspection of the construction work being performed by or on behalf of ATHENS. Such representatives of City shall be those who are so identified in writing by the City's Public Works Director. Each such representative of City shall identify himself or herself at the job site office upon his or her entrance to the Site, and shall provide ATHENS, or the construction superintendent or similar person in charge on the Site, a reasonable opportunity to have a representative accompany him or her during the inspection. City shall indemnify, defend, and hold ATHENS harmless from any injury or property damage caused or liability arising out of City's exercise of this right of access.

4.13 Indemnification During Construction. During the periods of construction on the Site and until such time as a Certificate of Completion has been issued with respect to the construction of the improvements thereon, ATHENS agrees to and shall indemnify and hold the Agency and the City harmless from and against all liability, loss, damage, costs, or expenses

(including reasonable attorneys' fees and court costs) arising from or as a result of the death of any person or any accident, injury, loss, or damage whatsoever caused to any person or to the property of any person which shall occur on the Site and which shall be directly or indirectly caused by any acts done thereon or any errors or omissions of ATHENS or its agents, servants, employees, or contractors. ATHENS shall not be responsible for (and such indemnity shall not apply to) any acts, errors, or omissions of the Agency or the City, or their respective agents, servants, employees, or contractors. ATHENS shall have the obligation to defend any such action; provided, however, that this obligation to defend shall not be effective if and to the extent that ATHENS determines in its reasonable discretion that such action is meritorious or that the interests of the Parties justify a compromise or a settlement of such action, in which case ATHENS shall compromise or settle such action in a way that fully protects Agency and City from any liability or obligation. In this regard, ATHENS' obligation and right to defend shall include the right to hire (subject to reasonable written approval by the Agency and City) attorneys and experts necessary to defend, the right to process and settle reasonable claims, the right to enter into reasonable settlement agreements and pay amounts as required by the terms of such settlement, and the right to pay any judgments assessed against ATHENS, Agency, or City.

ARTICLE 5.0 SCHEDULE FOR PROCESSING AND DEVELOPMENT OF THE PROJECT AND PUBLIC IMPROVEMENTS.

5.1 Schedule of Performance. ATHENS will process the Project and commence and complete construction of the Project in accordance with the Schedule of Performance described in Exhibit "G". It is recognized that ATHENS cannot fully predict the timing or sequencing in which the Project will be developed, since such decisions depend upon numerous factors, many of which are not completely within the control of ATHENS. Accordingly, the Schedule of Performance may be extended upon written approval of City, such approval not to be unreasonably withheld, conditioned, or delayed. In addition, times for performance may be extended due to forces beyond the Parties' reasonable control pursuant to Section 5.10. Once construction is commenced for any phase of the Project, it shall be diligently pursued to completion, and shall not be abandoned for more than thirty (30) consecutive days, except when due to an Enforced Delay. ATHENS shall keep the City informed of the progress of Project construction and submit to the City written reports of the progress of the construction when and in the form reasonably requested by the City.

5.2 Processing.

(a) Upon satisfactory completion by ATHENS of all required preliminary actions, meetings, submittal of required information and payment of appropriate processing fees, if any, City shall promptly commence and diligently proceed to process all required Development Approvals in accordance with this Agreement. In this regard, ATHENS, in a timely manner which will allow Development of the Project in accordance with the Schedule of Performance, will provide City with all documents, applications, plans and other information necessary for City to carry out its obligations hereunder and will cause ATHENS' planners, engineers and all other consultants to submit in a timely manner all required materials and documents therefor. It is the express intent of this Agreement that the parties cooperate and diligently work to implement any zoning or other land use, site plan, subdivision, grading, building or other approvals for

Development of the Project in accordance with the Existing Development Approvals and the Schedule of Performance. Notwithstanding the foregoing, nothing herein shall be construed to require City to process ATHENS' applications ahead of other projects in process in the City. If ATHENS elects, in its sole discretion, to request City to incur overtime or additional consulting services to receive expedited processing by the City, ATHENS shall pay all such overtime costs, charges or fees incurred by City for such expedited processing.

(b) ATHENS has submitted an application, which requires a General Plan amendment, a zoning ordinance amendment to permit ATHENS' proposed development, and construction, operation, and use of the Site as provided in this Agreement and the Other Agreements, including without limitation the Scope of Development. Most, if not all, of these items are being concurrently approved with the approval of this Agreement. ATHENS shall pay all normal and customary fees and charges applicable to such permits and any fees or charges hereafter imposed by City which are standard for and uniformly applied to similar projects in the City. Additionally, the Project shall require: (i) approval of a "Long Range Property Management Plan" pursuant to California Health & Safety Code § 34191.5 as well as any additional approvals expressly required by the DOF, and (ii) approval of those Future Development Approvals yet to be obtained, and (iii) City's review and approval of the Project in accordance with CEQA, which approval is or has been completed prior to, or concurrent with, approval of this Agreement by the City Council. It is expressly understood by the Parties hereto that City makes no representations or warranties with respect to revision of the General Plan, zoning or approvals required by any other governmental entity or with respect to approvals hereinafter required from City, and City reserving full police power authority over the Project. However, City shall cooperate with ATHENS in procuring the foregoing approvals. Nothing in this Agreement or the Other Agreements shall be deemed to be a prejudgment or commitment with respect to such items or a guarantee that such approvals or permits will be issued within any particular time or with or without any particular conditions.

5.3 City and Other Governmental Permits. Before commencement of construction or development of any buildings, structures, or other works of improvement upon the Site which are ATHENS' responsibility under the Scope of Development, ATHENS shall at its own expense secure or cause to be secured any and all permits which may be required by City or any other governmental agency affected by such construction, development or work. The City shall cooperate with ATHENS in its efforts to obtain such permits and approvals. ATHENS shall not be obligated to commence Project construction if any such permit is not issued despite good faith effort by ATHENS. If there is delay beyond the usual time for obtaining any such permits due to no fault of ATHENS, the Schedule of Performance shall be extended to the extent such delay prevents any action which could not legally or would not in accordance with good business practices be expected to occur before such permit was obtained. The City and ATHENS shall cooperate and use reasonable efforts in coordinating the implementation of the Development Plan with other public agencies, if any, having jurisdiction over the Property or the Project.

5.4 Timing Constraints. The Project will be undertaken consistent with the following timing constraints, each subject to extension for the period of time of any actual delay resulting from the occurrence of any of the events set forth in Section 5.10 or the consent of the City as set forth in the Schedule of Performance at Exhibit "G":

(a) ATHENS will complete rough grading of the Site within three (3) months of obtaining a grading permit from the City.

(b) ATHENS will submit applications necessary to grade and construct the Project, including plans, drawings and specifications necessary to obtain building permits, grading, landscape and street improvements plans, in a timely manner in accordance with Section 5.2 to allow compliance with the timing constraints set forth in the subsections above and the Schedule of Performance.

(c) The Parties project that ATHENS will complete grading and construction of the first phase of the Project within eighteen (18) months after obtaining a building permit for same from the City.

(d) ATHENS' completion of construction of the Project shall not be deemed to preclude ATHENS from subsequently reconstructing any structures or buildings in accordance with the Development Approvals during the Term of this Agreement.

(e) The timing constraints for construction of the Off-Site Improvements shall be as provided in Section 5.4.

(f) Any construction which is commenced shall be completed in accordance with the terms of any permit which is issued in accordance with the Existing Land Use Regulations and this Agreement.

Once ATHENS has completed construction of all improvements, the City shall furnish ATHENS with the Certificate of Completion in the form attached hereto as Exhibit "K" for those improvements within thirty (30) days of ATHENS' written request therefor, provided that the City/Agency can find that ATHENS has completed all Facility construction required for the Site pursuant to the terms of this Agreement, the Other Agreements and Existing Development Approvals. The Certificate of Completion shall be executed and notarized so as to permit it to be recorded in the Office of the Recorder of Los Angeles County. A Certificate of Completion shall be, and shall state that it constitutes, conclusive determination of satisfactory completion of the construction and development of the improvements required by this Agreement upon the Site and the opening of the business, and of full compliance with the terms of this Agreement with respect thereto. The City shall not unreasonably withhold, condition or delay the Certificate of Completion. If the City refuses or fails to furnish a Certificate of Completion within thirty (30) days after written request from Athens or any entity entitled thereto, the City shall provide a written statement of the reasons the City refused or failed to furnish a Certificate of Completion. The statement shall also contain the City's opinion of the action Athens must take to obtain a Certificate of Completion. If the reason for such refusal is confined to the immediate availability of specific items or materials for landscaping, or other minor so-called "punch list" items, the City will issue its Certificate of Completion upon the posting of a bond or other security reasonably acceptable to the City by Athens with the City in an amount representing one hundred fifty percent (150%) of the fair value of the work not yet completed. A Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of Athens to any holder of a mortgage, or any insurer of a mortgage securing money loaned to finance the improvements, or any part thereof. Such Certificate of Completion is not notice of completion as referred to in the

California Civil Code Section 3093. Nothing herein shall prevent or affect Athens' right to obtain a Certificate of Occupancy from the City before the Certificate of Completion is issued.

5.5 Standards of Off-Site Improvement Construction. When ATHENS is required by this Agreement and/or the Development Plan to construct any Off-Site Improvements which will be dedicated to City or any other public agency upon completion, and if required by Applicable Laws to do so, ATHENS shall perform such work in the same manner and subject to the same construction standards as would be applicable to the City or such other public agency should it have undertaken such construction work.

5.6 Moratorium. Except as expressly provided in this Article 5, no subsequent City-imposed moratorium, ordinance, resolution, or other Land Use Regulation or limitation on the conditioning, rate, timing and sequencing of the Development of the Project shall apply to or govern the Development of the Project during the Term hereof, whether affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy permits or other entitlements to use issued or granted by City. In the event of any such subsequent action by City, ATHENS shall continue to be entitled to apply for and receive Development Approvals in accordance with the Existing Land Use Regulations, subject only to the exercise of the reservation of authority set forth in Article 11.

5.7 Alterations After Construction of Each Improvement. Subject to Section 4.7 and except as provided below, once construction of any Project improvement has been completed, ATHENS shall not make, or permit any other person to make, any substantial alterations to such improvements without prior written consent of the City. For purposes of this Section, an alteration of the Site is considered to be "substantial" if it requires the issuance of a City building permit. In the event ATHENS determines that a substantial alteration is necessary, such alteration shall not be undertaken without providing written notice to the City accompanied by plans and specifications detailing the proposed alteration. ATHENS' notice, plans and specifications for a proposed alteration must be provided to the City in a manner giving City staff reasonably sufficient time to thoroughly review the proposed alterations before determining whether to provide written City approval for said alterations (which approval shall not be unreasonably withheld, conditioned, or delayed). Notwithstanding the foregoing, ATHENS shall be entitled, without need for written City consent, to make non-structural alterations to completed Project improvements to the extent such alterations are intended to increase the efficiency of or to improve the appearance of the Site, the Facility and their operations, and do not require City building permits.

5.8 Host Fees. Upon the commencement of the first year of MRF/TS operations, and of every operating year thereafter until the termination or expiration of the Agreements, ATHENS shall pay the Host Fee to the City as specified in Exhibit "I" hereto.

5.9 Failure to Develop Project. Except as expressly provided herein, should ATHENS (i) fail to commence and complete the development of the Project or operation of the Facility within the times set forth in this Agreement, including the Schedule of Performance (as such times for performance may be extended due to forces beyond the Parties' reasonable control pursuant to Section 5.10), or (ii) commit an uncured default leading to a termination

pursuant to Article 10.0 hereof, then City shall be entitled to keep the Escrowed Funds, as defined and provided further in Exhibit "I".

5.10 Force Majeure. Notwithstanding the foregoing, in addition to specific provisions of this Agreement, performance by either Party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; supernatural causes; acts of the "public enemy"; epidemics; quarantine restrictions; freight embargoes; lack of transportation; undisclosed subsurface and soils conditions on the Site that would materially extend the timing of construction of the Project; governmental restrictions or priority litigation; unusually severe weather; inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier; acts of the other Party; acts or the failure to act of a public or governmental agency or entity (except that acts or the failure to act of City shall not excuse performance by City); or any other causes beyond the reasonable control or without the fault of the party claiming an extension of time to perform. In the event of such a delay (herein "Enforced Delay"), the Party delayed shall continue to exercise reasonable diligence to minimize the period of the delay. An extension of time for any such cause shall be limited to the period of the Enforced Delay, and shall commence to run from the time of the commencement of the cause, provided notice by the Party claiming such extension is sent to the other party within fifteen (15) days of the commencement of the cause. Failure to provide such notice shall constitute a waiver of the claim. ATHENS' failure to obtain financing for the Project shall not be considered an event or cause beyond the control of ATHENS and shall not entitle ATHENS to an extension of time to perform. Times of performance under this Agreement may also be extended by mutual written agreement by City and ATHENS. The City Manager shall have the authority on behalf of City to approve such extensions of time.

ARTICLE 6.0 OPERATIONAL CRITERIA AND PERFORMANCE STANDARDS

6.1 Incorporation of Standards Set Forth in Franchise Agreements. ATHENS shall adhere to all "Operational Obligations" and "Performance Standards" as set forth in the Franchise Agreement – Operations and the Franchise Agreement – Trash Collection and Street Sweeping, the terms of which are hereby incorporated into the terms of this Agreement by this reference. In its operation of the MRF/TS, ATHENS shall strictly adhere, without limitation, to all Performance Standards, Hazardous Materials and Environmental standards and permitting, Operational Standards, Reports/Monitoring/Records procedures, restrictions relating to "Unpermitted Waste", Permitting requirements, obligations to refrain from criminal activity, and other terms of the Franchise Agreement – Operations. Such terms of the Franchise Agreement – Operations are incorporated into the terms of this Agreement by this reference such that any uncured violation of the standards set forth in the Franchise Agreement – Operations (subject to all applicable notice and cure periods set forth therein) shall also entail a default under this Agreement.

6.2 Remedies for Failure to Observe Performance Standards and Nuisance Violations. The failure to observe any Performance Standards, the commission of nuisance violations, and the receipt of complaints against ATHENS by members of the public shall be addressed in accordance with those procedures and remedies set forth in Sections 5.5, 5.6 and 5.7 of the Franchise Agreement – Operations and the Franchise Agreement.

ARTICLE 7.0 TRANSFER.

7.1 Definition of Transfer. As used in this Section, the term "Transfer" shall include any hypothecation, mortgage, pledge, or encumbrance of this Agreement or the Facility by ATHENS, subject to the exceptions set forth in Section 7.3 below. A Transfer shall also include the transfer to any person or group of persons acting in concert of more than thirty percent (30%) of the present equity ownership and/or more than thirty percent (30%) of the voting control of ATHENS (jointly and severally referred to herein as the "Trigger Percentages"), taking all transfers into account on a cumulative basis, except transfers of such ownership or control interest to an affiliate owned or controlled by the present beneficial owners of ATHENS or members of their immediate family (within the third degree of consanguinity and spouses of such family members), or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family. A transfer of interests (on a cumulative basis) in the equity ownership and/or voting control of ATHENS in amounts less than Trigger Percentages shall not constitute a Transfer subject to the restrictions set forth herein. In the event ATHENS or its successor is a corporation or trust, such Transfer shall refer to the transfer of the issued and outstanding capital stock of ATHENS, or of beneficial interests of such trust; in the event that ATHENS or any general partner comprising ATHENS is a limited or general partnership or a limited liability company, such Transfer shall refer to the transfer of more than the Trigger Percentages in the limited or general partnership or limited liability company interest; in the event that ATHENS or any general partner is a joint venture, such Transfer shall refer to the transfer of more than the Trigger Percentages of such joint venture partner, taking all transfers into account on a cumulative basis.

7.2 Transfers Require Approval. ATHENS shall not Transfer this Agreement or any of ATHENS' rights hereunder, or any interest in the Facility or in the improvements thereon, directly or indirectly, voluntarily or by operation of law, except as provided below, without the prior written approval of City (not to be unreasonably withheld, conditioned or delayed), and if so purported to be transferred, the same shall be null and void. ATHENS will submit its request for City consent to the City together with documents, including but not limited to: (i) the transferee's audited financial statements for the immediately preceding three (3) operating years; (ii) reasonably satisfactory evidence that the proposed transferee has municipal solid waste management experience on a scale equal to or exceeding the scale of operations conducted by ATHENS; (iii) reasonably satisfactory evidence that in the last five (5) years, the proposed transferee has not suffered any citations or other censure from any federal, state, or local agency having jurisdiction over its waste management operations due to any significant failure to comply with federal, state, or local waste management law and that the transferee has provided the City with a complete list of such citations and censures; (iv) reasonably satisfactory evidence that the transferee's key principals have no felony criminal convictions; (v) proof that the proposed assignee conducts its MMW management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of waste, including hazardous waste; and (vi) any other information reasonably required by the City to ensure the proposed transferee can fulfill the terms of this

and the Other Agreements, including the payment of indemnities and damages and provision of bonds and/or performance standards.

7.3 Exceptions. The requirement to obtain City approval for a Transfer shall not apply to any of the following:

(a) Any mortgage, deed of trust, sale/lease-back, a pledge of equity collateral or other form of conveyance for financing and any resulting foreclosure therefrom.

(b) The granting of easements or dedications to any appropriate governmental entity or utility to facilitate the operation of the Facility.

(c) A sale or transfer resulting from or in connection with a reorganization as contemplated by the provisions of the Internal Revenue Code of 1986, as amended or otherwise, in which the ownership interests of a corporation are assigned directly or by operation of law to a person or persons, firm or corporation which acquires the control of the voting capital stock of such corporation or all or substantially all of the assets of such corporation.

(d) A sale or transfer to an affiliate of ATHENS owned or controlled by the present beneficial owners of ATHENS or members of their immediate family, or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family.

7.4 Assumption of Obligations. No attempted Transfer of any of ATHENS' obligations hereunder shall be effective unless and until the successor party executes and delivers to City an assignment and assumption agreement in the form attached hereto as Exhibit "J". Following any such assignment or Transfer of any of the rights and interests of ATHENS under this Agreement, the exercise, use and enjoyment shall continue to be subject to the terms of this Agreement to the same extent as if the assignee or transferee were ATHENS.

7.5 Release of ATHENS. City's consent to a Transfer shall not be deemed to release ATHENS of liability for performance under this Agreement unless such release is specific and in writing executed by City, which release shall not be unreasonably withheld, conditioned, or delayed. Upon the written consent of City to the complete assignment of this Agreement and the express written assumption of the assigned obligations of Athens under this Agreement by the assignee, ATHENS shall be relieved of its legal duty from the assigned obligations under this Agreement, except to the extent ATHENS is in default under the terms of this Agreement prior to said transfer.

7.6 ATHENS to Pay Transfer Costs. ATHENS will pay City its reasonable expenses for attorneys' fees and investigation costs necessary to investigate the suitability of any proposed transferee or assignee and to review and finalize any documentation required as a condition for approving any such Transfer.

ARTICLE 8.0 AMENDMENT OF DEVELOPMENT AGREEMENT.

8.1 Initiation of Amendment. Either Party may propose an amendment to this Agreement.

8.2 Procedure. Except as set forth in Section 8.4 below, the procedure for proposing and adopting an amendment to this Agreement shall be the same as the procedure required for entering into this Agreement in the first instance.

8.3 Consent. Except as expressly provided in this Agreement, no amendment to all or any provision of this Agreement shall be effective unless set forth in writing and signed by duly authorized representatives of each of the Parties hereto and recorded in the Official Records of Los Angeles County.

8.4 Minor Modifications.

(a) Implementation of the Project may require minor modifications of the details of the Development Plan and performance of the Parties under this Agreement. The Parties desire to retain a certain degree of flexibility with respect to those items covered in general terms under this Agreement. Therefore, non-substantive and procedural modifications of the Development Plan shall not require modification of this Agreement.

(b) A modification will be deemed non-substantive and/or procedural if it does not result in a material change in fees, intensity of use, permitted uses, the maximum height and size of buildings, the reservation or dedication of land for public purposes, the improvement and construction standards and specifications for the Facility, the quality of ATHENS' services or ability of ATHENS to fulfill all Performance Standards, Operational Obligations, changes of less than 10% in the improvement and construction standards and specifications for the Facility (e.g., for a height limit of 20 feet, a change of less than two feet is deemed non-material), unless otherwise specified herein or in Other Agreements, Permit requirements or Applicable Law.

8.5 Effect of Amendment to this Agreement. The Parties agree that except as expressly set forth in any such amendment, an amendment to this Agreement will not alter, affect, impair, modify, waive, or otherwise impact any other rights, duties, or obligations of either Party under this Agreement.

ARTICLE 9.0 LIMITATIONS ON AND RESERVATIONS OF AUTHORITY, INCLUDING FEES AND COSTS.

9.1 Later Enacted Measures. This Agreement is a legally binding contract which will supersede any statute, ordinance, or other limitation enacted after the Effective Date, except as provided in Section 9.2 below. Any such enactment which affects, restricts, impairs, delays, conditions, or otherwise impacts the implementation of the Development Plan (including the issuance of any Future Development Approvals or permits otherwise applicable to the Project) in any way contrary to the terms and intent of this Agreement shall not apply to the Project unless otherwise provided by State law.

9.2 Limitations, Reservations and Exceptions. Only the following Land Use Regulations adopted by City hereafter shall apply to and govern the Development of the Site ("Reservation of Authority"):

(a) Existing Land Use Regulations and Existing Development Approvals.

(b) Future Land Use Regulations. Future Land Use Regulations which (i) are not in conflict with the Existing Land Use Regulations, or (ii) are in conflict with the Existing Land Use Regulations but the application of which to the Development of the Site has been consented to in writing by ATHENS.

(c) State and Federal Laws and Regulations. Where state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, those Agreement provisions shall be modified, through revision or suspension, to the extent necessary to comply with such state or federal laws or regulations.

(d) Public Health and Safety/Uniform Codes. Including the following:

i. Adoption Automatic Regarding Uniform Codes. Future Land Use Regulations or amendments to Existing Regulations adopted by the City which are uniform codes and are based on recommendations of a multi-state professional organization and become applicable throughout City, such as, but not limited to, the Uniform Building, Electrical, Plumbing, Mechanical, or Fire Codes.

ii. Adoption Regarding Public Health and Safety/Uniform Codes. Future Land Use Regulations adopted by the City respecting public health and safety which are applicable throughout City, which are applicable to a significant number of businesses in the City, which are not directed exclusively or primarily against ATHENS, which result from findings by City that failure to adopt such Future Land Use Regulations would result in a serious condition injurious or detrimental to the public health and safety and that such Future General Regulations are reasonably necessary and limited to correct or avoid such injurious or detrimental condition.

iii. Adoption Automatic Regarding State and Regional Programs. Future Land Use Regulations or amendments to Existing Land Use Regulations adopted by the City which are regional codes and are based on recommendations of a state, county or regional organization and become applicable throughout the region.

9.3 Regulation by Other Public Agencies. It is acknowledged by the Parties that other public agencies not within the control of City possess authority to regulate aspects of the Development of the Site separately from or jointly with City and this Agreement does not limit the authority of such other public agencies nor does it in any form create a responsibility for City.

9.4 Limitation. City shall not, without the prior written consent of ATHENS, impose any additional fees, taxes or assessments on all or any portion of the Project, whether as a condition to a Future Development Approval or otherwise, except such fees, taxes and assessments as are described in or required by this Agreement and/or the Development Plan. This Agreement shall not prohibit the application of fees, taxes or assessments as follows:

(a) ATHENS shall be obligated to pay those fees, taxes or assessments which exist as of the date this Agreement is executed by the Parties and any increases or decreases in same as adopted by the City Council and imposed on a City-wide basis.

(b) ATHENS shall be obligated to pay any fees or taxes imposed on a City-wide basis which are not related to construction or Development activities, such as business license fees or taxes and utility taxes which are applicable to a significant number of businesses in the City and which are not directed exclusively or even primarily against ATHENS.

(c) ATHENS shall be obligated to pay all fees applicable to a permit application as charged by the City at the time such application is filed by ATHENS.

(d) ATHENS shall be obligated to pay any fees, taxes or assessments which are imposed on a City-wide basis or area-wide basis such as a utility tax, landscape or lighting assessment, or a community services assessment so long as the tax, fee or assessment was not directed exclusively or even primarily against owners, lessees, businesses, residents or occupants of the Project and which is applicable to a significant number of businesses (as measured by either actual number or magnitude of value) in the City.

(e) ATHENS shall be obligated to pay any fees as imposed pursuant to any assessment district established within the Project, and consented to by ATHENS, or pursuant to any other agreement entered into by ATHENS or otherwise proposed or consented to by ATHENS.

(f) ATHENS shall be obligated to pay any fees, taxes or assessments which were imposed as a condition of the Existing Approvals, including this Agreement.

(g) ATHENS shall be obligated to pay the Host Fee as required by this and Other Agreements.

9.5 Payment of Costs of Agreement. As part of ATHENS' Costs, ATHENS shall be responsible for City's costs of preparing, processing and publishing this Agreement pursuant to the terms of the Reimbursement Agreement.

9.6 Inconsistencies. It is expressly agreed that in the event of any inconsistency between the provisions or conditions of the Existing Land Use Regulations and the provisions of this Agreement, the provisions of this Agreement shall govern. The conditions of such Existing Land Use Regulations shall be interpreted insofar as possible to prevent such inconsistency, and in the event this Agreement is silent concerning an issue, the conditions of the Existing Land Use Regulations shall govern. As between several instruments, Other Agreements and regulations governing the Project, in the event of a clear and explicit conflict which cannot be resolved through interpretation, the following interpretive priorities shall apply: (1) the terms of this Agreement and Other Agreements shall prevail over the provisions of the Existing Land Use Regulations; (2) the terms of the Existing Development Approvals shall prevail over the terms of the Existing Land Use Regulations, except where such Existing Land Use Regulations are legally preemptive; and (3) the terms of the Existing Development Approvals shall take priority over the provisions of the FEIR approved in conjunction with the Project, except where the FEIR is legally preemptive.

ARTICLE 10.0 ENFORCEMENT: CONSTRUCTION DEFAULT, REMEDIES AND TERMINATION.

10.1 Rights of Nondefaulting Party after Default. The Parties acknowledge that both Parties shall have hereunder all legal and equitable remedies as provided by law following the occurrence of a default (as defined in Section 10.2 below) or to enforce any covenant or agreement herein. Before this Agreement may be terminated or action may be taken to obtain judicial relief the Party seeking relief for a default ("Nondefaulting Party") shall comply with the notice and cure provisions of Section 10.2.

10.2 Notice of Default and Opportunity to Cure. A Nondefaulting Party in its discretion may elect to declare a default under this Agreement in accordance with the procedures hereinafter set forth for any failure or breach of the other Party ("Defaulting Party") in its performance of a material duty or obligation of said Defaulting Party under the terms of this Agreement. However, the Nondefaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by Defaulting Party to cure such breach or failure ("Default Notice"). Upon receiving a Default Notice, at the election of either Party, the Parties shall meet to develop a written corrective action plan ("Correction Plan") to cure the alleged default and to prevent further occurrence of the problematic conditions established in the Notice. The Correction Plan shall be finally prepared by the City (or, at the election of the City, by ATHENS) within ten (10) business days after the meeting between the Public Works Director and/or City Manager or his/her designee and ATHENS. The Correction Plan may include additional procedures, as reasonably deemed necessary by the Public Works Director and/or City Manager designee, to reasonably assure that in the future the Facility will be operated in compliance with this Agreement.

The Defaulting Party shall be deemed in "default" under this Agreement, where: (i) the Defaulting Party has failed to cure the default described in the Default Notice within the earlier to occur of (x) thirty (30) days of the Defaulting Party's receipt of the Default Notice or (y) the date for cure set forth in the Correction Plan, or, in the case of a default that cannot be fully cured within thirty days, commences and diligently pursues a cure within thirty (30) days after the date of the Default Notice (subject to the provisions below), or (ii) a monetary default remains uncured for ten (10) days (or such lesser time as may be specifically provided in this Agreement).

10.3 Non-Monetary Defaults; Longer Cure Period. The Defaulting Party on a non-monetary default shall not be deemed in breach of this Agreement, and such default shall be waived, if such non-monetary default cannot reasonably be cured within the above-prescribed thirty-day period, and as long as the Defaulting Party does each of the following:

1. Notifies the Nondefaulting Party in writing with a reasonable explanation as to the reasons the asserted default is not curable within the thirty (30) day period;

2. Notifies the Nondefaulting Party of the Defaulting Party's proposed course of action to cure the default;

3. Promptly commences to cure the default within the thirty (30) day period;

4. Makes periodic reports to the Nondefaulting Party as to the progress of the program of cure; and

5. Diligently prosecutes such cure to completion.

10.4 Termination Upon Default. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any default, or fail to diligently pursue such cure as prescribed above, the Nondefaulting Party may seek termination of this Agreement, in which case the Nondefaulting Party shall provide the Defaulting Party with a written notice of intent to terminate this Agreement and, at the Nondefaulting Party's option, any one or all of the Other Agreements ("Termination Notice"). The Termination Notice shall state that the Nondefaulting Party will elect to terminate the Agreement and such other Agreements as the Nondefaulting Party elects to terminate within thirty (30) days and state the reasons therefor (including a copy of any specific charges of default) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, the Nondefaulting Party's election to terminate Agreements will only be rescinded (i) if the Defaulting Party fully and completely cures all defaults prior to the date of termination, or (ii) pursuant to Section 10.5, below.

10.5 ATHENS' Hearing Opportunity Prior to Termination. If ATHENS is the Defaulting Party pursuant to Section 10.2 above, then the City's Termination Notice to ATHENS shall additionally specify that ATHENS has the right to a hearing prior to the City's termination of any Agreements ("Termination Hearing"). The Termination Hearing shall be scheduled as an open public hearing item at a regularly-scheduled City Council meeting within thirty (30) days of the Termination Notice, subject to any legal requirements including but not limited to the Ralph M. Brown Act, Government Code Sections 54950-54963. At said Termination Hearing, ATHENS shall have the right to present evidence to demonstrate that it is not in default and to rebut any evidence presented in favor of termination. Based upon substantial evidence presented at the Termination Hearing, the Council may, by adopted resolution, act as follows:

1. Decide to terminate this Agreement and, at its option, any one or all of the Other Agreements, except as the City Council shall otherwise direct by resolution; or

2. Determine that ATHENS is innocent of a default and, accordingly, dismiss the Termination Notice and any charges of default; or

3. Impose conditions on a finding of default and a time for cure, such that ATHENS' fulfillment of said conditions will waive or cure any default.

Findings of a default or a conditional default must be based upon substantial evidence supporting the following two findings: (i) that a default in fact occurred and has continued to exist without timely cure, and (ii) that such default has caused or will cause a material breach of this Agreement and/or a substantial negative impact upon public health, safety and welfare, the environment, the

City or the financial terms established in the Agreements, Facility operations, or such other interests that the City and public may have in the Facility.

10.6 Interest on Monetary Default. In the event ATHENS fails to perform any monetary obligation under this Agreement, ATHENS shall pay interest thereon at the rate of ten percent (10%) per annum from and after the due date of said monetary obligation until payment is actually received by City.

10.7 Cross Default. In the event that the City Council, following a hearing on an ATHENS Default pursuant to Section 10.5 hereof, determines to terminate this Agreement as a remedy for such default, such determination shall concurrently cause termination of the Other Agreements, except as the City Council shall otherwise direct by resolution.

10.8 Liquidated Damages. In addition to the remedies for an ATHENS Default provided in this Agreement, the liquidated damages provisions set forth in the Franchise Agreement–Operations and the Franchise Agreement–Trash Collection and Street Sweeping shall apply.

10.9 Continued Lawful Use of Facility After Termination of This Agreement. Termination or expiration of this or the other Agreements shall not restrict ATHENS from future use of the Site in accordance with then-current Applicable Laws, including but not limited to zoning of the Site and any requirements of the City's entitlement process and Development Approvals. To this end, the termination of the Agreement shall terminate, at a minimum and without limitation, the grant-of-franchise effected by the Franchise Agreements. The Host Fee shall terminate when the Facility ceases to be used for the receipt, processing and transfer of MMW.

10.10 Remainder of Term. If this Agreement is terminated for any reason, the City shall remain entitled to retain or collect (i) all the costs due and owing to the City under the Reimbursement Agreement and/or MOU, as well as (ii) any Host Fees due and owing to the City as of the date of termination, *plus* (iii) any Host Fees accruing from ATHENS' operations of the Facility after the date of termination so long as the Facility is in operation by ATHENS.

ARTICLE 11.0 INDEMNITY AND ENVIRONMENTAL LIABLITY.

11.1 Indemnity Obligations. ATHENS will be required to protect, defend, indemnify and hold harmless City, Agency and their elected officials, officers, employees, volunteers and agents ("Indemnified Parties") from and against any and all Claims or Litigation arising out of or resulting in any way from: (i) City's approval of this Agreement, (ii) ATHENS's exercise of the rights under this Agreement, (iii) any claims for personal injury, loss, or damage arising during construction or thereafter due to ATHENS's operations upon the Site; (iv) any repair, cleanup or detoxification, or preparation and implementation of any removal, remediation, response, closure, or other plan (regardless of whether undertaken due to governmental action) concerning any hazardous waste and/or household hazardous waste (as such terms will be broadly defined) deposited after the commencement of Project Development at any place where ATHENS delivers, stores, processes, composts, or disposes of solid waste, (v) fines or penalties imposed by the California Integrated Waste Management Board in the event the diversion,

source reduction and recycling goals of AB 939 are not met by City with respect to the waste stream covered by this Agreement or if ATHENS's delays in providing information prevents City from submitting reports required by AB 939 in a timely manner, and (vi) Claims pursuant to Section 107(e) of the Comprehensive Environmental Response, Compensation and Liability Act, "CERCLA", 42 U.S.C. Section 9607 (e), and California Health and Safety Code Section 25364, the Resource Conservation and Recovery Act, "RCRA", 42 U.S.C. Sections 6901 et seq. or other similar federal, state or local law or regulation. Such indemnification shall not cover any Claim due to the extent of the negligence or willful acts of the Indemnified Parties or the Indemnified Parties have received compensation from an insurance carrier for the full amount of such Claim. Such indemnification shall be limited to Claims resulting directly from ATHENS's services and obligations under the terms of the Agreements and will survive the termination of the Agreements

11.2 Condition of Site and Site Operations.

(a) Disclaimer of Warranties Concerning the Site including the Site. ATHENS understands and agrees that the Site is in an "AS-IS" condition and that ATHENS shall be responsible for addressing at its expense the physical, environmental and geotechnical condition of the Site, and the existence of any contamination, Hazardous Materials, debris, or other structures located on, under or about the Site to the extent necessary to develop and construct the Facility. City specifically disclaims all representations or warranties of any nature concerning the Site made by it, City and its employees, agents and representatives. The foregoing disclaimer includes, without limitation, topography, climate, air, water rights, utilities, present and future zoning, soil, subsoil, existence of Hazardous Materials or similar substances, the purpose for which the Site is suited, or drainage. City makes no representation or warranty concerning the compaction of soil, nor of the suitability of the soil for construction.

(b) Hazardous Materials. ATHENS understands and agrees that in the event ATHENS incurs any loss or liability concerning Hazardous Materials (as hereinafter defined) and/or oil wells and/or underground storage tanks and/or pipelines whether attributable to events occurring prior to or following the Effective Date of this Agreement, then ATHENS may look to prior owners of the Site, but under no circumstances shall ATHENS look to City or Agency for any liability or indemnification regarding Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines. ATHENS, and each of the entities constituting ATHENS, if any, hereby waives, releases, remises, acquits and forever discharges and its officers, employees, and agents of and from any and all Environmental Claims, Environmental Cleanup Liability and Environmental Compliance Costs, as those terms are defined below, and from any and all actions, suits, legal or administrative orders or proceedings, demands, actual damages, punitive damages, loss, costs, liabilities and expenses, which concern or in any way relate to the physical or environmental conditions of the Site, the existence of any Hazardous Material thereon, or the release or threatened release of Hazardous Materials therefrom, whether existing prior to, at or after the Certificate of Completion. It is the intention of the Parties pursuant to this release that any and all responsibilities and obligations of City or Agency and any and all rights, claims, rights of action, causes of action, demands or legal rights of any kind of ATHENS, its successors, assigns or any affiliated entity of ATHENS, arising by virtue of the physical or environmental condition of the Site, the existence of any Hazardous Materials thereon, or any release or threatened release of Hazardous Material therefrom, are by this Release provision declared null and void and of no

present or future force and effect as to the Parties. In connection therewith, ATHENS and each of the entities constituting ATHENS, expressly agree to waive any and all rights which said Party may have under Section 1542 of the California Civil Code which provides as follows:

> ***"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."***

ATHENS' INITIALS: _____ CITY'S INITIALS: _____

(c) Indemnity. ATHENS shall indemnify and hold harmless City and its officers, employees, agents and representatives (collectively, the "Indemnified Parties") from and against any and all Environmental Claims, Environmental Cleanup Liability, Environmental Compliance Costs, and any other claims, actions, suits, legal or administrative orders or proceedings, demands or other liabilities resulting at any time from the release of any Hazardous Materials of any kind whatsoever, in, on or under the Site at any time after construction of Site improvements and whether arising due to construction or thereafter, due to Facility operations, and including, but not limited to, all foreseeable and unforeseeable damages, fees, costs, losses and expenses, including any and all attorneys' fees and environmental consultant fees and investigation costs and expenses, directly or indirectly arising therefrom, and including fines and penalties of any nature whatsoever, assessed, levied or asserted against any Indemnified Parties to the extent that the fines and/or penalties are the result of a violation or an alleged violation of any Environmental Law.

(d) Definitions. For purposes of this Section 11.2, the following terms shall have the following meanings:

(1) **"Environmental Claim"** means any claim for personal injury, death and/or property damage made, asserted or prosecuted by or on behalf of any third party, including, without limitation, any governmental entity, relating to the Site or its operations and arising or alleged to arise under any Environmental Law.

(2) **"Environmental Cleanup Liability"** means any cost or expense of any nature whatsoever incurred to contain, remove, remedy, clean up, or abate any contamination or any Hazardous Materials on or under all or any part of the Site, including the ground water thereunder, including, without limitation, (i) any direct costs or expenses for investigation, study, assessment, legal representation, cost recovery by governmental agencies, or ongoing monitoring in connection therewith and (ii) any cost, expense, loss or damage incurred with respect to the Site or its operation as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, treatment, cleanup or abatement.

(3) **"Environmental Compliance Cost"** means any cost or expense of any nature whatsoever necessary to enable the Site to comply with all applicable Environmental Laws in effect. "Environmental Compliance Cost" shall include all costs necessary to demonstrate that the Site is capable of such compliance.

(4) **"Environmental Law"** means any federal, state or local statute, ordinance, rule, regulation, order, consent decree, judgment or common-law doctrine, and provisions and conditions of permits, licenses and other operating authorizations relating to (i) pollution or protection of the environment, including natural resources, (ii) exposure of persons, including employees, to Hazardous Materials or other products, raw materials, chemicals or other substances, (iii) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical substances from industrial or commercial activities, or (iv) regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, storage and disposal.

(5) **"Hazardous Material"** is defined to include any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California, or the United States Government. The term "Hazardous Material" includes, without limitation, any material or substance which is: (i) petroleum or oil or gas or any direct or derivate product or byproduct thereof; (ii) defined as a "hazardous waste," "extremely hazardous waste" or "restricted hazardous waste" under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140, of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law); (iii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act); (iv) defined as a "hazardous material," "hazardous substance," or "hazardous waste" under Sections 25501(j) and (k) and 25501.1 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory); (v) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances); (vi) "used oil" as defined under Section 25250.1 of the California Health and Safety Code; (vii) asbestos; (viii) listed under Chapter 11 of Division 4.5 of Title 22 of the California Code of Regulations, or defined as hazardous or extremely hazardous pursuant to Chapter 10 of Division 4.5 of Title 22 of the California Code of Regulations; (ix) defined as waste or a hazardous substance pursuant to the Porter-Cologne Act, Section 13050 of the California Water Code; (x) designated as a "toxic pollutant" pursuant to the Federal Water Pollution Control Act, 33 U.S.C. Section 1317; (xi) defined as a "hazardous waste" pursuant to the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, *et seq.* (42 U.S.C. § 6903); (xii) defined as a "hazardous substance" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, *et seq.* (42 U.S.C. § 9601); (xiii) defined as "Hazardous Material" pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. Section 5101, *et seq.*; or (xiv) defined as such or regulated by any "Superfund" or "Superlien" law, or any other federal, state or local law, statute, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines, as now, or at any time hereafter, in effect.

11.3 Third-Party Litigation.

(a) Non-liability of City. As set forth above, City has determined that this Agreement is consistent with the General Plan, as amended by the Development Approvals, and that the General Plan meets all of the legal requirements of state law. The Parties acknowledge that:

(1) In the future there may be challenges to legality, validity and adequacy of the General Plan, as amended by the Development Approvals; and

(2) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

In addition to the other provisions of this Agreement, including, without limitation, the provisions of this Article 13, City shall have no liability under this Agreement for any failure of City to perform under this Agreement or the inability of ATHENS to develop the Project as contemplated by the Development Plan or this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, the Land Use Regulations, this Agreement, or portions thereof, are invalid or inadequate or not in compliance with law.

(b) Revision of Land Use Restrictions. If for any reason the General Plan, Land Use Regulations, this Agreement or any part thereof is hereafter judicially determined as provided above to be not in compliance with the State or Federal Constitutions, laws or regulations and if such noncompliance can be cured by an appropriate amendment thereof otherwise conforming to the provisions of this Agreement, then this Agreement shall remain in full force and effect to the extent permitted by law. The Development Plan and this Agreement shall be amended, as necessary, in order to comply with such judicial decision.

(c) Participation in Litigation; Indemnity. ATHENS agrees to indemnify Agency, City and their elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suits, claims, liabilities, losses, damages, penalties, obligations and expenses (including but not limited to attorneys' fees and costs) against the City and/or Agency for any Claims or Litigation which arise during the Term of this Agreement directly relating to ATHENS' occupancy of, or activities on, the Site. City or Agency shall promptly provide ATHENS with notice of the pendency of any such Claims or Litigation and request that ATHENS defend the same. If City or Agency fails promptly to notify ATHENS of any such Claims or Litigation or fails to cooperate fully in the defense thereof, ATHENS shall not, thereafter, be responsible to defend, indemnify, or hold harmless City/Agency. Claims or Litigation may be defended by the City Attorney's office or use legal counsel of the City's choosing, but ATHENS shall reimburse City or Agency, as appropriate, for any reasonable legal costs incurred by City/Agency. In any case neither City nor Agency shall have liability to ATHENS. ATHENS' obligation to pay the defense cost shall extend until judgment and thereafter through any appeals. In the event of an appeal or a settlement offer, the Parties will confer in good faith as to how to proceed, and the resolution of any such appeal and the Parties' response to any such settlement offer shall require the consent of both Parties, which consent shall not be unreasonably withheld, conditioned or delayed.

(1) After two (2) years have elapsed from the filing of any court action on any Claims or Litigation without resolution of such action, the Parties agree to meet and confer within thirty (30) days, and to continue to meet and confer for a period of up to six (6) months thereafter (the "Settlement Negotiation Period"), to work in good faith towards a proposed settlement offer to the counterparties in such Claims or Litigation, and negotiate such settlement to a mutually satisfactory resolution (a "Settlement"). Each Party shall be reasonable in its approval or disapproval of any proposed Settlement. Upon the expiration of the Settlement

Negotiation Period, if the Parties are unable to agree upon a mutually-acceptable Settlement proposal to the counterparty(ies), then the City/Agency shall have the unilateral right to settle such Claims or Litigation brought against it in its sole and absolute discretion. If ATHENS opposes the terms of the Settlement entered into by the City/Agency, then ATHENS may elect, in its sole and absolute discretion, to either (a) terminate this Agreement, in which event any amounts paid by ATHENS to the City under the Reimbursement Agreement (or any amendments thereto) and not actually expended by the City or Agency for the purposes set forth therein will be returned to ATHENS, and the Parties shall have no further obligations to one another under this Agreement, or (b) agree to proceed with the Project, as modified by the Settlement.

(2) In the event that ATHENS agrees to proceed with the Project, but the Settlement would result in a material adverse change in the density or intensity of the Project (as reasonably determined by the parties), then the following amounts shall be returned to ATHENS by the City/Agency: (i) any amounts paid by ATHENS to the City under the Reimbursement Agreement (or any amendments thereto) and not actually expended by the City/Agency for the purposes set forth therein will be returned to ATHENS, and (ii) any documented Aggregate Entitlements Defense Costs (defined below) actually paid by ATHENS to the City Attorney or other designated legal representatives of the City/Agency in the subject litigation.

(3) Notwithstanding anything to the contrary set forth herein, if at any time the aggregate costs of attorneys' fees (including those of the City Attorney), court costs and/or consultant fees incurred in the course of defending the legality, validity or adequacy of this Agreement, Development Approvals, or other actions of City or Agency pertaining to the approval of the Project (the "Aggregate Entitlements Defense Costs"), equal or exceed the amount of (i) One Million Dollars ($1,000,000) *less* (ii) the aggregate amount of any costs actually paid from the "Seventh Deposit" per that Fifth Amendment to the Reimbursement Agreement dated March 9, 2016, and not otherwise returned to ATHENS as set forth in this Section (the "Seventh Deposit Amount"), *then* ATHENS shall have the right (but not the obligation) at any time to terminate this Agreement and the DDA. Any portion of the Seventh Deposit not actually expended by the City or Agency for the purposes set forth in the Reimbursement Agreement will be returned to ATHENS, and the Parties shall have no further obligations to one another under this Agreement. Nothing in this paragraph shall be construed as limiting or waiving, in whole or part, ATHENS' indemnity or hold harmless obligations to the City with respect to damages or other costs for Claims or Litigation that do not qualify as Aggregate Entitlements Defense Costs.

(4) ATHENS shall automatically receive a one (1)-year Rolling Extension under the Franchise Agreement – Trash Collection and Street Sweeping for every Two Hundred Thousand Dollars ($200,000) funded with respect to both Aggregate Entitlements Defense Costs and the Sixth Deposit Amount, not to exceed five (5) years of cumulative Rolling Extensions, it being understood that the Rolling Extensions granted pursuant to this clause (4) may not be terminated by the City excepting in the case of a default by Developer of this Agreement, the DDA, the Reimbursement Agreement, or any other Project-related Agreement that would otherwise permit the City to terminate the applicable agreement(s) in accordance with its/their terms), are not discretionary in nature, and shall apply without regard to whether the MRF/TS is ultimately developed by ATHENS.

11.4 Survival of Indemnity Objections. Notwithstanding any other provision of this Agreement, ATHENS' release and indemnification as set forth in the provisions of this Article 11, shall survive the termination of this Agreement and shall continue in perpetuity.

ARTICLE 12.0 BODILY INJURY, PROPERTY DAMAGE, AND WORKERS' COMPENSATION INSURANCE.

12.1 Types of Insurance. Prior to the entry of ATHENS on the Site and the commencement of any construction by or on behalf of ATHENS, ATHENS shall procure and maintain (or cause to be procured and maintained), at its sole cost and expense, in a form and content reasonably satisfactory to City, during the entire term of such entry or construction, the following policies of insurance:

(a) Garage Liability or Commercial General Liability Insurance (collectively "CGL"). ATHENS shall keep or cause to be kept in force CGL insurance against claims for bodily injury and property damage liability arising from the use, occupancy, disuse, or condition of the Site, improvements, affected by such use of the Site for Five Million Dollars ($5,000,000.00) combined single limit and in the aggregate annually for bodily injury or property damage. City shall be named as an additional insured on such CGL policy.

(b) Builder's Risk Insurance. ATHENS shall procure and shall maintain (or cause to be procured and maintained) in force "all risks" builder's risk insurance including vandalism and malicious mischief, covering improvements in place and all material and equipment at the job site furnished under contract, but excluding contractor's, subcontractor's, and construction manager's tools and equipment and property owned by contractor's or subcontractor's employees, with limits in accordance with subsection (a) above. ATHENS shall not be required to maintain coverage for earthquake or flood risk.

(c) Workers' Compensation. ATHENS shall also furnish or cause to be furnished to City evidence reasonably satisfactory to it that any contractor with whom ATHENS has contracted for the performance of any work for which ATHENS is responsible hereunder carries workers' compensation insurance as required by law.

(d) Other Insurance. ATHENS may procure and maintain any insurance not required by this Agreement.

12.2 Insurance Policy Form, Content and Insurer. All insurance required by express provisions hereof shall be carried only by insurance companies authorized to do business by California, rated "A-" or better in the most recent edition of Best Rating Guide, and only if they are of a financial category Class VIII or better, unless such insurance is not available form companies meeting such standards at a commercially reasonable price and City agrees in writing to different standards. All such property policies shall contain language, to the extent obtainable, to the effect that (i) any insured loss shall be payable notwithstanding any unintentional act of negligence of City or ATHENS that does not result in the forfeiture of the insurance; (ii) ATHENS waives the right of subrogation against City and against City's agents and representatives; (iii) the policies are primary and noncontributing with any insurance that may be carried by City; and (iv) the policies cannot be canceled or have limits, coverage or

deductibles materially changed except after thirty (30) days' written notice by the insurer to City or City's designated representative. ATHENS shall furnish City with certificates evidencing the insurance. City shall be named as additional insured on all policies of insurance required to be procured by the terms of this Agreement other than workers' compensation insurance.

12.3 Failure to Maintain Insurance and Proof of Compliance. ATHENS shall deliver to City, in the manner required for notices, copies of certificates of all insurance policies required hereunder within the following time limits: (a) For insurance required above, prior to entry of ATHENS on the Site and the commencement of any construction by or on behalf of ATHENS; and (b) for any renewal or replacement of a policy already in existence, simultaneously with the expiration or termination of the existing policy. If ATHENS fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish City with required proof that the insurance has been procured and is in force, such failure shall be a default hereunder, subject to the applicable cure period.

ARTICLE 13.0 EFFECT OF AGREEMENT ON TITLE; ESTOPPEL.

13.1 Binding on Successors. All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring any rights or interests in ATHENS' Property, or any portion thereof, whether by operation of laws or in any manner whatsoever and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns.

13.2 Enforceability as Covenants. All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to Applicable Law.

13.3 Covenants Run with the Land. Each covenant to do or refrain from doing some act on the Site hereunder (i) is for the benefit of and is a burden upon every portion of the Site, (ii) runs with such lands, and (iii) is binding upon each Party and each successive owner during its ownership of such properties or any portion thereof, and each person having any interest therein derived in any manner through any owner of such lands, or any portion thereof, and each other person succeeding to an interest in such lands.

13.4 Estoppel Certificates. Either Party may at any time deliver written Notice to the other Party requesting an estoppel certificate (the "Estoppel Certificate") stating:

(a) The Agreement is in full force and effect and is a binding obligation of the Parties; and

(b) The Agreement has not been amended or modified either orally or in writing or, if so amended, identifying the amendments; and

(c) That no enforcement actions are outstanding or if so the status thereof.

13.5 A Party receiving a request for an Estoppel Certificate shall provide a signed certificate to the requesting Party within thirty (30) days after receipt of the request. The Estoppel Certificate shall be in a form reasonably approved by the City Attorney's Office and ATHENS, and ATHENS shall pay all of City's reasonable costs incurred in issuing such Estoppel Certificate.

ARTICLE 14.0 CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION.

14.1 Non-liability of City Officers and Employees. No official, agent, contractor, or employee of City shall be personally liable to ATHENS, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to ATHENS or to its successor, or for breach of any obligation of the terms of this Agreement.

14.2 Conflict of Interest. No officer or employee of City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision to the Agreement which affects the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any state statute or regulation.

14.3 Covenant Against Discrimination. ATHENS covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, national origin, or ancestry in the performance of this Development Agreement. ATHENS shall take affirmative action to insure that employees are treated during employment without regard to their race, color, creed religion, sex, marital status, national origin or ancestry.

ARTICLE 15.0 GENERAL.

15.1 No Third Party Beneficiaries. The only parties to this Agreement are ATHENS and City. There are no third party beneficiaries, and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

15.2 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the Party benefited thereby of the covenants to be performed hereunder by such benefited Party.

15.3 Relationship of Parties. It is specifically understood and agreed by and between the Parties that the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that such Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. The only relationship between City and ATHENS is that of a government entity regulating the development of private property and the owner of such private property.

15.4 Entire Agreement. Except as this Agreement may be implemented through the other Agreements, this Agreement constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement, and this Agreement supersedes all previous

negotiations, discussions, and agreements between the Parties. No parole evidence of any prior or other agreement shall be permitted to contradict or vary the terms of this Agreement.

15.5 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary to implement this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

15.6 Counterparts. This Agreement may be executed by the Parties in counterparts which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.

15.7 Recording. The City Clerk shall cause a copy of this Agreement or a Memorandum of Agreement to be executed by City and recorded in the Official Records of Los Angeles County no later than thirty (30) days after the Effective Date. The recordation of this Agreement is deemed a ministerial act and the failure of City to record the Agreement as required by this Section and the Agreement Statute does not make this Agreement void or ineffective.

15.8 Authority to Execute. The Persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Development Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, (iv) the entering into of this Agreement does not violate any provision of any other Agreement to which said Party is bound and (v) there is no litigation or legal proceeding which would prevent the Parties from entering into this Agreement.

15.9 Notices. Except as expressly provided to the contrary herein, any notice, consent, report, demand, document or other such item to be given, delivered, furnished or received hereunder shall be deemed given, delivered, furnished, and received when given in writing and personally delivered to an authorized agent of the applicable party, or upon delivery by the United States Postal Service, first-class registered or certified mail, postage prepaid, return receipt requested, or by a national "overnight courier" such as Federal Express, at the time of delivery shown upon such receipt; in either case, delivered to the address, addresses and persons as each party may from time to time by written notice designate to the other and who initially are:

If to Athens: Athens Services
P.O. Box 6009
City of Industry, CA 91716-0009
Attention: President

With copy to: Gibson, Dunn & Crutcher LLP
333 South Grand Avenue, Suite 4900
Los Angeles, CA 90071
Attention: Amy Forbes

If to Agency: Successor Agency to the Irwindale Community Redevelopment Agency
5050 North Irwindale Avenue
Irwindale, CA 91706

With copy to: Aleshire & Wynder, LLP
18881 Von Karman Avenue, Suite 1700
Irvine, CA 92612
Attention: Adrian Guerra, City Attorney

ARTICLE 16.0 MORTGAGEE PROTECTION.

16.1 Definitions. As used in this Section, the term "mortgage" shall include any mortgage, deed of trust, or other security interest, or sale and lease-back, or any other form of conveyance for financing collateralized by the Site. The term "holder" shall include the holder of any such mortgage, deed of trust, or other security interest, or the grantee under any other conveyance for financing.

16.2 No Encumbrances Except Mortgages to Finance the Project. Notwithstanding the restrictions on transfer in Article 7, mortgages required for any reasonable method of financing of the construction of the Project improvements are permitted before issuance of a Certificate of Completion but only for the purpose of securing loans of funds used or to be used for financing the improvement of the Site, for the construction of Project improvements thereon, and for any other expenditures necessary and appropriate to develop the Site under this Agreement, or for restructuring or refinancing any of same and the reasonable costs and expenses associated therewith, so long as the refinancing does not exceed the then-outstanding balance of the existing financing by an amount in excess of the costs, fees, prepayments and other expenses reasonably incurred in the refinancing. ATHENS (or any entity permitted to acquire title under this Section) shall notify the City in writing prior to any mortgage, if ATHENS or such entity proposes to enter into the same before issuance of the Certificate of Completion. ATHENS or such entity shall not enter into any such conveyance for financing without the prior written approval of the City. Any lender approved by the City shall not be bound by any amendment, implementation, or modification to this Agreement subsequent to its approval without such lender giving its prior written consent thereto. In any event, ATHENS shall promptly notify the City of any mortgage, encumbrance, or lien that has been created or attached thereto prior to issuance of a Certificate of Completion, whether by voluntary act of ATHENS or otherwise.

16.3 ATHENS' Breach Shall Not Defeat Mortgage Lien. ATHENS' breach of any of the covenants or restrictions contained in this Agreement shall not defeat or render invalid the lien of any mortgage made in good faith and for value as to the Site, or any part thereof or

interest therein, but unless otherwise provided herein, the terms, conditions, covenants, restrictions, easements, and reservations of this Agreement shall be binding and effective against the holder of any such mortgage of the Site whose interest is acquired by foreclosure, trustee's sale or otherwise.

16.4 Holder Not Obligated to Construct or Complete Improvements. The holder of any mortgage shall in no way be obligated by the provisions of this Agreement to construct or complete the improvements or to guarantee such construction or completion. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder to devote the Site or any portion thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided for or authorized by this Agreement.

16.5 Notice of Default to Mortgagee, Deed of Trust or Other Security Interest Holders. Whenever City shall deliver any notice or demand to ATHENS with respect to any breach or default by ATHENS hereunder, City shall at the same time deliver a copy of such notice or demand to each holder of record of any mortgage who has previously made a written request to City therefor, or to the representative of such lender as may be identified in such a written request by the lender. No notice of default shall be effective as to the holder unless such notice is given.

16.6 Right to Cure. Each holder (insofar as the rights of City are concerned) shall have the right, at its option, within ninety (90) days after the receipt of the notice, to:

(a) Obtain possession, if necessary, and to commence and diligently pursue said cure until the same is completed, and

(b) Add the cost of said cure to the security interest debt and the lien or obligation on its security interest;

provided that in the case of a default which cannot with diligence be remedied or cured within such ninety (90) day period, such holder shall have additional time as reasonably necessary to remedy or cure such default.

In the event there is more than one such holder, the right to cure or remedy a breach or default of ATHENS under this Section shall be exercised by the holder first in priority or as the holders may otherwise agree among themselves, but there shall be only one exercise of such right to cure and remedy a breach or default of ATHENS under this Section.

No holder shall undertake or continue the construction or completion of the improvements (beyond the extent necessary to preserve or protect the improvements or construction already made) without first having expressly assumed ATHENS' obligations to City by written agreement satisfactory to City with respect to the Site or any portion thereof in which the holder has an interest. The holder must agree to complete, in the manner required by this Agreement, the improvements to which the lien or title of such holder relates, and submit evidence satisfactory to the City that it has the qualifications and financial responsibility necessary to perform such obligations. Any holder properly completing such improvements shall be entitled, upon written request made to City, to a Certificate of Completion from City.

16.7 City's Rights upon Failure of Holder to Complete Improvements. In any case where one hundred eighty (180) days after default by ATHENS in completion of construction of Project improvements under this Agreement, the holder of any mortgage creating a lien or encumbrance upon the Site or improvements thereon has not exercised the option to construct afforded in this Section or if it has exercised such option and has not proceeded diligently with construction, City may, after ninety (90) days' notice to such holder and if such holder has not exercised such option to construct within said ninety (90) day period, purchase the mortgage, upon payment to the holder of an amount equal to the sum of the following:

(a) The unpaid mortgage debt plus any accrued and unpaid interest (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings, if any);

(b) All expenses, incurred by the holder with respect to foreclosure, if any;

(c) The net expenses (exclusive of general overhead), incurred by the holder as a direct result of the ownership or management of the Site, such as insurance premiums or real estate taxes, if any;

(d) The costs of any improvements made by such holder, if any; and

(e) An amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the mortgage debt and such debt had continued in existence to the date of payment by the City.

In the event that the holder does not exercise its option to construct afforded in this Section, and City elects not to purchase the mortgage of holder, upon written request by the holder to City, City agrees to use reasonable efforts to assist the holder selling the holder's interest to a qualified and responsible party or parties (as determined by City), who shall assume the obligations of making or completing the improvements required to be constructed by ATHENS, or such other improvements in their stead as shall be satisfactory to City. The proceeds of such a sale shall be applied first to the holder of those items specified in subparagraphs (a) through (e) hereinabove, and any balance remaining thereafter shall be applied as follows:

(a) First, to reimburse City, on its own behalf and on behalf of the City, for all costs and expenses actually and reasonably incurred by City, including but not limited to payroll expenses, management expenses, legal expenses, and others.

(b) Second, to reimburse City, on its own behalf and on behalf of the City, for all payments made by City to discharge any other encumbrances or liens on the Site or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due, to obligations, defaults, or acts of ATHENS, its successors or transferees.

(c) Third, any balance remaining thereafter shall be paid to ATHENS.

16.8 Right of City to Cure Mortgage, Deed of Trust or Other Security Interest; Default. In the event of a default or breach by ATHENS (or entity permitted to acquire title under this Section) of a mortgage prior to the issuance by City of a Certificate of Completion for the Site or portions thereof covered by said mortgage, and the holder of any such mortgage has not exercised its option to complete the Project, City may cure the default prior to completion of any foreclosure. In such event, City shall be entitled to reimbursement from ATHENS or other entity as appropriate of all costs and expenses incurred by City in curing the default, including legal costs and attorneys' fees, which right of reimbursement shall be secured by a lien upon the Site to the extent of such costs and disbursements. Any such lien shall be subject to:

(a) Any mortgage for financing permitted by this Agreement; and

(b) Any rights or interests provided in this Agreement for the protection of the holders of such mortgages for financing;

Provided, however, that nothing herein shall be deemed to impose upon City any affirmative obligations (by the payment of money, construction or otherwise) with respect to the Site in the event of its enforcement of its lien.

16.9 Right of the City to Satisfy Other Liens on the Property After Conveyance of Title. After the conveyance of Title, if applicable, and prior to the recordation of a Certificate of Completion for construction and development, and after ATHENS has had a reasonable time to challenge, cure, or satisfy any liens or encumbrances on the Site or any portion thereof, the City shall have the right to satisfy any such liens or encumbrances; provided, however, that nothing in this Agreement shall require ATHENS to pay or make provision for the payment of any tax, assessment, lien or charge so long as ATHENS in good faith shall contest the validity or amount thereof, and so long as such delay in payment shall not subject the Site or any portion thereof to forfeiture or sale.

16.10 Minor Amendments. City's Planning Director shall be authorized to approve and execute minor non-substantive amendments to this Agreement as may be requested by ATHENS' lender in relation to the protection of such lender's security interest in the Site, without formal approval of the Planning Commission or City Council.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, City and ATHENS have executed this Agreement on the date first above written.

ATHENS
ARAKELIAN ENTERPRISES, INC., dba
ATHENS SERVICES, a California corporation

By: _____
Ron Arakelian, Jr.,
Board Chairman

By: _____
Michael Arakelian,
Vice President/Secretary

CITY
CITY OF IRWINDALE

By: _____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 20__, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Signature (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 20__, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Signature (Seal)

EXHIBIT A
FACILITY SCOPE & COMPONENTS

ATHENS proposes to construct the Project on the Site in up to three (3) phases, based on market demand and the capacity constraints of the phase(s) of the Project then-constructed. As more particularly set forth on the Schedule of Performance, the obligation to construct the second (and, if applicable, third) phase(s) of the Project shall be triggered at such time that the City reasonably determines, in consultation with ATHENS, that those portions of the MRF/TS then-constructed have been operating at eighty-five percent (85%) of maximum capacity for a continuous three (3)-month period, such that additional capacity must be constructed in order to meet the projected demand at the MRF/TS for the next ____ years. The proposed improvements may consist of the following proposed uses and approximate square footages to be developed based on market factors as reasonably determined by ATHENS over time:

Project Element	Aggregate Approximate Square Footage	Phase 1 Approximate Square Footage
Construction and Debris	41,500 s.f.	_____ s.f.
Self-Haul – Construction & Debris	52,000 s.f.	_____ s.f.
Employee Area	9,249 s.f.	_____ s.f.
Convenience Store	2,587 s.f.	_____ s.f.
Scale House (4 Total)	200 s.f.	_____ s.f.
Office	12,780 s.f.	_____ s.f.
MRF/Transfer Station	104,732 s.f.	_____ s.f.
Material Staging	25,000 s.f.	_____ s.f.
Maintenance	17,180 s.f.	_____ s.f.
TOTAL:	Approx. 265,228 s.f.	Approx. _____ s.f.

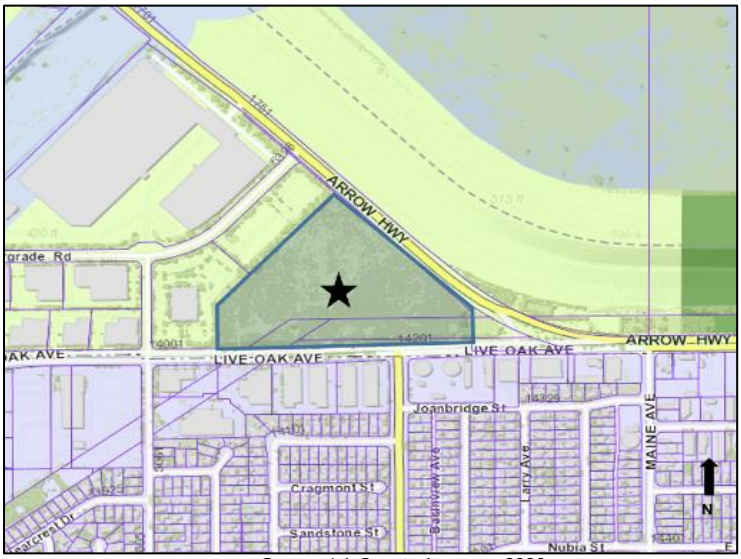
EXHIBIT B

MAP AND LEGAL DESCRIPTION OF THE SITE

P M 231-15-18 LOT 2

APN: 8535-001-911

Site Address: 2200 Arrow Highway, Irwindale, CA 91706



Source: LA County Assessor 2020

EXHIBIT C

PROJECT DEPICTION

See Project Plans

EXHIBIT D

LIST OF OFF-SITE IMPROVEMENTS

Item Number	Location of Improvement	Description of improvement
1	I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)	Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp
2	Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)	Construct a concrete intersection per City standard Construct a new traffic signal with the followings geometry: Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane Eastbound Approach: One left turn lane and one right turn lane. Westbound Approach: N/A
3	Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)	Construct a concrete intersection per City standard A stop control at driveway 2 Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane. Eastbound Approach: One shared left turn and right turn lane. Westbound Approach: N/A
4	Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard (NS)	Traffic signal modification adding video vehicle detection per City Standard Northbound Approach: Two left turn lanes and one shared through-right turn lane. Southbound Approach: One left turn lane and one shared through-right turn lane. Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane Westbound Approach: One left turn lane, two through lanes, and one right turn lane.
5	Arrow Highway between Project Driveway 1 and 2	Construct a right-in/right-out access for the convenience store located between Driveway 1 and Driveway 2 along Arrow Highway. Eliminate convenience store Driveway located immediately to the north of Driveway 1 along

		Arrow Highway.
6	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard
7	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard
8	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete intersection per City standard Traffic Signal Modification adding video vehicle detection per City Standard
9	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete intersection per City standard Traffic Signal Modification adding video vehicle detection per City Standard
10	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard
11	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard
12	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard

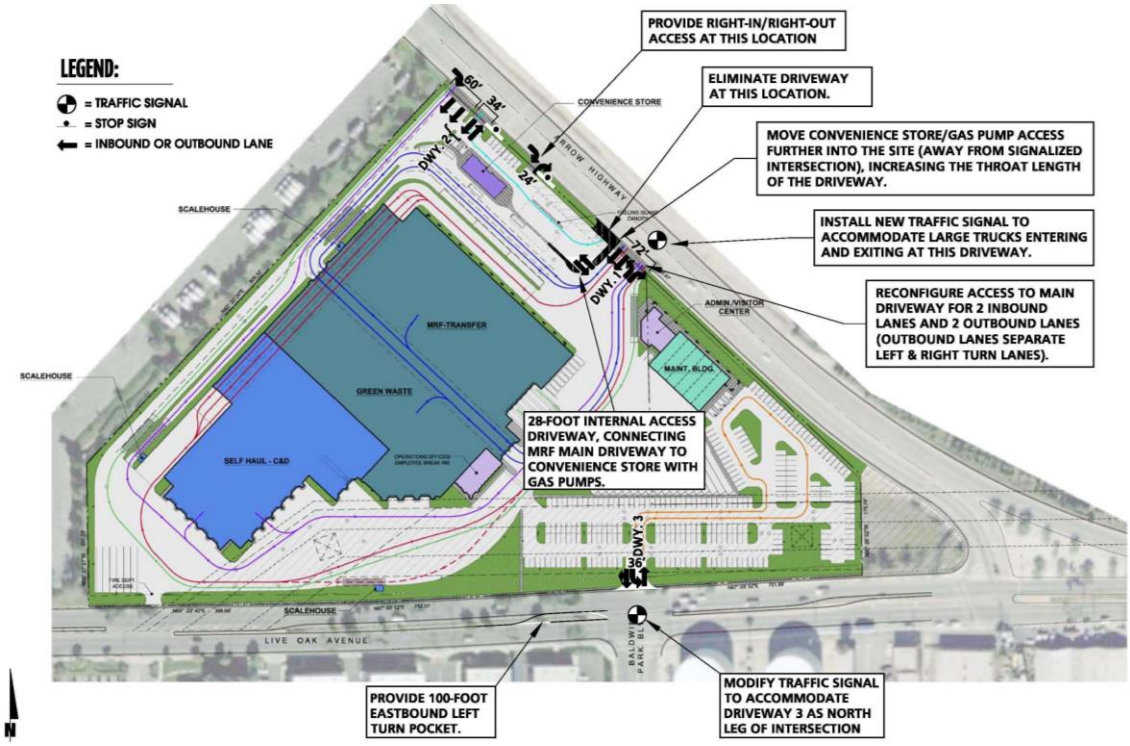

LEGEND:
= TRAFFIC SIGNAL
= STOP SIGN
= INBOUND OR OUTBOUND LANE
PROVIDE RIGHT-IN/RIGHT-OUT ACCESS AT THIS LOCATION
ELIMINATE DRIVEWAY AT THIS LOCATION.
MOVE CONVENIENCE STORE/GAS PUMP ACCESS FURTHER INTO THE SITE (AWAY FROM SIGNALIZED INTERSECTION), INCREASING THE THROAT LENGTH OF THE DRIVEWAY.
INSTALL NEW TRAFFIC SIGNAL TO ACCOMMODATE LARGE TRUCKS ENTERING AND EXITING AT THIS DRIVEWAY.
RECONFIGURE ACCESS TO MAIN DRIVEWAY FOR 2 INBOUND LANES AND 2 OUTBOUND LANES (OUTBOUND LANES SEPARATE LEFT & RIGHT TURN LANES).
28-FOOT INTERNAL ACCESS DRIVEWAY, CONNECTING MRF MAIN DRIVEWAY TO CONVENIENCE STORE WITH GAS PUMPS.
PROVIDE 100-FOOT EASTBOUND LEFT TURN POCKET.
MODIFY TRAFFIC SIGNAL TO ACCOMMODATE DRIVEWAY 3 AS NORTH LEG OF INTERSECTION
DWY. 2
DWY. 1
DWY. 3
60'
34'
24'
72'
36'
CONVENIENCE STORE
ARROW HIGHWAY
SCALEHOUSE
MRF-TRANSFER
GREEN WASTE
SELF HAUL - C&D
ADMIN./VISITOR CENTER
MAINT. BLDG.
LIVE OAK AVENUE
BALDWIN PARK BL
N

EXHIBIT E

IN-LIEU AND FAIR-SHARE FEE SCHEDULE FOR OFF-SITE IMPROVEMENTS

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
1	I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)	Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp	1/3 (33.33%) of total cost for this improvement, which is estimated at One Million Dollars ($1,000,000). Applicant shall pay the full amount to the City 18 months after the effective date of agreement.
2	Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)	Construct a concrete intersection per City standard Construct a new traffic signal with the followings geometry: Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane Eastbound Approach: One left turn lane and one right turn lane. Westbound Approach: N/A	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
3	Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)	Construct a concrete intersection per City standard A stop control at driveway 2 Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane. Eastbound Approach: One shared left turn and right turn lane. Westbound Approach: N/A	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
4	Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard	Traffic signal modification adding video vehicle detection per City Standard Northbound Approach: Two left turn lanes and one shared through-right turn lane. Southbound Approach: One left	100% of total cost for this improvement. Applicant shall construct and complete this improvement before

	(NS)	turn lane and one shared through-right turn lane. Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane Westbound Approach: One left turn lane, two through lanes, and one right turn lane.	occupancy.
5	Arrow Highway between Project Driveway 1 and 2	Construct a right-in/right-out access for the convenience store located between Driveway 1 and Driveway 2 along Arrow Highway. Eliminate convenience store Driveway located immediately to the north of Driveway 1 along Arrow Highway.	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
6	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard	1/3 (33.33%) of total cost for this improvement, which is estimated at One Million Dollars ($1,000,000). Applicant shall pay the full amount to the City in accordance with attached Schedule E-1
7	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard	For item 7 through 12, the applicant shall be responsible for a lump sum payment of $500,000.00 payable to the City in accordance with a five year payment plan as shown in attached Schedule E-2
8	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
9	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
10	Arrow Highway between Live Oak Avenue and I-605	Resurfacing and restripe the street per City Standard	Same as No. 7 above.

	Fwy		
11	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
12	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard	Same as No. 7 above.

FAIR-SHARE FEE SCHEDULE E-1

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
1	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard	1/3 (33.33%) of total cost for this improvement. Applicant shall pay the full amount to the City 12 months in accordance with payment schedule as shown below.

Payment Number	Description	Due Date	Amount
1	Initial payment is to start the design of the subject improvement.	January 1, 2025	$200,000
2	First Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2026	$80,000
3	Second Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2027	$80,000
4	Third Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2028	$80,000
5	Forth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2029	$80,000
6	Fifth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2030	$80,000
7	Sixth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2031	$80,000
8	Seventh Payment of the 10%	January 1, 2032	$80,000

	of the remaining $800,000.00 for the construction of the subject improvement.*		
9	Eighth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2033	$80,000
10	Ninth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2034	$80,000
11	Tenth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2035	$80,000

Note * - The final design plans will incorporate Athens comments that are consistent with the requirement as stated in the approved Final Environmental Report before submission to Caltrans for final approval.

FAIR-SHARE FEE SCHEDULE E-2

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
7	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard	For item 7 through 12, the applicant shall be responsible for a lump sum payment of $500,000.00 payable to the City in accordance with a five year payment plan as shown in attached Schedule E-2
8	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
9	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
10	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
11	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
12	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard	Same as No. 7 above.

Payment Number	Description	Due Date	Amount
1	First Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, _____	$100,000
3	Second Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, _____	$100,000
4	Third Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, _____	$100,000
5	Forth Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, _____	$100,000
6	Fifth Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, _____	$100,000

EXHIBIT F

EXISTING DEVELOPMENT APPROVALS

None

EXHIBIT G

SCHEDULE OF PERFORMANCE

(Subject to Time for Performance Changes)

Event	Item To Be Performed	Time For Performance	Agreement Reference
1.	Agency and City conduct duly-noticed public hearing on DDA and FEIR		DDA § 216
2.	City files Notice of Determination for FEIR		N/A
3.	State of California Department of Finance approves (or is deemed to have approved) or disapproves DDA		N/A
4.	Notice Planning Commission public hearing for GPA, ZOA, DA, CUP, SP&DR, CUP		N/A
5.	Planning Commission public hearing for recommendation to City Council	01/20/21	N/A
6.	City notices City Council public hearing		N/A
7.	City Council public hearing (including first reading of ordinances for General Plan Amendment, Zone Text Amendment, and Development Agreement)		N/A
8.	SP&DR, CUP, and Franchise Agreement become effective		N/A
9.	City Council meeting (second reading of ordinances for General Plan Amendment, Zone Text Amendment, and Development Agreement)		N/A
10.	General Plan Amendment, Zone Text Amendment, and Development		N/A

Event	Item To Be Performed	Time For Performance	Agreement Reference
	Agreement ordinances become effective		
11.	Athens submits application to California Integrated Waste Management Board (CIWMB) for Solid Waste Facilities Permit (SWFP)	Within sixty (60) days of Event ___	DA Recital L
12.	Athens responds to written inquiries received by CIWMB regarding SWFP application	Within thirty (30) days of receipt of such written inquiry	N/A
13.	Athens prepares and submits to City its Schematic Design Drawings for phase 1 of the Project	Within ninety (90) day of Event 13	DA, Exhibit "A"
14.	City reviews and approves or disapproves the Schematic Design Drawings for phase 1	Within sixty (60) days of Event 14	N/A
15.	Athens prepares and submits to City Design Development Drawings and Preliminary Landscape Plans for the Project	Within ninety (90) day of Event 15	N/A
16.	City reviews and approves or disapprove the Design Development Drawings and Preliminary Landscape Plans	Within thirty (30) days of Event 16	N/A
17.	Athens submits final building plans (Construction Drawings) for phase 1 of the Project	Within sixty (60) days of Event 17	DA, Exhibit "A"
18.	City reviews and approves or disapproves the final building plans (Construction Drawings) for phase 1 of the Project	Within ninety (90) days of Event 18	DDA § 404(2)(b)
19.	Close of Escrow	See DDA	DDA § 405
20.	Athens commences construction of phase 1 of the Facility	Within ninety (90) days of Event 18	DA, Exhibit "A"
21.	Athens completes construction of	Within ____ (___) days of	DA, Exhibit

Event	**Item To Be Performed**	**Time For Performance**	**Agreement Reference**
	phase 1 of the Facility	Event 20	"A"
22.	Athens prepares and submits to City its Schematic Design Drawings for phases 2 and 3 of the Project and constructs each of such phases	Within the same timeline described in Events 14-19 and 20-22 above for each of phase 2 and 3	

It is understood that the foregoing Schedule of Performance is subject to all of the terms and conditions set forth in the text of the Development Agreement, including any events of Enforced Delay. The summary of the items of performance in this Schedule of Performance is not intended to supersede or modify the more complete description in the text; in the event of any conflict or inconsistency between this Schedule of Performance and the text of the Development Agreement, the text shall govern.

The time periods set forth in this Schedule of Performance may be altered or amended only by written agreement signed by both Athens and City. However, minor adjustments may be implemented by the City Manager as needed to conform the above Schedule with the Parties' actual performance of agreements and/or undertaking of Project activities. A failure by either Party to enforce a breach of any particular time provision shall not be construed as a waiver of any other time provision. The City Manager of the City shall have the authority to approve extensions of time without City Council action, respectively, not to exceed a cumulative total of 180 days.

EXHIBIT H

SCHEDULE OF ESTIMATED CITY FEES

[See attached - Insert separately]

EXHIBIT I

HOST FEE DESCRIPTION & CALCULATION

1. Advancement of Costs

As memorialized in the Reimbursement Agreement as amended, ATHENS has advanced to City funds to cover City costs for CEQA compliance, Project review, consultant and legal support and other Project related costs, which funds shall not be reimbursable or charged against any future payments by ATHENS to City as provided herein.

2. Initial Payment and Escrow Funds

ATHENS has deposited five hundred thousand dollars ($500,000) into an escrow account ("Escrowed Funds") with escrow agent JPMorgan Chase Bank, NA ("Escrow Agent") per that certain Escrow Agreement by and between City, ATHENS and Escrow Agent dated August 28, 2013. The Escrowed Funds will be (a) payable to the City if ATHENS fails to build the Facility pursuant to the terms of this Agreement, or (b) returned to ATHENS if either (i) the Facility is not completed and this Agreement is terminated for any other reason, including without limitation, pursuant to the failure to pay Host Fees or pay reimbursable costs pursuant to the Reimbursement Agreement, or (ii) if the Department of Finance fails to approve this Agreement or Other Agreements, or the PMP , or (iii) upon commencement of operations at the Facility.

a. The Escrowed Funds are held by an escrow agent in an interest-bearing account, which interest shall be paid quarterly to ATHENS.

b. If the City believes that ATHENS has not proceeded diligently and in accordance with the Schedule of Performance to secure all necessary permits and entitlements for the development and thereafter complete development of the Facility in accordance with the terms of this Agreement, then City shall provide written notice to ATHENS of such belief and undertake all necessary processes pertaining to default/cure/termination as set forth in Article 10.0 hereof.

c. If the City finds pursuant to Article 10.0 that ATHENS has committed an unjustified and uncured default resulting in termination of this or Other Agreements, then the City shall be entitled to the Escrowed Funds to be used by the City for its general governmental purposes as the City deems appropriate and the Parties shall have no further rights or obligations to each other following said termination.

3. Deposit

Upon the later to occur of (i) the final approval by City of the Facility (such final approval being demonstrated by issuance of a certificate of occupancy for the Site), (ii) the

Agreements Approval Date (as defined in the MOU), and (iii) the CEQA Completion Date, ATHENS will deposit into the City's bank account a deposit of $5,000,000 ("Deposit"), less any amounts advanced to City for City costs expended prior to these approvals, including but limited to, amounts advanced in accordance with the Reimbursement Agreement and the MOU and/or costs to prepare environmental studies, process and negotiate the permits, entitlements and conditions of the Project. The Deposit shall include a payment of $1,000,000 which upon receipt of (1) all permits from the Waste Management Board and other third-party government agencies required to operate the Facility, and (2) all permits, sign-offs and approvals by the Successor Agency and City necessary to commence Facility operations, will be deemed non-refundable to be used by the City for its general governmental purposes and shall not be credited against Host Fee payments. For the first year of operations and subsequent years thereafter, the Host Fee will be drawn down against the Deposit until the Deposit balance is depleted. After the Deposit is paid, should the Project be terminated due to default by ATHENS or terminated by ATHENS without cause, the City shall retain the remaining balance of the $5,000,000 Deposit; but if the Project is terminated by ATHENS due to the default of City, the City shall refund to ATHENS any and all of the remaining balance of the Deposit, including but not limited to the $1,000,000 "non-refundable" portion, but not including any amounts expended by the City in accordance with the terms of the MOU.

4. Host Fee

Upon the commencement of the first year of operations, and for every operating year thereafter until the termination or expiration of the Agreements, ATHENS shall pay the Host Fee to the City. The Host Fee shall be $1.70 per ton deposited at the MRF/TS ("Host Fee Rate"). The Host Fee shall be determined at the end of the calendar year based on the tonnage actually deposited and shall be supported by an audit of the tonnage provided by ATHENS at its sole cost. The City shall be paid for the tons deposited at the MRF/TS no later than thirty (30) days from December 31st.

5. Adjustments

a. *Consumer Price Index ("CPI").* The Host Fee Rate shall be subject to an increase every five (5) years during the Term equal to 100% of the CPI [based on index for Los Angeles-Riverside-Orange County], as measured from the 1st of January in the year following commencement of operations. In addition, should the City issue a termination under Article 10.0 of this Agreement, the Host Fee shall be fixed as of the termination notice date and no further CPI adjustments to the Host Fee shall occur during the remaining ten year period of the term.

b. *Most Favored Nations Clause*. If ATHENS agrees to pay any other city a higher host fee when all terms are considered and equalized with the terms between the City and ATHENS, ATHENS shall notify City within 30 days and the Host Fee for the MRF/TS will be adjusted to match the other city's deal. ATHENS will provide a copy of such other deal and explanation of factors that should be considered in comparing it to the MRF/TS deal. The parties will either agree to a financial analysis or have such analysis prepared by a consultant mutually selected by the parties to factor any differences in the

terms of the two deals so as to compare the host fees on an equal basis. For example, if ATHENS secures free land for a similarly-sized facility as the MRF/TS, the fair market value of the land, plus applicable financing fees, shall be calculated as an annual amount for the term of the MRF/TS and deducted against the fee to be compared against the Host Fee for the MRF/TS.

6. Example

By way of illustration only and without limiting the generality of the foregoing, the following is an illustrative example of the allocation of projected revenues based on an assumed 1,000,000 tons received in the first year and second year of operations ignoring adjustments:

Initial Deposit	$5,000,000
EIR Costs Incurred by City	- $1,350,000
Initial Payment (non-refundable)	$500,000 (not included in deposit remaining)
Escrowed Funds	$500,000
Deposit Remaining When Agreements Signed (Initial Payment is not included and is retained by City)	$4,250,000
Payment Upon Receipt of Permits	- $1,000,000
Deposit Remaining	$3,250,000
Return of Escrowed Funds upon commencement of operations at MRF/TS	- $500,000
Deposit Remaining	$2,750,000
Deduction of Host Fee Payment for 1st Year of Operations	- $1,700,000
Deposit Remaining	$1,050,000
Deduction of Host Fee Payment for 2nd Year of Operations	- $1,700,000
Fund Balance	- $650,000
Payment to Bring Fund Balance to $0	$650,000
Fund Balance	0

In the event this or Other Agreements are terminated prior to completion of the MRF/TS for any reason other than a breach by ATHENS, all of the funds described above, other than the EIR costs incurred by City and the Initial Payment, shall be returned to ATHENS. Using the example above, $4,750,000 would be returned to ATHENS.

EXHIBIT J

FORM OF ASSIGNMENT AND ASSUMPTION AGREEMENT

Recording Requested by and
When Recorded Return to:

City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

(Space Above This Line for Recorder's Office Use Only)

ASSIGNMENT, ASSUMPTION AND CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT, ASSUMPTION AND CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT ("Assignment") is entered into as of this ___ day of _____, 20__ ("Effective Date"), by and between ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("Assignor"), and _____ ("Assignee"), and THE CITY OF IRWINDALE, a municipal corporation ("City").

RECITALS

A. City and Assignor are parties to that certain Development Agreement dated _____ and recorded _____ as Instrument No. ____ of Official Records of Los Angeles County, California (the "Agreement"). Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

B. The Agreement provides for the development of the Site legally described in Exhibit "A" hereto.

C. Pursuant to Section 7.4 of the Agreement, Assignor (referred to as "ATHENS" in the Agreement) may transfer the Agreement, or the Site or any part of the Site, to another entity upon City's approval of an assignment and assumption agreement.

D. Prior to the Effective Date of this Assignment, Assignor has contracted and sold the Site to Assignee [IF APPLICABLE]. Assignor now wishes to transfer to Assignee the Site along with all of Assignor's rights and obligations under the Agreement with respect to the development and operation of the Site, and Assignor and Assignee desire to obtain City's specific consent to such transfer.

E. Assignor and Assignee hereby represent to City that Assignee shall perform all obligations of Assignor under the Agreement, and that Assignee (a) has the financial strength and

capability to perform such obligations and (b) has sufficient experience and expertise in the planning, financing, development, ownership and operation of similar projects. To this end, all parties warrant that the following information has be provided to the satisfaction of City:

i. The Assignee's audited financial statements for the immediately preceding three (3) operating years;

ii. Reasonably satisfactory evidence that the proposed Assignee has municipal solid waste management experience on a scale equal to or exceeding the scale of operations conducted by Assignor; '

iii. Reasonably satisfactory evidence that in the last five (5) years, the proposed Assignee has not suffered any citations or other censure from any federal, state, or local agency having jurisdiction over its waste management operations due to any significant failure to comply with federal, state, or local waste management law and that the Assignee has provided the City with a complete list of such citations and censures;

iv. Reasonably satisfactory evidence that the Assignee's key principals have no felony criminal convictions;

v. Poof that the proposed Assignee conducts its refuse and waste management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of waste, including hazardous waste; and

vi. Any other information reasonably required by the City to ensure the proposed Assignee can fulfill the terms of the Agreement and "Other Agreements" identified therein, including the payment of indemnities and damages and provision of bonds and/or performance standards.

F. Based upon such representation, City wishes to consent to such transfer subject to the terms of this Assignment.

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City, Assignor and Assignee agree as follows:

1. Representations. Assignor and Assignee represent and certify the following:

a. That all of the above recitals are true and correct.

b. To the best of Assignor's knowledge, no default presently exists under the Agreement and no state of facts exist which would constitute a default under the Agreement.

2. Assignment. Assignor hereby assigns, sells, and conveys and otherwise transfers to Assignee all of Assignor's interests, rights and obligations under the Agreement with

respect to the Site. This assignment shall be effective on the Effective Date, as first written above, provided that City consents thereto as evidenced by its execution of this Assignment in the space set forth below.

3. Assumption of Agreement. Assignee hereby accepts all of Assignor's interests, rights and obligations under the Agreement with respect to the Site and assumes and agrees to perform all of Assignor's corresponding obligations, terms, covenants, and conditions under the Agreement on, from and after the Effective Date. Assignee acknowledges that (i) it has received a copy of the Agreement and is fully familiar with its terms, and (ii) City has made no representations concerning the Agreement except as expressly provided herein.

4. Due Execution. The person(s) executing this Assignment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Assignment on behalf of said party, (iii) by so executing this Assignment, such party is formally bound to the provisions of this Assignment, and (iv) the entering into this Assignment does not violate any provision of any other agreement to which said party is bound.

5. Full Force and Effect. The parties further agree that, except as specifically provided in this Assignment, the terms of the Agreement shall remain unchanged and in full force and effect.

6. New Bonds. Pursuant to Section 13 of the Agreement, City's consent hereto is conditioned on Assignor's providing substitute bonds or other security as may be required by the Agreement.

(Signatures on following page)

IN WITNESS WHEREOF, the parties have executed and entered into this Assignment as of the date first written above.

"Assignor"
ARAKELIAN ENTERPRISES, INC., dba
ATHENS SERVICES, a California corporation

By: _____
Ron Arakelian, Jr., Board Chairman.

By: _____
Michael Arakelian, Vice President/Secretary

"Assignee"

_____

_____
By: _____
Its: _____

_____
By: _____
Its: _____

-
- (Corporations require two signatures; one for each of the following: A. Chairman of Board, President or Vice President; and B. Secretary, Assistant Secretary Treasurer, Assistant Treasurer or Chief Financial Officer.)

CONSENT TO ASSIGNMENT

City hereby consents to the foregoing assignment to Assignee of Assignor's interests, rights and obligations in the Development Agreement, dated __, and the corresponding acceptance thereof and assumption by Assignee of Assignor's corresponding interests, obligations, terms, covenants, and conditions made under the Agreement subject to all of the terms, covenants, and conditions set forth in this Assignment.

"City"

ATTEST:

CITY OF IRWINDALE,
a California municipal corporation

_____
Chief Deputy City Clerk

_____
City Manager

APPROVED AS TO FORM:

_____
Adrian Guerra, City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 20___, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Signature (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 20___, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

EXHIBIT "A"

LEGAL DESCRIPTION OF SITE

P M 231-15-18 LOT 2

APN: 8535-001-911

Site Address: 2200 Arrow Highway, Irwindale, CA 91706

EXHIBIT K

FORM OF CERTIFICATE OF COMPLETION

FREE RECORDING REQUESTED BY

City of Irwindale
5050 N. Irwindale Ave.
Irwindale, CA 91706
Attn: City Manager

AND WHEN RECORDED RETURN TO AND MAIL TAX STATEMENTS TO:

Athens Services
P.O. Box 6009
City of Industry, CA 91716-0009
Attention: President

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code §6103)

CERTIFICATE OF COMPLETION

WHEREAS, pursuant to that certain Development Agreement by and between the CITY OF IRWINDALE, a California municipal corporation ("City") and ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("Athens"), dated _____ (the "Agreement"), Athens has agreed to develop that certain real property situated in the City of Irwindale, California, described on Exhibit "A" attached hereto and made a part hereof ("Site"); and

WHEREAS, as referenced in the Agreement, City shall furnish Athens with a Certificate of Completion upon completion of construction and development and the opening of the business, which certificate shall be in such form as to permit it to be recorded in the Official Records of the County Recorder of the County of Los Angeles, California ("Official Records"); and

WHEREAS, the parties also entered into that certain Disposition and Development Agreement ("DDA") that provided for certain covenants to run with the land, which covenants were incorporated into the Deed (as defined in the DA) or in that certain Declaration of Covenants, Conditions and Restrictions recorded on _____ as Instrument No. _____ of the Official Records (the "Declaration"); and

WHEREAS, this Certificate of Completion shall constitute a conclusive determination by City of the satisfactory completion by Athens of the construction and development required by the Agreement and of Athens's full compliance with the terms of the Agreement with respect to such construction and development, but not of the other provisions of the Deed or the Declaration, the provisions of which shall continue to run with the land pursuant to their terms; and

WHEREAS, City has conclusively determined that the construction and development on the Site has been satisfactorily completed by Athens in full compliance with the terms of the Agreement and that the business has opened.

NOW, THEREFORE:

1. The improvements required to be constructed have been satisfactorily completed and the business has opened in accordance with the provisions of said Agreement.

2. This Certificate of Completion shall constitute a conclusive determination of satisfaction of the agreements and covenants contained in the Agreement with respect to the obligations of Athens, and its successors and assigns, to construct the improvements and the dates for the beginning and completion thereof.

3. This Certificate of Completion shall not constitute evidence of Athens' compliance with the other provisions of the Agreement, Deed, DDA or the Declaration, the provisions of which shall continue to run with the land.

4. This Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of the Athens to any holder of a mortgage or any insurer of a mortgage, securing money loaned to finance the improvements or any part thereof.

5. This Certificate of Completion is not a Notice of Completion as referred to in California Civil Code Section 3093.

6. Except as stated herein, nothing contained in this instrument shall modify in any way any other provisions of the Agreement or any other provisions of the documents incorporated therein.

IN WITNESS WHEREOF, the City has executed this Certificate of Completion this ____ day of _____, 201_.

THE CITY OF IRWINDALE

By: _____
_____, Mayor

ATTEST:

By: _____
Chief Deputy City Clerk
_____

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

By: _____
Adrian Guerra, City Attorney

CONSENT TO RECORDATION

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation, which is "Athens" as defined herein and the owner of the Site, hereby consents to the recordation of this Certificate of Completion against the Site.

Dated: _____

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation

By: _____ By: _____

Ron Arakelian, Jr., Board Chairman. Michael Arakelian, Vice President/Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 20__, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 20__To, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

EXHIBIT "A"
LEGAL DESCRIPTION OF SITE

P M 231-15-18 LOT 2

APN: 8535-001-911

Site Address: 2200 Arrow Highway, Irwindale, CA 91706

EXHIBIT L

OFF-SITE IMPROVEMENT LIST

To Be Inserted

CITY OF IRWINDALE
BUILDING CODE FEE SCHEDULE

Effective July 1, 2020, Building Permit Fees in the city of Irwindale will be as follows:

1.	Permit Issuance Fee - to be paid in addition to the fees set forth in a through k below.	$	65.00
a.	For a site inspection not otherwise covered herein by a fee and which is regulated by a Los Angeles County Ordinance.	$	991.00
b.	For inspection of any use, occupancy or change in use or occupancy		
	Group R or U Occupancy.	$	514.40
	Occupancy groups other than R or U		
	Affected floor area:		
	Up to 5,000 square feet.	$	1,267.80
	5,001 to 10,000 square feet.	$	1,525.60
	10,001 to 100,000 square feet.	$	2,536.40
	above 100,000 square feet.	$	3,844.40
c.	RESERVED		
d.	For inspection of the demolition of a building or structure (including sewage system termination).	$	384.60
e.	For inspection or reinspection of Group A, Division 4, structures, each.	$	514.40
f.	For inspection of structures or devices regulated by Chapter 66, the first inspection of the first structure or device.	$	384.60
	and for each additional structure or device.	$	61.80
g.	For application and investigation fee for relocation building permits as required by Chapter 34:		
	Floor area: up to 2,500 square feet.	$	1,024.20
	2,501 square feet and above.	$	2,049.00
h.	For investigation and/or permit for trailer coaches required by Chapter 69.	$	381.00
i.	For inspections outside of normal business hours, per hour.	$	231.00

j. For inspections for which no fee is specifically indicated, per hour. . . . . $ 231.00

k. For inspection of barriers for swimming pools, spas and hot tubs. . . . . $ 216.60

2. For search of office records and a single copy of microfilmed permit. . . . . $ 7.00

For each hour expended responding to public records requests which do not reasonably describe identifiable records. . . . . $ 80.80

3. For Approval in Concept review pursuant to the 1976 Coastal Act (Section 30,000 et seq. Public Resources Code). . . . . $ 306.40

4. For Geotechnical site review and processing geological or engineering reports submitted pursuant to Sections 110, 111, 113, 1804 and Appendix Section 3309:

A. Geotechnical review of building plans and geotechnical reports

i. Geotechnical site review (to determine if geotechnical reports are required). . . . . $ 970.20

ii. Geotechnical report, site, and plan review (review of initial and two addenda reports)
The fee shall be 0.50% of the valuation of the proposed structure

However, the minimum fee shall be. . . . . $ 2,394.20
and the maximum fee shall be. . . . . $ 15,435.20

iii. Review of Geotechnical addenda beyond third review (per hour). . . . . $ 397.40

B. Geotechnical site inspections and geotechnical report review PRIOR to building permit application

i. Geotechnical site review (to determine if geotechnical reports are required). . . . . $ 970.20

ii. Geotechnical report and plan review prior to building permit application (per review). . . . . $ 1,922.20

C. Geotechnical review of grading plans:
1 - 1,000 cubic yards. . . . . $ 1,584.60
1,001 - 10,000 cubic yards. . . . . $ 2,118.20
10,001 - 100,000 cubic yards. . . . . $ 2,839.20
100,001 - 500,000 cubic yards. . . . . $ 3,795.60
500,001 cubic yards and above, the fee shall be $ 3,795.60
plus $ 237.20 / 100,000 cubic yards of additional grading

D. Geotechnical report and grading plan review (review of initial and two addenda reports):

1 - 1,000 cubic yards.	$	3,321.00
1,001 - 10,000 cubic yards.	$	4,979.80
10,001 - 100,000 cubic yards.	$	6,045.80
100,001 - 500,000 cubic yards.	$	8,298.00

500,001 cubic yards and above, the fee shall be $ 8,298.00 plus $ 356.20 / 100,000 cubic yards of additional grading

i. Review of Geotechnical addenda beyond third review (per hour). . . . . $ 397.40

5. For processing Coastal Engineering Reports. . . . . $ 911.80

6. For determining occupant load for purposes of parking requirements pursuant to Title 22 (Zoning Ordinance). . . . . $ 257.60

7. Reproduction of microfilmed plans. . . . . $ 73.00
plus $ 7.00 for each sheet to be reproduced

8. Assignment of house numbers. . . . . $ 127.00

9. For additional review required by complexity of plans or changes, additions or revisions of approved or resubmitted plans or reports, per hour. . . . . $ 257.60

10. For services required beyond the first and second check of plans or reports, due to changes, errors or omissions, per hour. . . . . $ 257.60

11. For the issuance of a Certificate of Occupancy. . . . . $ 238.00

12. For the issuance of a Temporary Certificate of Occupancy. . . . . $ 357.40

13. For each extension of a Temporary Certificate of Occupancy. . . . . $ 238.00

14. For processing of 45-day notice pursuant to Section 103.4. . . . . $ 1,039.20

15. For processing and recording a Notice of Violation pursuant to Section 103.4. . . . . $ 825.80

16. For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4. . . . . $ 710.40

17. For investigation of alternate materials and methods of construction

For the initial filing fee.	$	515.20
For each hour or fraction thereof, in excess of two.	$	257.60

18. Preliminary plan review for conceptual approval, code application/interpretation prior to submittal of permit application (two staff-hour minimum). . . . . $ 515.20
(exception: no fee for 15 minutes or less)
Additional fee beyond minimum, per hour or fraction thereof. . . . . $ 257.60

19. Review of drawings and data which are sufficient to determine nature and scope of work in lieu of submittal of plans and specifications as defined in Section 107.2 (including pedestrian protection, underground tanks, etc.). . . . . $ 192.60

20. Minimum Plan Check fee for plans to be "standardized". . . . . $ 354.20

21. Plan maintenance fee, 2% of building permit fee (Based on valuation of work)
$ 23.20 minimum, $ 991.00 maximum

22. Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than. . . . . $ 792.20
Exception: One or two family dwellings, when work is performed by owner-builder. . . . . $ 396.00

23. Noncompliance fee, when person fails to comply with written order:
Group R-3 occupancy. . . . . $ 238.00
All other occupancies. . . . . $ 476.20

24. Request for hearing before Building Board of Appeals. . . . . $ 1,011.40
Exception:
a) Regarding the unsafe condition of building or structure per Sec. 102.4.1.
b) Regarding the initial determination as a welded steel moment frame building in a high earthquake damaged area.
c) Regarding the initial determination as a pre-April 13, 1975 Concrete Tilt-up Building.
d) Regarding initial determination as an unreinforced masonry building (URM)/potentially earthquake hazardous building.

EFFECTIVE JULY 1, 2020

BUILDING PERMIT AND PLAN CHECKING FEES FOR CITY OF IRWINDALE

(Table is for reference only - for actual fees please input valuation into DAPTS)

Note:

1. A permit issuance fee of $ 65.00 shall be added to all building permit fees.
2. A combined building permit for one-family or two-family dwelling and attached garage(s) shall be 1.6 times the building permit fee. Sections 106.5.6 & 107.1
3. Minimum plan check fee for Standard Plan is $ 354.20.

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
100	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
200	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
300	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
400	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
500	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
600	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
700	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
800	192.60	177.60	177.60	192.60	169.90	169.90	192.60	162.20	162.20	192.60	154.50
900	192.60	177.60	177.60	192.60	169.90	169.90	192.60	162.20	162.20	192.60	154.50
1,000	192.60	177.60	177.60	192.60	169.90	169.90	192.60	162.20	162.20	192.60	154.50
2,000	192.60	223.37	224.49	192.60	213.68	214.80	192.60	203.99	205.11	192.60	194.30
3,000	228.34	269.14	269.48	218.42	257.46	257.80	208.49	245.78	246.12	198.56	234.10
4,000	267.25	315.95	315.53	255.63	302.28	301.86	244.01	288.61	288.19	232.39	274.94
5,000	306.15	360.83	361.58	292.84	345.17	345.92	279.53	329.51	330.26	266.22	313.85
6,000	345.06	406.73	407.63	330.06	389.08	389.98	315.05	371.43	372.33	300.05	353.78
7,000	383.96	452.63	453.68	367.27	432.99	434.04	350.57	413.35	414.40	333.88	393.71
8,000	422.87	498.53	499.73	404.48	476.90	478.10	386.10	455.27	456.47	367.71	433.64
9,000	461.77	544.43	545.78	441.69	520.81	522.16	421.62	497.19	498.54	401.54	473.57
10,000	500.68	590.33	591.83	478.91	564.72	566.22	457.14	539.11	540.61	435.37	513.50
11,000	539.58	636.23	637.88	516.12	608.63	610.28	492.66	581.03	582.68	469.20	553.43
12,000	578.48	682.13	683.93	553.33	652.54	654.34	528.18	622.95	624.75	503.03	593.36
13,000	617.39	728.03	729.98	590.55	696.45	698.40	563.70	664.87	666.82	536.86	633.29
14,000	656.29	773.93	776.03	627.76	740.36	742.46	599.22	706.79	708.89	570.69	673.22
15,000	695.20	819.83	822.08	664.97	784.27	786.52	634.75	748.71	750.96	604.52	713.15

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
16,000	734.10	865.73	868.13	702.19	828.18	830.58	670.27	790.63	793.03	638.35	753.08
17,000	773.01	911.63	914.18	739.40	872.09	874.64	705.79	832.55	835.10	672.18	793.01
18,000	811.91	957.53	960.23	776.61	916.00	918.70	741.31	874.47	877.17	706.01	832.94
19,000	850.82	1,003.43	1,006.28	813.82	959.91	962.76	776.83	916.39	919.24	739.84	872.87
20,000	889.72	1,049.33	1,052.33	851.04	1,003.82	1,006.82	812.35	958.31	961.31	773.67	912.80
21,000	928.63	1,095.23	1,098.38	888.25	1,047.73	1,050.88	847.88	1,000.23	1,003.38	807.50	952.73
22,000	967.53	1,141.13	1,144.43	925.46	1,091.64	1,094.94	883.40	1,042.15	1,045.45	841.33	992.66
23,000	1,006.43	1,187.03	1,190.48	962.68	1,135.55	1,139.00	918.92	1,084.07	1,087.52	875.16	1,032.59
24,000	1,045.34	1,232.93	1,236.53	999.89	1,179.46	1,183.06	954.44	1,125.99	1,129.59	908.99	1,072.52
25,000	1,084.24	1,278.83	1,282.58	1,037.10	1,223.37	1,227.12	989.96	1,167.91	1,171.66	942.82	1,112.45
26,000	1,113.57	1,313.46	1,317.36	1,065.15	1,256.50	1,260.40	1,016.74	1,199.54	1,203.44	968.32	1,142.58
27,000	1,143.48	1,348.78	1,352.83	1,093.76	1,290.29	1,294.34	1,044.05	1,231.80	1,235.85	994.33	1,173.31
28,000	1,173.39	1,384.10	1,388.30	1,122.37	1,324.08	1,328.28	1,071.36	1,264.06	1,268.26	1,020.34	1,204.04
29,000	1,203.30	1,419.42	1,423.77	1,150.99	1,357.87	1,362.22	1,098.67	1,296.32	1,300.67	1,046.35	1,234.77
30,000	1,233.21	1,454.74	1,459.24	1,179.60	1,391.66	1,396.16	1,125.98	1,328.58	1,333.08	1,072.36	1,265.50
31,000	1,263.13	1,490.06	1,494.71	1,208.21	1,425.45	1,430.10	1,153.29	1,360.84	1,365.49	1,098.37	1,296.23
32,000	1,293.04	1,525.38	1,530.18	1,236.82	1,459.24	1,464.04	1,180.60	1,393.10	1,397.90	1,124.38	1,326.96
33,000	1,322.95	1,560.70	1,565.65	1,265.43	1,493.03	1,497.98	1,207.91	1,425.36	1,430.31	1,150.39	1,357.69
34,000	1,352.86	1,596.02	1,601.12	1,294.04	1,526.82	1,531.92	1,235.22	1,457.62	1,462.72	1,176.40	1,388.42
35,000	1,382.77	1,631.34	1,636.59	1,322.65	1,560.61	1,565.86	1,262.53	1,489.88	1,495.13	1,202.41	1,419.15
36,000	1,412.68	1,666.66	1,672.06	1,351.26	1,594.40	1,599.80	1,289.84	1,522.14	1,527.54	1,228.42	1,449.88
37,000	1,442.59	1,701.98	1,707.53	1,379.87	1,628.19	1,633.74	1,317.15	1,554.40	1,559.95	1,254.43	1,480.61
38,000	1,472.51	1,737.30	1,743.00	1,408.48	1,661.98	1,667.68	1,344.46	1,586.66	1,592.36	1,280.44	1,511.34
39,000	1,502.42	1,772.62	1,778.47	1,437.10	1,695.77	1,701.62	1,371.77	1,618.92	1,624.77	1,306.45	1,542.07
40,000	1,532.33	1,807.94	1,813.94	1,465.71	1,729.56	1,735.56	1,399.08	1,651.18	1,657.18	1,332.46	1,572.80
41,000	1,562.24	1,843.26	1,849.41	1,494.32	1,763.35	1,769.50	1,426.39	1,683.44	1,689.59	1,358.47	1,603.53
42,000	1,592.15	1,878.58	1,884.88	1,522.93	1,797.14	1,803.44	1,453.70	1,715.70	1,722.00	1,384.48	1,634.26
43,000	1,622.06	1,913.90	1,920.35	1,551.54	1,830.93	1,837.38	1,481.01	1,747.96	1,754.41	1,410.49	1,664.99
44,000	1,651.98	1,949.22	1,955.82	1,580.15	1,864.72	1,871.32	1,508.33	1,780.22	1,786.82	1,436.50	1,695.72
45,000	1,681.89	1,984.54	1,991.29	1,608.76	1,898.51	1,905.26	1,535.64	1,812.48	1,819.23	1,462.51	1,726.45
46,000	1,711.80	2,019.86	2,026.76	1,637.37	1,932.30	1,939.20	1,562.95	1,844.74	1,851.64	1,488.52	1,757.18
47,000	1,741.71	2,055.18	2,062.23	1,665.98	1,966.09	1,973.14	1,590.26	1,877.00	1,884.05	1,514.53	1,787.91
48,000	1,771.62	2,090.50	2,097.70	1,694.59	1,999.88	2,007.08	1,617.57	1,909.26	1,916.46	1,540.54	1,818.64
49,000	1,801.53	2,125.82	2,133.17	1,723.21	2,033.67	2,041.02	1,644.88	1,941.52	1,948.87	1,566.55	1,849.37
50,000	1,831.44	2,161.14	2,168.64	1,751.82	2,067.46	2,074.96	1,672.19	1,973.78	1,981.28	1,592.56	1,880.10

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
51,000	1,863.12	2,198.53	2,206.18	1,782.11	2,103.23	2,110.88	1,701.11	2,007.93	2,015.58	1,620.10	1,912.63
52,000	1,885.60	2,225.11	2,232.91	1,803.62	2,128.66	2,136.46	1,721.63	2,032.21	2,040.01	1,639.65	1,935.76
53,000	1,908.08	2,251.69	2,259.64	1,825.12	2,154.09	2,162.04	1,742.16	2,056.49	2,064.44	1,659.20	1,958.89
54,000	1,930.56	2,278.27	2,286.37	1,846.63	2,179.52	2,187.62	1,762.69	2,080.77	2,088.87	1,678.75	1,982.02
55,000	1,953.05	2,304.85	2,313.10	1,868.13	2,204.95	2,213.20	1,783.22	2,105.05	2,113.30	1,698.30	2,005.15
56,000	1,975.53	2,331.43	2,339.83	1,889.64	2,230.38	2,238.78	1,803.74	2,129.33	2,137.73	1,717.85	2,028.28
57,000	1,998.01	2,358.01	2,366.56	1,911.14	2,255.81	2,264.36	1,824.27	2,153.61	2,162.16	1,737.40	2,051.41
58,000	2,020.49	2,384.59	2,393.29	1,932.65	2,281.24	2,289.94	1,844.80	2,177.89	2,186.59	1,756.95	2,074.54
59,000	2,042.98	2,411.17	2,420.02	1,954.15	2,306.67	2,315.52	1,865.33	2,202.17	2,211.02	1,776.50	2,097.67
60,000	2,065.46	2,437.75	2,446.75	1,975.66	2,332.10	2,341.10	1,885.85	2,226.45	2,235.45	1,796.05	2,120.80
61,000	2,087.94	2,464.33	2,473.48	1,997.16	2,357.53	2,366.68	1,906.38	2,250.73	2,259.88	1,815.60	2,143.93
62,000	2,110.42	2,490.91	2,500.21	2,018.67	2,382.96	2,392.26	1,926.91	2,275.01	2,284.31	1,835.15	2,167.06
63,000	2,132.91	2,517.49	2,526.94	2,040.17	2,408.39	2,417.84	1,947.44	2,299.29	2,308.74	1,854.70	2,190.19
64,000	2,155.39	2,544.07	2,553.67	2,061.68	2,433.82	2,443.42	1,967.96	2,323.57	2,333.17	1,874.25	2,213.32
65,000	2,177.87	2,570.65	2,580.40	2,083.18	2,459.25	2,469.00	1,988.49	2,347.85	2,357.60	1,893.80	2,236.45
66,000	2,200.35	2,597.23	2,607.13	2,104.69	2,484.68	2,494.58	2,009.02	2,372.13	2,382.03	1,913.35	2,259.58
67,000	2,222.84	2,623.81	2,633.86	2,126.19	2,510.11	2,520.16	2,029.55	2,396.41	2,406.46	1,932.90	2,282.71
68,000	2,245.32	2,650.39	2,660.59	2,147.70	2,535.54	2,545.74	2,050.07	2,420.69	2,430.89	1,952.45	2,305.84
69,000	2,267.80	2,676.97	2,687.32	2,169.20	2,560.97	2,571.32	2,070.60	2,444.97	2,455.32	1,972.00	2,328.97
70,000	2,290.28	2,703.55	2,714.05	2,190.71	2,586.40	2,596.90	2,091.13	2,469.25	2,479.75	1,991.55	2,352.10
71,000	2,312.77	2,730.13	2,740.78	2,212.21	2,611.83	2,622.48	2,111.66	2,493.53	2,504.18	2,011.10	2,375.23
72,000	2,335.25	2,756.71	2,767.51	2,233.72	2,637.26	2,648.06	2,132.18	2,517.81	2,528.61	2,030.65	2,398.36
73,000	2,357.73	2,783.29	2,794.24	2,255.22	2,662.69	2,673.64	2,152.71	2,542.09	2,553.04	2,050.20	2,421.49
74,000	2,380.21	2,809.87	2,820.97	2,276.73	2,688.12	2,699.22	2,173.24	2,566.37	2,577.47	2,069.75	2,444.62
75,000	2,402.70	2,836.45	2,847.70	2,298.23	2,713.55	2,724.80	2,193.77	2,590.65	2,601.90	2,089.30	2,467.75
76,000	2,425.18	2,863.03	2,874.43	2,319.74	2,738.98	2,750.38	2,214.29	2,614.93	2,626.33	2,108.85	2,490.88
77,000	2,447.66	2,889.61	2,901.16	2,341.24	2,764.41	2,775.96	2,234.82	2,639.21	2,650.76	2,128.40	2,514.01
78,000	2,470.14	2,916.19	2,927.89	2,362.75	2,789.84	2,801.54	2,255.35	2,663.49	2,675.19	2,147.95	2,537.14
79,000	2,492.63	2,942.77	2,954.62	2,384.25	2,815.27	2,827.12	2,275.88	2,687.77	2,699.62	2,167.50	2,560.27
80,000	2,515.11	2,969.35	2,981.35	2,405.76	2,840.70	2,852.70	2,296.40	2,712.05	2,724.05	2,187.05	2,583.40
81,000	2,537.59	2,995.93	3,008.08	2,427.26	2,866.13	2,878.28	2,316.93	2,736.33	2,748.48	2,206.60	2,606.53
82,000	2,560.07	3,022.51	3,034.81	2,448.77	2,891.56	2,903.86	2,337.46	2,760.61	2,772.91	2,226.15	2,629.66
83,000	2,582.56	3,049.09	3,061.54	2,470.27	2,916.99	2,929.44	2,357.99	2,784.89	2,797.34	2,245.70	2,652.79
84,000	2,605.04	3,075.67	3,088.27	2,491.78	2,942.42	2,955.02	2,378.51	2,809.17	2,821.77	2,265.25	2,675.92
85,000	2,627.52	3,102.25	3,115.00	2,513.28	2,967.85	2,980.60	2,399.04	2,833.45	2,846.20	2,284.80	2,699.05

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
86,000	2,650.00	3,128.83	3,141.73	2,534.79	2,993.28	3,006.18	2,419.57	2,857.73	2,870.63	2,304.35	2,722.18
87,000	2,672.49	3,155.41	3,168.46	2,556.29	3,018.71	3,031.76	2,440.10	2,882.01	2,895.06	2,323.90	2,745.31
88,000	2,694.97	3,181.99	3,195.19	2,577.80	3,044.14	3,057.34	2,460.62	2,906.29	2,919.49	2,343.45	2,768.44
89,000	2,717.45	3,208.57	3,221.92	2,599.30	3,069.57	3,082.92	2,481.15	2,930.57	2,943.92	2,363.00	2,791.57
90,000	2,739.93	3,235.15	3,248.65	2,620.81	3,095.00	3,108.50	2,501.68	2,954.85	2,968.35	2,382.55	2,814.70
91,000	2,762.42	3,261.73	3,275.38	2,642.31	3,120.43	3,134.08	2,522.21	2,979.13	2,992.78	2,402.10	2,837.83
92,000	2,784.90	3,288.31	3,302.11	2,663.82	3,145.86	3,159.66	2,542.73	3,003.41	3,017.21	2,421.65	2,860.96
93,000	2,807.38	3,314.89	3,328.84	2,685.32	3,171.29	3,185.24	2,563.26	3,027.69	3,041.64	2,441.20	2,884.09
94,000	2,829.86	3,341.47	3,355.57	2,706.83	3,196.72	3,210.82	2,583.79	3,051.97	3,066.07	2,460.75	2,907.22
95,000	2,852.35	3,368.05	3,382.30	2,728.33	3,222.15	3,236.40	2,604.32	3,076.25	3,090.50	2,480.30	2,930.35
96,000	2,874.83	3,394.63	3,409.03	2,749.84	3,247.58	3,261.98	2,624.84	3,100.53	3,114.93	2,499.85	2,953.48
97,000	2,897.31	3,421.21	3,435.76	2,771.34	3,273.01	3,287.56	2,645.37	3,124.81	3,139.36	2,519.40	2,976.61
98,000	2,919.79	3,447.79	3,462.49	2,792.85	3,298.44	3,313.14	2,665.90	3,149.09	3,163.79	2,538.95	2,999.74
99,000	2,942.28	3,474.37	3,489.22	2,814.35	3,323.87	3,338.72	2,686.43	3,173.37	3,188.22	2,558.50	3,022.87
100,000	2,964.76	3,500.95	3,515.95	2,835.86	3,349.30	3,364.30	2,706.95	3,197.65	3,212.65	2,578.05	3,046.00
101,000	2,978.83	3,517.64	3,532.79	2,849.32	3,365.27	3,380.42	2,719.80	3,212.90	3,228.05	2,590.29	3,060.53
102,000	2,994.08	3,535.71	3,551.01	2,863.91	3,382.56	3,397.86	2,733.73	3,229.41	3,244.71	2,603.55	3,076.26
103,000	3,009.33	3,553.78	3,569.23	2,878.49	3,399.85	3,415.30	2,747.65	3,245.92	3,261.37	2,616.81	3,091.99
104,000	3,024.58	3,571.85	3,587.45	2,893.08	3,417.14	3,432.74	2,761.57	3,262.43	3,278.03	2,630.07	3,107.72
105,000	3,039.83	3,589.92	3,605.67	2,907.66	3,434.43	3,450.18	2,775.50	3,278.94	3,294.69	2,643.33	3,123.45
106,000	3,055.08	3,607.99	3,623.89	2,922.25	3,451.72	3,467.62	2,789.42	3,295.45	3,311.35	2,656.59	3,139.18
107,000	3,070.33	3,626.06	3,642.11	2,936.84	3,469.01	3,485.06	2,803.34	3,311.96	3,328.01	2,669.85	3,154.91
108,000	3,085.58	3,644.13	3,660.33	2,951.42	3,486.30	3,502.50	2,817.27	3,328.47	3,344.67	2,683.11	3,170.64
109,000	3,100.83	3,662.20	3,678.55	2,966.01	3,503.59	3,519.94	2,831.19	3,344.98	3,361.33	2,696.37	3,186.37
110,000	3,116.07	3,680.27	3,696.77	2,980.59	3,520.88	3,537.38	2,845.11	3,361.49	3,377.99	2,709.63	3,202.10
111,000	3,131.32	3,698.34	3,714.99	2,995.18	3,538.17	3,554.82	2,859.03	3,378.00	3,394.65	2,722.89	3,217.83
112,000	3,146.57	3,716.41	3,733.21	3,009.77	3,555.46	3,572.26	2,872.96	3,394.51	3,411.31	2,736.15	3,233.56
113,000	3,161.82	3,734.48	3,751.43	3,024.35	3,572.75	3,589.70	2,886.88	3,411.02	3,427.97	2,749.41	3,249.29
114,000	3,177.07	3,752.55	3,769.65	3,038.94	3,590.04	3,607.14	2,900.80	3,427.53	3,444.63	2,762.67	3,265.02
115,000	3,192.32	3,770.62	3,787.87	3,053.52	3,607.33	3,624.58	2,914.73	3,444.04	3,461.29	2,775.93	3,280.75
116,000	3,207.57	3,788.69	3,806.09	3,068.11	3,624.62	3,642.02	2,928.65	3,460.55	3,477.95	2,789.19	3,296.48
117,000	3,222.82	3,806.76	3,824.31	3,082.70	3,641.91	3,659.46	2,942.57	3,477.06	3,494.61	2,802.45	3,312.21
118,000	3,238.07	3,824.83	3,842.53	3,097.28	3,659.20	3,676.90	2,956.50	3,493.57	3,511.27	2,815.71	3,327.94
119,000	3,253.32	3,842.90	3,860.75	3,111.87	3,676.49	3,694.34	2,970.42	3,510.08	3,527.93	2,828.97	3,343.67
120,000	3,268.56	3,860.97	3,878.97	3,126.45	3,693.78	3,711.78	2,984.34	3,526.59	3,544.59	2,842.23	3,359.40

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
121,000	3,283.81	3,879.04	3,897.19	3,141.04	3,711.07	3,729.22	2,998.26	3,543.10	3,561.25	2,855.49	3,375.13
122,000	3,299.06	3,897.11	3,915.41	3,155.63	3,728.36	3,746.66	3,012.19	3,559.61	3,577.91	2,868.75	3,390.86
123,000	3,314.31	3,915.18	3,933.63	3,170.21	3,745.65	3,764.10	3,026.11	3,576.12	3,594.57	2,882.01	3,406.59
124,000	3,329.56	3,933.25	3,951.85	3,184.80	3,762.94	3,781.54	3,040.03	3,592.63	3,611.23	2,895.27	3,422.32
125,000	3,344.81	3,951.32	3,970.07	3,199.38	3,780.23	3,798.98	3,053.96	3,609.14	3,627.89	2,908.53	3,438.05
126,000	3,360.06	3,969.39	3,988.29	3,213.97	3,797.52	3,816.42	3,067.88	3,625.65	3,644.55	2,921.79	3,453.78
127,000	3,375.31	3,987.46	4,006.51	3,228.56	3,814.81	3,833.86	3,081.80	3,642.16	3,661.21	2,935.05	3,469.51
128,000	3,390.56	4,005.53	4,024.73	3,243.14	3,832.10	3,851.30	3,095.73	3,658.67	3,677.87	2,948.31	3,485.24
129,000	3,405.81	4,023.60	4,042.95	3,257.73	3,849.39	3,868.74	3,109.65	3,675.18	3,694.53	2,961.57	3,500.97
130,000	3,421.05	4,041.67	4,061.17	3,272.31	3,866.68	3,886.18	3,123.57	3,691.69	3,711.19	2,974.83	3,516.70
131,000	3,436.30	4,059.74	4,079.39	3,286.90	3,883.97	3,903.62	3,137.49	3,708.20	3,727.85	2,988.09	3,532.43
132,000	3,451.55	4,077.81	4,097.61	3,301.49	3,901.26	3,921.06	3,151.42	3,724.71	3,744.51	3,001.35	3,548.16
133,000	3,466.80	4,095.88	4,115.83	3,316.07	3,918.55	3,938.50	3,165.34	3,741.22	3,761.17	3,014.61	3,563.89
134,000	3,482.05	4,113.95	4,134.05	3,330.66	3,935.84	3,955.94	3,179.26	3,757.73	3,777.83	3,027.87	3,579.62
135,000	3,497.30	4,132.02	4,152.27	3,345.24	3,953.13	3,973.38	3,193.19	3,774.24	3,794.49	3,041.13	3,595.35
136,000	3,512.55	4,150.09	4,170.49	3,359.83	3,970.42	3,990.82	3,207.11	3,790.75	3,811.15	3,054.39	3,611.08
137,000	3,527.80	4,168.16	4,188.71	3,374.42	3,987.71	4,008.26	3,221.03	3,807.26	3,827.81	3,067.65	3,626.81
138,000	3,543.05	4,186.23	4,206.93	3,389.00	4,005.00	4,025.70	3,234.96	3,823.77	3,844.47	3,080.91	3,642.54
139,000	3,558.30	4,204.30	4,225.15	3,403.59	4,022.29	4,043.14	3,248.88	3,840.28	3,861.13	3,094.17	3,658.27
140,000	3,573.54	4,222.37	4,243.37	3,418.17	4,039.58	4,060.58	3,262.80	3,856.79	3,877.79	3,107.43	3,674.00
141,000	3,588.79	4,240.44	4,261.59	3,432.76	4,056.87	4,078.02	3,276.72	3,873.30	3,894.45	3,120.69	3,689.73
142,000	3,604.04	4,258.51	4,279.81	3,447.35	4,074.16	4,095.46	3,290.65	3,889.81	3,911.11	3,133.95	3,705.46
143,000	3,619.29	4,276.58	4,298.03	3,461.93	4,091.45	4,112.90	3,304.57	3,906.32	3,927.77	3,147.21	3,721.19
144,000	3,634.54	4,294.65	4,316.25	3,476.52	4,108.74	4,130.34	3,318.49	3,922.83	3,944.43	3,160.47	3,736.92
145,000	3,649.79	4,312.72	4,334.47	3,491.10	4,126.03	4,147.78	3,332.42	3,939.34	3,961.09	3,173.73	3,752.65
146,000	3,665.04	4,330.79	4,352.69	3,505.69	4,143.32	4,165.22	3,346.34	3,955.85	3,977.75	3,186.99	3,768.38
147,000	3,680.29	4,348.86	4,370.91	3,520.28	4,160.61	4,182.66	3,360.26	3,972.36	3,994.41	3,200.25	3,784.11
148,000	3,695.54	4,366.93	4,389.13	3,534.86	4,177.90	4,200.10	3,374.19	3,988.87	4,011.07	3,213.51	3,799.84
149,000	3,710.79	4,385.00	4,407.35	3,549.45	4,195.19	4,217.54	3,388.11	4,005.38	4,027.73	3,226.77	3,815.57
150,000	3,726.03	4,403.07	4,425.57	3,564.03	4,212.48	4,234.98	3,402.03	4,021.89	4,044.39	3,240.03	3,831.30
151,000	3,741.28	4,421.14	4,443.79	3,578.62	4,229.77	4,252.42	3,415.95	4,038.40	4,061.05	3,253.29	3,847.03
152,000	3,756.53	4,439.21	4,462.01	3,593.21	4,247.06	4,269.86	3,429.88	4,054.91	4,077.71	3,266.55	3,862.76
153,000	3,771.78	4,457.28	4,480.23	3,607.79	4,264.35	4,287.30	3,443.80	4,071.42	4,094.37	3,279.81	3,878.49
154,000	3,787.03	4,475.35	4,498.45	3,622.38	4,281.64	4,304.74	3,457.72	4,087.93	4,111.03	3,293.07	3,894.22
155,000	3,802.28	4,493.42	4,516.67	3,636.96	4,298.93	4,322.18	3,471.65	4,104.44	4,127.69	3,306.33	3,909.95

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
156,000	3,817.53	4,511.49	4,534.89	3,651.55	4,316.22	4,339.62	3,485.57	4,120.95	4,144.35	3,319.59	3,925.68
157,000	3,832.78	4,529.56	4,553.11	3,666.14	4,333.51	4,357.06	3,499.49	4,137.46	4,161.01	3,332.85	3,941.41
158,000	3,848.03	4,547.63	4,571.33	3,680.72	4,350.80	4,374.50	3,513.42	4,153.97	4,177.67	3,346.11	3,957.14
159,000	3,863.28	4,565.70	4,589.55	3,695.31	4,368.09	4,391.94	3,527.34	4,170.48	4,194.33	3,359.37	3,972.87
160,000	3,878.52	4,583.77	4,607.77	3,709.89	4,385.38	4,409.38	3,541.26	4,186.99	4,210.99	3,372.63	3,988.60
161,000	3,893.77	4,601.84	4,625.99	3,724.48	4,402.67	4,426.82	3,555.18	4,203.50	4,227.65	3,385.89	4,004.33
162,000	3,909.02	4,619.91	4,644.21	3,739.07	4,419.96	4,444.26	3,569.11	4,220.01	4,244.31	3,399.15	4,020.06
163,000	3,924.27	4,637.98	4,662.43	3,753.65	4,437.25	4,461.70	3,583.03	4,236.52	4,260.97	3,412.41	4,035.79
164,000	3,939.52	4,656.05	4,680.65	3,768.24	4,454.54	4,479.14	3,596.95	4,253.03	4,277.63	3,425.67	4,051.52
165,000	3,954.77	4,674.12	4,698.87	3,782.82	4,471.83	4,496.58	3,610.88	4,269.54	4,294.29	3,438.93	4,067.25
166,000	3,970.02	4,692.19	4,717.09	3,797.41	4,489.12	4,514.02	3,624.80	4,286.05	4,310.95	3,452.19	4,082.98
167,000	3,985.27	4,710.26	4,735.31	3,812.00	4,506.41	4,531.46	3,638.72	4,302.56	4,327.61	3,465.45	4,098.71
168,000	4,000.52	4,728.33	4,753.53	3,826.58	4,523.70	4,548.90	3,652.65	4,319.07	4,344.27	3,478.71	4,114.44
169,000	4,015.77	4,746.40	4,771.75	3,841.17	4,540.99	4,566.34	3,666.57	4,335.58	4,360.93	3,491.97	4,130.17
170,000	4,031.01	4,764.47	4,789.97	3,855.75	4,558.28	4,583.78	3,680.49	4,352.09	4,377.59	3,505.23	4,145.90
171,000	4,046.26	4,782.54	4,808.19	3,870.34	4,575.57	4,601.22	3,694.41	4,368.60	4,394.25	3,518.49	4,161.63
172,000	4,061.51	4,800.61	4,826.41	3,884.93	4,592.86	4,618.66	3,708.34	4,385.11	4,410.91	3,531.75	4,177.36
173,000	4,076.76	4,818.68	4,844.63	3,899.51	4,610.15	4,636.10	3,722.26	4,401.62	4,427.57	3,545.01	4,193.09
174,000	4,092.01	4,836.75	4,862.85	3,914.10	4,627.44	4,653.54	3,736.18	4,418.13	4,444.23	3,558.27	4,208.82
175,000	4,107.26	4,854.82	4,881.07	3,928.68	4,644.73	4,670.98	3,750.11	4,434.64	4,460.89	3,571.53	4,224.55
176,000	4,122.51	4,872.89	4,899.29	3,943.27	4,662.02	4,688.42	3,764.03	4,451.15	4,477.55	3,584.79	4,240.28
177,000	4,137.76	4,890.96	4,917.51	3,957.86	4,679.31	4,705.86	3,777.95	4,467.66	4,494.21	3,598.05	4,256.01
178,000	4,153.01	4,909.03	4,935.73	3,972.44	4,696.60	4,723.30	3,791.88	4,484.17	4,510.87	3,611.31	4,271.74
179,000	4,168.26	4,927.10	4,953.95	3,987.03	4,713.89	4,740.74	3,805.80	4,500.68	4,527.53	3,624.57	4,287.47
180,000	4,183.50	4,945.17	4,972.17	4,001.61	4,731.18	4,758.18	3,819.72	4,517.19	4,544.19	3,637.83	4,303.20
181,000	4,198.75	4,963.24	4,990.39	4,016.20	4,748.47	4,775.62	3,833.64	4,533.70	4,560.85	3,651.09	4,318.93
182,000	4,214.00	4,981.31	5,008.61	4,030.79	4,765.76	4,793.06	3,847.57	4,550.21	4,577.51	3,664.35	4,334.66
183,000	4,229.25	4,999.38	5,026.83	4,045.37	4,783.05	4,810.50	3,861.49	4,566.72	4,594.17	3,677.61	4,350.39
184,000	4,244.50	5,017.45	5,045.05	4,059.96	4,800.34	4,827.94	3,875.41	4,583.23	4,610.83	3,690.87	4,366.12
185,000	4,259.75	5,035.52	5,063.27	4,074.54	4,817.63	4,845.38	3,889.34	4,599.74	4,627.49	3,704.13	4,381.85
186,000	4,275.00	5,053.59	5,081.49	4,089.13	4,834.92	4,862.82	3,903.26	4,616.25	4,644.15	3,717.39	4,397.58
187,000	4,290.25	5,071.66	5,099.71	4,103.72	4,852.21	4,880.26	3,917.18	4,632.76	4,660.81	3,730.65	4,413.31
188,000	4,305.50	5,089.73	5,117.93	4,118.30	4,869.50	4,897.70	3,931.11	4,649.27	4,677.47	3,743.91	4,429.04
189,000	4,320.75	5,107.80	5,136.15	4,132.89	4,886.79	4,915.14	3,945.03	4,665.78	4,694.13	3,757.17	4,444.77
190,000	4,335.99	5,125.87	5,154.37	4,147.47	4,904.08	4,932.58	3,958.95	4,682.29	4,710.79	3,770.43	4,460.50

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
191,000	4,351.24	5,143.94	5,172.59	4,162.06	4,921.37	4,950.02	3,972.87	4,698.80	4,727.45	3,783.69	4,476.23
192,000	4,366.49	5,162.01	5,190.81	4,176.65	4,938.66	4,967.46	3,986.80	4,715.31	4,744.11	3,796.95	4,491.96
193,000	4,381.74	5,180.08	5,209.03	4,191.23	4,955.95	4,984.90	4,000.72	4,731.82	4,760.77	3,810.21	4,507.69
194,000	4,396.99	5,198.15	5,227.25	4,205.82	4,973.24	5,002.34	4,014.64	4,748.33	4,777.43	3,823.47	4,523.42
195,000	4,412.24	5,216.22	5,245.47	4,220.40	4,990.53	5,019.78	4,028.57	4,764.84	4,794.09	3,836.73	4,539.15
196,000	4,427.49	5,234.29	5,263.69	4,234.99	5,007.82	5,037.22	4,042.49	4,781.35	4,810.75	3,849.99	4,554.88
197,000	4,442.74	5,252.36	5,281.91	4,249.58	5,025.11	5,054.66	4,056.41	4,797.86	4,827.41	3,863.25	4,570.61
198,000	4,457.99	5,270.43	5,300.13	4,264.16	5,042.40	5,072.10	4,070.34	4,814.37	4,844.07	3,876.51	4,586.34
199,000	4,473.24	5,288.50	5,318.35	4,278.75	5,059.69	5,089.54	4,084.26	4,830.88	4,860.73	3,889.77	4,602.07
200,000	4,488.48	5,306.57	5,336.57	4,293.33	5,076.98	5,106.98	4,098.18	4,847.39	4,877.39	3,903.03	4,617.80
201,000	4,503.73	5,324.64	5,354.79	4,307.92	5,094.27	5,124.42	4,112.10	4,863.90	4,894.05	3,916.29	4,633.53
202,000	4,518.98	5,342.71	5,373.01	4,322.51	5,111.56	5,141.86	4,126.03	4,880.41	4,910.71	3,929.55	4,649.26
203,000	4,534.23	5,360.78	5,391.23	4,337.09	5,128.85	5,159.30	4,139.95	4,896.92	4,927.37	3,942.81	4,664.99
204,000	4,549.48	5,378.85	5,409.45	4,351.68	5,146.14	5,176.74	4,153.87	4,913.43	4,944.03	3,956.07	4,680.72
205,000	4,564.73	5,396.92	5,427.67	4,366.26	5,163.43	5,194.18	4,167.80	4,929.94	4,960.69	3,969.33	4,696.45
206,000	4,579.98	5,414.99	5,445.89	4,380.85	5,180.72	5,211.62	4,181.72	4,946.45	4,977.35	3,982.59	4,712.18
207,000	4,595.23	5,433.06	5,464.11	4,395.44	5,198.01	5,229.06	4,195.64	4,962.96	4,994.01	3,995.85	4,727.91
208,000	4,610.48	5,451.13	5,482.33	4,410.02	5,215.30	5,246.50	4,209.57	4,979.47	5,010.67	4,009.11	4,743.64
209,000	4,625.73	5,469.20	5,500.55	4,424.61	5,232.59	5,263.94	4,223.49	4,995.98	5,027.33	4,022.37	4,759.37
210,000	4,640.97	5,487.27	5,518.77	4,439.19	5,249.88	5,281.38	4,237.41	5,012.49	5,043.99	4,035.63	4,775.10
211,000	4,656.22	5,505.34	5,536.99	4,453.78	5,267.17	5,298.82	4,251.33	5,029.00	5,060.65	4,048.89	4,790.83
212,000	4,671.47	5,523.41	5,555.21	4,468.37	5,284.46	5,316.26	4,265.26	5,045.51	5,077.31	4,062.15	4,806.56
213,000	4,686.72	5,541.48	5,573.43	4,482.95	5,301.75	5,333.70	4,279.18	5,062.02	5,093.97	4,075.41	4,822.29
214,000	4,701.97	5,559.55	5,591.65	4,497.54	5,319.04	5,351.14	4,293.10	5,078.53	5,110.63	4,088.67	4,838.02
215,000	4,717.22	5,577.62	5,609.87	4,512.12	5,336.33	5,368.58	4,307.03	5,095.04	5,127.29	4,101.93	4,853.75
216,000	4,732.47	5,595.69	5,628.09	4,526.71	5,353.62	5,386.02	4,320.95	5,111.55	5,143.95	4,115.19	4,869.48
217,000	4,747.72	5,613.76	5,646.31	4,541.30	5,370.91	5,403.46	4,334.87	5,128.06	5,160.61	4,128.45	4,885.21
218,000	4,762.97	5,631.83	5,664.53	4,555.88	5,388.20	5,420.90	4,348.80	5,144.57	5,177.27	4,141.71	4,900.94
219,000	4,778.22	5,649.90	5,682.75	4,570.47	5,405.49	5,438.34	4,362.72	5,161.08	5,193.93	4,154.97	4,916.67
220,000	4,793.46	5,667.97	5,700.97	4,585.05	5,422.78	5,455.78	4,376.64	5,177.59	5,210.59	4,168.23	4,932.40
221,000	4,808.71	5,686.04	5,719.19	4,599.64	5,440.07	5,473.22	4,390.56	5,194.10	5,227.25	4,181.49	4,948.13
222,000	4,823.96	5,704.11	5,737.41	4,614.23	5,457.36	5,490.66	4,404.49	5,210.61	5,243.91	4,194.75	4,963.86
223,000	4,839.21	5,722.18	5,755.63	4,628.81	5,474.65	5,508.10	4,418.41	5,227.12	5,260.57	4,208.01	4,979.59
224,000	4,854.46	5,740.25	5,773.85	4,643.40	5,491.94	5,525.54	4,432.33	5,243.63	5,277.23	4,221.27	4,995.32
225,000	4,869.71	5,758.32	5,792.07	4,657.98	5,509.23	5,542.98	4,446.26	5,260.14	5,293.89	4,234.53	5,011.05

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
226,000	4,884.96	5,776.39	5,810.29	4,672.57	5,526.52	5,560.42	4,460.18	5,276.65	5,310.55	4,247.79	5,026.78
227,000	4,900.21	5,794.46	5,828.51	4,687.16	5,543.81	5,577.86	4,474.10	5,293.16	5,327.21	4,261.05	5,042.51
228,000	4,915.46	5,812.53	5,846.73	4,701.74	5,561.10	5,595.30	4,488.03	5,309.67	5,343.87	4,274.31	5,058.24
229,000	4,930.71	5,830.60	5,864.95	4,716.33	5,578.39	5,612.74	4,501.95	5,326.18	5,360.53	4,287.57	5,073.97
230,000	4,945.95	5,848.67	5,883.17	4,730.91	5,595.68	5,630.18	4,515.87	5,342.69	5,377.19	4,300.83	5,089.70
231,000	4,961.20	5,866.74	5,901.39	4,745.50	5,612.97	5,647.62	4,529.79	5,359.20	5,393.85	4,314.09	5,105.43
232,000	4,976.45	5,884.81	5,919.61	4,760.09	5,630.26	5,665.06	4,543.72	5,375.71	5,410.51	4,327.35	5,121.16
233,000	4,991.70	5,902.88	5,937.83	4,774.67	5,647.55	5,682.50	4,557.64	5,392.22	5,427.17	4,340.61	5,136.89
234,000	5,006.95	5,920.95	5,956.05	4,789.26	5,664.84	5,699.94	4,571.56	5,408.73	5,443.83	4,353.87	5,152.62
235,000	5,022.20	5,939.02	5,974.27	4,803.84	5,682.13	5,717.38	4,585.49	5,425.24	5,460.49	4,367.13	5,168.35
236,000	5,037.45	5,957.09	5,992.49	4,818.43	5,699.42	5,734.82	4,599.41	5,441.75	5,477.15	4,380.39	5,184.08
237,000	5,052.70	5,975.16	6,010.71	4,833.02	5,716.71	5,752.26	4,613.33	5,458.26	5,493.81	4,393.65	5,199.81
238,000	5,067.95	5,993.23	6,028.93	4,847.60	5,734.00	5,769.70	4,627.26	5,474.77	5,510.47	4,406.91	5,215.54
239,000	5,083.20	6,011.30	6,047.15	4,862.19	5,751.29	5,787.14	4,641.18	5,491.28	5,527.13	4,420.17	5,231.27
240,000	5,098.44	6,029.37	6,065.37	4,876.77	5,768.58	5,804.58	4,655.10	5,507.79	5,543.79	4,433.43	5,247.00
241,000	5,113.69	6,047.44	6,083.59	4,891.36	5,785.87	5,822.02	4,669.02	5,524.30	5,560.45	4,446.69	5,262.73
242,000	5,128.94	6,065.51	6,101.81	4,905.95	5,803.16	5,839.46	4,682.95	5,540.81	5,577.11	4,459.95	5,278.46
243,000	5,144.19	6,083.58	6,120.03	4,920.53	5,820.45	5,856.90	4,696.87	5,557.32	5,593.77	4,473.21	5,294.19
244,000	5,159.44	6,101.65	6,138.25	4,935.12	5,837.74	5,874.34	4,710.79	5,573.83	5,610.43	4,486.47	5,309.92
245,000	5,174.69	6,119.72	6,156.47	4,949.70	5,855.03	5,891.78	4,724.72	5,590.34	5,627.09	4,499.73	5,325.65
246,000	5,189.94	6,137.79	6,174.69	4,964.29	5,872.32	5,909.22	4,738.64	5,606.85	5,643.75	4,512.99	5,341.38
247,000	5,205.19	6,155.86	6,192.91	4,978.88	5,889.61	5,926.66	4,752.56	5,623.36	5,660.41	4,526.25	5,357.11
248,000	5,220.44	6,173.93	6,211.13	4,993.46	5,906.90	5,944.10	4,766.49	5,639.87	5,677.07	4,539.51	5,372.84
249,000	5,235.69	6,192.00	6,229.35	5,008.05	5,924.19	5,961.54	4,780.41	5,656.38	5,693.73	4,552.77	5,388.57
250,000	5,250.93	6,210.07	6,247.57	5,022.63	5,941.48	5,978.98	4,794.33	5,672.89	5,710.39	4,566.03	5,404.30
251,000	5,266.18	6,228.14	6,265.79	5,037.22	5,958.77	5,996.42	4,808.25	5,689.40	5,727.05	4,579.29	5,420.03
252,000	5,281.43	6,246.21	6,284.01	5,051.81	5,976.06	6,013.86	4,822.18	5,705.91	5,743.71	4,592.55	5,435.76
253,000	5,296.68	6,264.28	6,302.23	5,066.39	5,993.35	6,031.30	4,836.10	5,722.42	5,760.37	4,605.81	5,451.49
254,000	5,311.93	6,282.35	6,320.45	5,080.98	6,010.64	6,048.74	4,850.02	5,738.93	5,777.03	4,619.07	5,467.22
255,000	5,327.18	6,300.42	6,338.67	5,095.56	6,027.93	6,066.18	4,863.95	5,755.44	5,793.69	4,632.33	5,482.95
256,000	5,342.43	6,318.49	6,356.89	5,110.15	6,045.22	6,083.62	4,877.87	5,771.95	5,810.35	4,645.59	5,498.68
257,000	5,357.68	6,336.56	6,375.11	5,124.74	6,062.51	6,101.06	4,891.79	5,788.46	5,827.01	4,658.85	5,514.41
258,000	5,372.93	6,354.63	6,393.33	5,139.32	6,079.80	6,118.50	4,905.72	5,804.97	5,843.67	4,672.11	5,530.14
259,000	5,388.18	6,372.70	6,411.55	5,153.91	6,097.09	6,135.94	4,919.64	5,821.48	5,860.33	4,685.37	5,545.87
260,000	5,403.42	6,390.77	6,429.77	5,168.49	6,114.38	6,153.38	4,933.56	5,837.99	5,876.99	4,698.63	5,561.60

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
261,000	5,418.67	6,408.84	6,447.99	5,183.08	6,131.67	6,170.82	4,947.48	5,854.50	5,893.65	4,711.89	5,577.33
262,000	5,433.92	6,426.91	6,466.21	5,197.67	6,148.96	6,188.26	4,961.41	5,871.01	5,910.31	4,725.15	5,593.06
263,000	5,449.17	6,444.98	6,484.43	5,212.25	6,166.25	6,205.70	4,975.33	5,887.52	5,926.97	4,738.41	5,608.79
264,000	5,464.42	6,463.05	6,502.65	5,226.84	6,183.54	6,223.14	4,989.25	5,904.03	5,943.63	4,751.67	5,624.52
265,000	5,479.67	6,481.12	6,520.87	5,241.42	6,200.83	6,240.58	5,003.18	5,920.54	5,960.29	4,764.93	5,640.25
266,000	5,494.92	6,499.19	6,539.09	5,256.01	6,218.12	6,258.02	5,017.10	5,937.05	5,976.95	4,778.19	5,655.98
267,000	5,510.17	6,517.26	6,557.31	5,270.60	6,235.41	6,275.46	5,031.02	5,953.56	5,993.61	4,791.45	5,671.71
268,000	5,525.42	6,535.33	6,575.53	5,285.18	6,252.70	6,292.90	5,044.95	5,970.07	6,010.27	4,804.71	5,687.44
269,000	5,540.67	6,553.40	6,593.75	5,299.77	6,269.99	6,310.34	5,058.87	5,986.58	6,026.93	4,817.97	5,703.17
270,000	5,555.91	6,571.47	6,611.97	5,314.35	6,287.28	6,327.78	5,072.79	6,003.09	6,043.59	4,831.23	5,718.90
271,000	5,571.16	6,589.54	6,630.19	5,328.94	6,304.57	6,345.22	5,086.71	6,019.60	6,060.25	4,844.49	5,734.63
272,000	5,586.41	6,607.61	6,648.41	5,343.53	6,321.86	6,362.66	5,100.64	6,036.11	6,076.91	4,857.75	5,750.36
273,000	5,601.66	6,625.68	6,666.63	5,358.11	6,339.15	6,380.10	5,114.56	6,052.62	6,093.57	4,871.01	5,766.09
274,000	5,616.91	6,643.75	6,684.85	5,372.70	6,356.44	6,397.54	5,128.48	6,069.13	6,110.23	4,884.27	5,781.82
275,000	5,632.16	6,661.82	6,703.07	5,387.28	6,373.73	6,414.98	5,142.41	6,085.64	6,126.89	4,897.53	5,797.55
276,000	5,647.41	6,679.89	6,721.29	5,401.87	6,391.02	6,432.42	5,156.33	6,102.15	6,143.55	4,910.79	5,813.28
277,000	5,662.66	6,697.96	6,739.51	5,416.46	6,408.31	6,449.86	5,170.25	6,118.66	6,160.21	4,924.05	5,829.01
278,000	5,677.91	6,716.03	6,757.73	5,431.04	6,425.60	6,467.30	5,184.18	6,135.17	6,176.87	4,937.31	5,844.74
279,000	5,693.16	6,734.10	6,775.95	5,445.63	6,442.89	6,484.74	5,198.10	6,151.68	6,193.53	4,950.57	5,860.47
280,000	5,708.40	6,752.17	6,794.17	5,460.21	6,460.18	6,502.18	5,212.02	6,168.19	6,210.19	4,963.83	5,876.20
281,000	5,723.65	6,770.24	6,812.39	5,474.80	6,477.47	6,519.62	5,225.94	6,184.70	6,226.85	4,977.09	5,891.93
282,000	5,738.90	6,788.31	6,830.61	5,489.39	6,494.76	6,537.06	5,239.87	6,201.21	6,243.51	4,990.35	5,907.66
283,000	5,754.15	6,806.38	6,848.83	5,503.97	6,512.05	6,554.50	5,253.79	6,217.72	6,260.17	5,003.61	5,923.39
284,000	5,769.40	6,824.45	6,867.05	5,518.56	6,529.34	6,571.94	5,267.71	6,234.23	6,276.83	5,016.87	5,939.12
285,000	5,784.65	6,842.52	6,885.27	5,533.14	6,546.63	6,589.38	5,281.64	6,250.74	6,293.49	5,030.13	5,954.85
286,000	5,799.90	6,860.59	6,903.49	5,547.73	6,563.92	6,606.82	5,295.56	6,267.25	6,310.15	5,043.39	5,970.58
287,000	5,815.15	6,878.66	6,921.71	5,562.32	6,581.21	6,624.26	5,309.48	6,283.76	6,326.81	5,056.65	5,986.31
288,000	5,830.40	6,896.73	6,939.93	5,576.90	6,598.50	6,641.70	5,323.41	6,300.27	6,343.47	5,069.91	6,002.04
289,000	5,845.65	6,914.80	6,958.15	5,591.49	6,615.79	6,659.14	5,337.33	6,316.78	6,360.13	5,083.17	6,017.77
290,000	5,860.89	6,932.87	6,976.37	5,606.07	6,633.08	6,676.58	5,351.25	6,333.29	6,376.79	5,096.43	6,033.50
291,000	5,876.14	6,950.94	6,994.59	5,620.66	6,650.37	6,694.02	5,365.17	6,349.80	6,393.45	5,109.69	6,049.23
292,000	5,891.39	6,969.01	7,012.81	5,635.25	6,667.66	6,711.46	5,379.10	6,366.31	6,410.11	5,122.95	6,064.96
293,000	5,906.64	6,987.08	7,031.03	5,649.83	6,684.95	6,728.90	5,393.02	6,382.82	6,426.77	5,136.21	6,080.69
294,000	5,921.89	7,005.15	7,049.25	5,664.42	6,702.24	6,746.34	5,406.94	6,399.33	6,443.43	5,149.47	6,096.42
295,000	5,937.14	7,023.22	7,067.47	5,679.00	6,719.53	6,763.78	5,420.87	6,415.84	6,460.09	5,162.73	6,112.15

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
296,000	5,952.39	7,041.29	7,085.69	5,693.59	6,736.82	6,781.22	5,434.79	6,432.35	6,476.75	5,175.99	6,127.88
297,000	5,967.64	7,059.36	7,103.91	5,708.18	6,754.11	6,798.66	5,448.71	6,448.86	6,493.41	5,189.25	6,143.61
298,000	5,982.89	7,077.43	7,122.13	5,722.76	6,771.40	6,816.10	5,462.64	6,465.37	6,510.07	5,202.51	6,159.34
299,000	5,998.14	7,095.50	7,140.35	5,737.35	6,788.69	6,833.54	5,476.56	6,481.88	6,526.73	5,215.77	6,175.07
300,000	6,013.38	7,113.57	7,158.57	5,751.93	6,805.98	6,850.98	5,490.48	6,498.39	6,543.39	5,229.03	6,190.80
301,000	6,028.63	7,131.64	7,176.79	5,766.52	6,823.27	6,868.42	5,504.40	6,514.90	6,560.05	5,242.29	6,206.53
302,000	6,043.88	7,149.71	7,195.01	5,781.11	6,840.56	6,885.86	5,518.33	6,531.41	6,576.71	5,255.55	6,222.26
303,000	6,059.13	7,167.78	7,213.23	5,795.69	6,857.85	6,903.30	5,532.25	6,547.92	6,593.37	5,268.81	6,237.99
304,000	6,074.38	7,185.85	7,231.45	5,810.28	6,875.14	6,920.74	5,546.17	6,564.43	6,610.03	5,282.07	6,253.72
305,000	6,089.63	7,203.92	7,249.67	5,824.86	6,892.43	6,938.18	5,560.10	6,580.94	6,626.69	5,295.33	6,269.45
306,000	6,104.88	7,221.99	7,267.89	5,839.45	6,909.72	6,955.62	5,574.02	6,597.45	6,643.35	5,308.59	6,285.18
307,000	6,120.13	7,240.06	7,286.11	5,854.04	6,927.01	6,973.06	5,587.94	6,613.96	6,660.01	5,321.85	6,300.91
308,000	6,135.38	7,258.13	7,304.33	5,868.62	6,944.30	6,990.50	5,601.87	6,630.47	6,676.67	5,335.11	6,316.64
309,000	6,150.63	7,276.20	7,322.55	5,883.21	6,961.59	7,007.94	5,615.79	6,646.98	6,693.33	5,348.37	6,332.37
310,000	6,165.87	7,294.27	7,340.77	5,897.79	6,978.88	7,025.38	5,629.71	6,663.49	6,709.99	5,361.63	6,348.10
311,000	6,181.12	7,312.34	7,358.99	5,912.38	6,996.17	7,042.82	5,643.63	6,680.00	6,726.65	5,374.89	6,363.83
312,000	6,196.37	7,330.41	7,377.21	5,926.97	7,013.46	7,060.26	5,657.56	6,696.51	6,743.31	5,388.15	6,379.56
313,000	6,211.62	7,348.48	7,395.43	5,941.55	7,030.75	7,077.70	5,671.48	6,713.02	6,759.97	5,401.41	6,395.29
314,000	6,226.87	7,366.55	7,413.65	5,956.14	7,048.04	7,095.14	5,685.40	6,729.53	6,776.63	5,414.67	6,411.02
315,000	6,242.12	7,384.62	7,431.87	5,970.72	7,065.33	7,112.58	5,699.33	6,746.04	6,793.29	5,427.93	6,426.75
316,000	6,257.37	7,402.69	7,450.09	5,985.31	7,082.62	7,130.02	5,713.25	6,762.55	6,809.95	5,441.19	6,442.48
317,000	6,272.62	7,420.76	7,468.31	5,999.90	7,099.91	7,147.46	5,727.17	6,779.06	6,826.61	5,454.45	6,458.21
318,000	6,287.87	7,438.83	7,486.53	6,014.48	7,117.20	7,164.90	5,741.10	6,795.57	6,843.27	5,467.71	6,473.94
319,000	6,303.12	7,456.90	7,504.75	6,029.07	7,134.49	7,182.34	5,755.02	6,812.08	6,859.93	5,480.97	6,489.67
320,000	6,318.36	7,474.97	7,522.97	6,043.65	7,151.78	7,199.78	5,768.94	6,828.59	6,876.59	5,494.23	6,505.40
321,000	6,333.61	7,493.04	7,541.19	6,058.24	7,169.07	7,217.22	5,782.86	6,845.10	6,893.25	5,507.49	6,521.13
322,000	6,348.86	7,511.11	7,559.41	6,072.83	7,186.36	7,234.66	5,796.79	6,861.61	6,909.91	5,520.75	6,536.86
323,000	6,364.11	7,529.18	7,577.63	6,087.41	7,203.65	7,252.10	5,810.71	6,878.12	6,926.57	5,534.01	6,552.59
324,000	6,379.36	7,547.25	7,595.85	6,102.00	7,220.94	7,269.54	5,824.63	6,894.63	6,943.23	5,547.27	6,568.32
325,000	6,394.61	7,565.32	7,614.07	6,116.58	7,238.23	7,286.98	5,838.56	6,911.14	6,959.89	5,560.53	6,584.05
326,000	6,409.86	7,583.39	7,632.29	6,131.17	7,255.52	7,304.42	5,852.48	6,927.65	6,976.55	5,573.79	6,599.78
327,000	6,425.11	7,601.46	7,650.51	6,145.76	7,272.81	7,321.86	5,866.40	6,944.16	6,993.21	5,587.05	6,615.51
328,000	6,440.36	7,619.53	7,668.73	6,160.34	7,290.10	7,339.30	5,880.33	6,960.67	7,009.87	5,600.31	6,631.24
329,000	6,455.61	7,637.60	7,686.95	6,174.93	7,307.39	7,356.74	5,894.25	6,977.18	7,026.53	5,613.57	6,646.97
330,000	6,470.85	7,655.67	7,705.17	6,189.51	7,324.68	7,374.18	5,908.17	6,993.69	7,043.19	5,626.83	6,662.70

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
331,000	6,486.10	7,673.74	7,723.39	6,204.10	7,341.97	7,391.62	5,922.09	7,010.20	7,059.85	5,640.09	6,678.43
332,000	6,501.35	7,691.81	7,741.61	6,218.69	7,359.26	7,409.06	5,936.02	7,026.71	7,076.51	5,653.35	6,694.16
333,000	6,516.60	7,709.88	7,759.83	6,233.27	7,376.55	7,426.50	5,949.94	7,043.22	7,093.17	5,666.61	6,709.89
334,000	6,531.85	7,727.95	7,778.05	6,247.86	7,393.84	7,443.94	5,963.86	7,059.73	7,109.83	5,679.87	6,725.62
335,000	6,547.10	7,746.02	7,796.27	6,262.44	7,411.13	7,461.38	5,977.79	7,076.24	7,126.49	5,693.13	6,741.35
336,000	6,562.35	7,764.09	7,814.49	6,277.03	7,428.42	7,478.82	5,991.71	7,092.75	7,143.15	5,706.39	6,757.08
337,000	6,577.60	7,782.16	7,832.71	6,291.62	7,445.71	7,496.26	6,005.63	7,109.26	7,159.81	5,719.65	6,772.81
338,000	6,592.85	7,800.23	7,850.93	6,306.20	7,463.00	7,513.70	6,019.56	7,125.77	7,176.47	5,732.91	6,788.54
339,000	6,608.10	7,818.30	7,869.15	6,320.79	7,480.29	7,531.14	6,033.48	7,142.28	7,193.13	5,746.17	6,804.27
340,000	6,623.34	7,836.37	7,887.37	6,335.37	7,497.58	7,548.58	6,047.40	7,158.79	7,209.79	5,759.43	6,820.00
341,000	6,638.59	7,854.44	7,905.59	6,349.96	7,514.87	7,566.02	6,061.32	7,175.30	7,226.45	5,772.69	6,835.73
342,000	6,653.84	7,872.51	7,923.81	6,364.55	7,532.16	7,583.46	6,075.25	7,191.81	7,243.11	5,785.95	6,851.46
343,000	6,669.09	7,890.58	7,942.03	6,379.13	7,549.45	7,600.90	6,089.17	7,208.32	7,259.77	5,799.21	6,867.19
344,000	6,684.34	7,908.65	7,960.25	6,393.72	7,566.74	7,618.34	6,103.09	7,224.83	7,276.43	5,812.47	6,882.92
345,000	6,699.59	7,926.72	7,978.47	6,408.30	7,584.03	7,635.78	6,117.02	7,241.34	7,293.09	5,825.73	6,898.65
346,000	6,714.84	7,944.79	7,996.69	6,422.89	7,601.32	7,653.22	6,130.94	7,257.85	7,309.75	5,838.99	6,914.38
347,000	6,730.09	7,962.86	8,014.91	6,437.48	7,618.61	7,670.66	6,144.86	7,274.36	7,326.41	5,852.25	6,930.11
348,000	6,745.34	7,980.93	8,033.13	6,452.06	7,635.90	7,688.10	6,158.79	7,290.87	7,343.07	5,865.51	6,945.84
349,000	6,760.59	7,999.00	8,051.35	6,466.65	7,653.19	7,705.54	6,172.71	7,307.38	7,359.73	5,878.77	6,961.57
350,000	6,775.83	8,017.07	8,069.57	6,481.23	7,670.48	7,722.98	6,186.63	7,323.89	7,376.39	5,892.03	6,977.30
351,000	6,791.08	8,035.14	8,087.79	6,495.82	7,687.77	7,740.42	6,200.55	7,340.40	7,393.05	5,905.29	6,993.03
352,000	6,806.33	8,053.21	8,106.01	6,510.41	7,705.06	7,757.86	6,214.48	7,356.91	7,409.71	5,918.55	7,008.76
353,000	6,821.58	8,071.28	8,124.23	6,524.99	7,722.35	7,775.30	6,228.40	7,373.42	7,426.37	5,931.81	7,024.49
354,000	6,836.83	8,089.35	8,142.45	6,539.58	7,739.64	7,792.74	6,242.32	7,389.93	7,443.03	5,945.07	7,040.22
355,000	6,852.08	8,107.42	8,160.67	6,554.16	7,756.93	7,810.18	6,256.25	7,406.44	7,459.69	5,958.33	7,055.95
356,000	6,867.33	8,125.49	8,178.89	6,568.75	7,774.22	7,827.62	6,270.17	7,422.95	7,476.35	5,971.59	7,071.68
357,000	6,882.58	8,143.56	8,197.11	6,583.34	7,791.51	7,845.06	6,284.09	7,439.46	7,493.01	5,984.85	7,087.41
358,000	6,897.83	8,161.63	8,215.33	6,597.92	7,808.80	7,862.50	6,298.02	7,455.97	7,509.67	5,998.11	7,103.14
359,000	6,913.08	8,179.70	8,233.55	6,612.51	7,826.09	7,879.94	6,311.94	7,472.48	7,526.33	6,011.37	7,118.87
360,000	6,928.32	8,197.77	8,251.77	6,627.09	7,843.38	7,897.38	6,325.86	7,488.99	7,542.99	6,024.63	7,134.60
361,000	6,943.57	8,215.84	8,269.99	6,641.68	7,860.67	7,914.82	6,339.78	7,505.50	7,559.65	6,037.89	7,150.33
362,000	6,958.82	8,233.91	8,288.21	6,656.27	7,877.96	7,932.26	6,353.71	7,522.01	7,576.31	6,051.15	7,166.06
363,000	6,974.07	8,251.98	8,306.43	6,670.85	7,895.25	7,949.70	6,367.63	7,538.52	7,592.97	6,064.41	7,181.79
364,000	6,989.32	8,270.05	8,324.65	6,685.44	7,912.54	7,967.14	6,381.55	7,555.03	7,609.63	6,077.67	7,197.52
365,000	7,004.57	8,288.12	8,342.87	6,700.02	7,929.83	7,984.58	6,395.48	7,571.54	7,626.29	6,090.93	7,213.25

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
366,000	7,019.82	8,306.19	8,361.09	6,714.61	7,947.12	8,002.02	6,409.40	7,588.05	7,642.95	6,104.19	7,228.98
367,000	7,035.07	8,324.26	8,379.31	6,729.20	7,964.41	8,019.46	6,423.32	7,604.56	7,659.61	6,117.45	7,244.71
368,000	7,050.32	8,342.33	8,397.53	6,743.78	7,981.70	8,036.90	6,437.25	7,621.07	7,676.27	6,130.71	7,260.44
369,000	7,065.57	8,360.40	8,415.75	6,758.37	7,998.99	8,054.34	6,451.17	7,637.58	7,692.93	6,143.97	7,276.17
370,000	7,080.81	8,378.47	8,433.97	6,772.95	8,016.28	8,071.78	6,465.09	7,654.09	7,709.59	6,157.23	7,291.90
371,000	7,096.06	8,396.54	8,452.19	6,787.54	8,033.57	8,089.22	6,479.01	7,670.60	7,726.25	6,170.49	7,307.63
372,000	7,111.31	8,414.61	8,470.41	6,802.13	8,050.86	8,106.66	6,492.94	7,687.11	7,742.91	6,183.75	7,323.36
373,000	7,126.56	8,432.68	8,488.63	6,816.71	8,068.15	8,124.10	6,506.86	7,703.62	7,759.57	6,197.01	7,339.09
374,000	7,141.81	8,450.75	8,506.85	6,831.30	8,085.44	8,141.54	6,520.78	7,720.13	7,776.23	6,210.27	7,354.82
375,000	7,157.06	8,468.82	8,525.07	6,845.88	8,102.73	8,158.98	6,534.71	7,736.64	7,792.89	6,223.53	7,370.55
376,000	7,172.31	8,486.89	8,543.29	6,860.47	8,120.02	8,176.42	6,548.63	7,753.15	7,809.55	6,236.79	7,386.28
377,000	7,187.56	8,504.96	8,561.51	6,875.06	8,137.31	8,193.86	6,562.55	7,769.66	7,826.21	6,250.05	7,402.01
378,000	7,202.81	8,523.03	8,579.73	6,889.64	8,154.60	8,211.30	6,576.48	7,786.17	7,842.87	6,263.31	7,417.74
379,000	7,218.06	8,541.10	8,597.95	6,904.23	8,171.89	8,228.74	6,590.40	7,802.68	7,859.53	6,276.57	7,433.47
380,000	7,233.30	8,559.17	8,616.17	6,918.81	8,189.18	8,246.18	6,604.32	7,819.19	7,876.19	6,289.83	7,449.20
381,000	7,248.55	8,577.24	8,634.39	6,933.40	8,206.47	8,263.62	6,618.24	7,835.70	7,892.85	6,303.09	7,464.93
382,000	7,263.80	8,595.31	8,652.61	6,947.99	8,223.76	8,281.06	6,632.17	7,852.21	7,909.51	6,316.35	7,480.66
383,000	7,279.05	8,613.38	8,670.83	6,962.57	8,241.05	8,298.50	6,646.09	7,868.72	7,926.17	6,329.61	7,496.39
384,000	7,294.30	8,631.45	8,689.05	6,977.16	8,258.34	8,315.94	6,660.01	7,885.23	7,942.83	6,342.87	7,512.12
385,000	7,309.55	8,649.52	8,707.27	6,991.74	8,275.63	8,333.38	6,673.94	7,901.74	7,959.49	6,356.13	7,527.85
386,000	7,324.80	8,667.59	8,725.49	7,006.33	8,292.92	8,350.82	6,687.86	7,918.25	7,976.15	6,369.39	7,543.58
387,000	7,340.05	8,685.66	8,743.71	7,020.92	8,310.21	8,368.26	6,701.78	7,934.76	7,992.81	6,382.65	7,559.31
388,000	7,355.30	8,703.73	8,761.93	7,035.50	8,327.50	8,385.70	6,715.71	7,951.27	8,009.47	6,395.91	7,575.04
389,000	7,370.55	8,721.80	8,780.15	7,050.09	8,344.79	8,403.14	6,729.63	7,967.78	8,026.13	6,409.17	7,590.77
390,000	7,385.79	8,739.87	8,798.37	7,064.67	8,362.08	8,420.58	6,743.55	7,984.29	8,042.79	6,422.43	7,606.50
391,000	7,401.04	8,757.94	8,816.59	7,079.26	8,379.37	8,438.02	6,757.47	8,000.80	8,059.45	6,435.69	7,622.23
392,000	7,416.29	8,776.01	8,834.81	7,093.85	8,396.66	8,455.46	6,771.40	8,017.31	8,076.11	6,448.95	7,637.96
393,000	7,431.54	8,794.08	8,853.03	7,108.43	8,413.95	8,472.90	6,785.32	8,033.82	8,092.77	6,462.21	7,653.69
394,000	7,446.79	8,812.15	8,871.25	7,123.02	8,431.24	8,490.34	6,799.24	8,050.33	8,109.43	6,475.47	7,669.42
395,000	7,462.04	8,830.22	8,889.47	7,137.60	8,448.53	8,507.78	6,813.17	8,066.84	8,126.09	6,488.73	7,685.15
396,000	7,477.29	8,848.29	8,907.69	7,152.19	8,465.82	8,525.22	6,827.09	8,083.35	8,142.75	6,501.99	7,700.88
397,000	7,492.54	8,866.36	8,925.91	7,166.78	8,483.11	8,542.66	6,841.01	8,099.86	8,159.41	6,515.25	7,716.61
398,000	7,507.79	8,884.43	8,944.13	7,181.36	8,500.40	8,560.10	6,854.94	8,116.37	8,176.07	6,528.51	7,732.34
399,000	7,523.04	8,902.50	8,962.35	7,195.95	8,517.69	8,577.54	6,868.86	8,132.88	8,192.73	6,541.77	7,748.07
400,000	7,538.28	8,920.57	8,980.57	7,210.53	8,534.98	8,594.98	6,882.78	8,149.39	8,209.39	6,555.03	7,763.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
401,000	7,553.53	8,938.64	8,998.79	7,225.12	8,552.27	8,612.42	6,896.70	8,165.90	8,226.05	6,568.29	7,779.53
402,000	7,568.78	8,956.71	9,017.01	7,239.71	8,569.56	8,629.86	6,910.63	8,182.41	8,242.71	6,581.55	7,795.26
403,000	7,584.03	8,974.78	9,035.23	7,254.29	8,586.85	8,647.30	6,924.55	8,198.92	8,259.37	6,594.81	7,810.99
404,000	7,599.28	8,992.85	9,053.45	7,268.88	8,604.14	8,664.74	6,938.47	8,215.43	8,276.03	6,608.07	7,826.72
405,000	7,614.53	9,010.92	9,071.67	7,283.46	8,621.43	8,682.18	6,952.40	8,231.94	8,292.69	6,621.33	7,842.45
406,000	7,629.78	9,028.99	9,089.89	7,298.05	8,638.72	8,699.62	6,966.32	8,248.45	8,309.35	6,634.59	7,858.18
407,000	7,645.03	9,047.06	9,108.11	7,312.64	8,656.01	8,717.06	6,980.24	8,264.96	8,326.01	6,647.85	7,873.91
408,000	7,660.28	9,065.13	9,126.33	7,327.22	8,673.30	8,734.50	6,994.17	8,281.47	8,342.67	6,661.11	7,889.64
409,000	7,675.53	9,083.20	9,144.55	7,341.81	8,690.59	8,751.94	7,008.09	8,297.98	8,359.33	6,674.37	7,905.37
410,000	7,690.77	9,101.27	9,162.77	7,356.39	8,707.88	8,769.38	7,022.01	8,314.49	8,375.99	6,687.63	7,921.10
411,000	7,706.02	9,119.34	9,180.99	7,370.98	8,725.17	8,786.82	7,035.93	8,331.00	8,392.65	6,700.89	7,936.83
412,000	7,721.27	9,137.41	9,199.21	7,385.57	8,742.46	8,804.26	7,049.86	8,347.51	8,409.31	6,714.15	7,952.56
413,000	7,736.52	9,155.48	9,217.43	7,400.15	8,759.75	8,821.70	7,063.78	8,364.02	8,425.97	6,727.41	7,968.29
414,000	7,751.77	9,173.55	9,235.65	7,414.74	8,777.04	8,839.14	7,077.70	8,380.53	8,442.63	6,740.67	7,984.02
415,000	7,767.02	9,191.62	9,253.87	7,429.32	8,794.33	8,856.58	7,091.63	8,397.04	8,459.29	6,753.93	7,999.75
416,000	7,782.27	9,209.69	9,272.09	7,443.91	8,811.62	8,874.02	7,105.55	8,413.55	8,475.95	6,767.19	8,015.48
417,000	7,797.52	9,227.76	9,290.31	7,458.50	8,828.91	8,891.46	7,119.47	8,430.06	8,492.61	6,780.45	8,031.21
418,000	7,812.77	9,245.83	9,308.53	7,473.08	8,846.20	8,908.90	7,133.40	8,446.57	8,509.27	6,793.71	8,046.94
419,000	7,828.02	9,263.90	9,326.75	7,487.67	8,863.49	8,926.34	7,147.32	8,463.08	8,525.93	6,806.97	8,062.67
420,000	7,843.26	9,281.97	9,344.97	7,502.25	8,880.78	8,943.78	7,161.24	8,479.59	8,542.59	6,820.23	8,078.40
421,000	7,858.51	9,300.04	9,363.19	7,516.84	8,898.07	8,961.22	7,175.16	8,496.10	8,559.25	6,833.49	8,094.13
422,000	7,873.76	9,318.11	9,381.41	7,531.43	8,915.36	8,978.66	7,189.09	8,512.61	8,575.91	6,846.75	8,109.86
423,000	7,889.01	9,336.18	9,399.63	7,546.01	8,932.65	8,996.10	7,203.01	8,529.12	8,592.57	6,860.01	8,125.59
424,000	7,904.26	9,354.25	9,417.85	7,560.60	8,949.94	9,013.54	7,216.93	8,545.63	8,609.23	6,873.27	8,141.32
425,000	7,919.51	9,372.32	9,436.07	7,575.18	8,967.23	9,030.98	7,230.86	8,562.14	8,625.89	6,886.53	8,157.05
426,000	7,934.76	9,390.39	9,454.29	7,589.77	8,984.52	9,048.42	7,244.78	8,578.65	8,642.55	6,899.79	8,172.78
427,000	7,950.01	9,408.46	9,472.51	7,604.36	9,001.81	9,065.86	7,258.70	8,595.16	8,659.21	6,913.05	8,188.51
428,000	7,965.26	9,426.53	9,490.73	7,618.94	9,019.10	9,083.30	7,272.63	8,611.67	8,675.87	6,926.31	8,204.24
429,000	7,980.51	9,444.60	9,508.95	7,633.53	9,036.39	9,100.74	7,286.55	8,628.18	8,692.53	6,939.57	8,219.97
430,000	7,995.75	9,462.67	9,527.17	7,648.11	9,053.68	9,118.18	7,300.47	8,644.69	8,709.19	6,952.83	8,235.70
431,000	8,011.00	9,480.74	9,545.39	7,662.70	9,070.97	9,135.62	7,314.39	8,661.20	8,725.85	6,966.09	8,251.43
432,000	8,026.25	9,498.81	9,563.61	7,677.29	9,088.26	9,153.06	7,328.32	8,677.71	8,742.51	6,979.35	8,267.16
433,000	8,041.50	9,516.88	9,581.83	7,691.87	9,105.55	9,170.50	7,342.24	8,694.22	8,759.17	6,992.61	8,282.89
434,000	8,056.75	9,534.95	9,600.05	7,706.46	9,122.84	9,187.94	7,356.16	8,710.73	8,775.83	7,005.87	8,298.62
435,000	8,072.00	9,553.02	9,618.27	7,721.04	9,140.13	9,205.38	7,370.09	8,727.24	8,792.49	7,019.13	8,314.35

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
436,000	8,087.25	9,571.09	9,636.49	7,735.63	9,157.42	9,222.82	7,384.01	8,743.75	8,809.15	7,032.39	8,330.08
437,000	8,102.50	9,589.16	9,654.71	7,750.22	9,174.71	9,240.26	7,397.93	8,760.26	8,825.81	7,045.65	8,345.81
438,000	8,117.75	9,607.23	9,672.93	7,764.80	9,192.00	9,257.70	7,411.86	8,776.77	8,842.47	7,058.91	8,361.54
439,000	8,133.00	9,625.30	9,691.15	7,779.39	9,209.29	9,275.14	7,425.78	8,793.28	8,859.13	7,072.17	8,377.27
440,000	8,148.24	9,643.37	9,709.37	7,793.97	9,226.58	9,292.58	7,439.70	8,809.79	8,875.79	7,085.43	8,393.00
441,000	8,163.49	9,661.44	9,727.59	7,808.56	9,243.87	9,310.02	7,453.62	8,826.30	8,892.45	7,098.69	8,408.73
442,000	8,178.74	9,679.51	9,745.81	7,823.15	9,261.16	9,327.46	7,467.55	8,842.81	8,909.11	7,111.95	8,424.46
443,000	8,193.99	9,697.58	9,764.03	7,837.73	9,278.45	9,344.90	7,481.47	8,859.32	8,925.77	7,125.21	8,440.19
444,000	8,209.24	9,715.65	9,782.25	7,852.32	9,295.74	9,362.34	7,495.39	8,875.83	8,942.43	7,138.47	8,455.92
445,000	8,224.49	9,733.72	9,800.47	7,866.90	9,313.03	9,379.78	7,509.32	8,892.34	8,959.09	7,151.73	8,471.65
446,000	8,239.74	9,751.79	9,818.69	7,881.49	9,330.32	9,397.22	7,523.24	8,908.85	8,975.75	7,164.99	8,487.38
447,000	8,254.99	9,769.86	9,836.91	7,896.08	9,347.61	9,414.66	7,537.16	8,925.36	8,992.41	7,178.25	8,503.11
448,000	8,270.24	9,787.93	9,855.13	7,910.66	9,364.90	9,432.10	7,551.09	8,941.87	9,009.07	7,191.51	8,518.84
449,000	8,285.49	9,806.00	9,873.35	7,925.25	9,382.19	9,449.54	7,565.01	8,958.38	9,025.73	7,204.77	8,534.57
450,000	8,300.73	9,824.07	9,891.57	7,939.83	9,399.48	9,466.98	7,578.93	8,974.89	9,042.39	7,218.03	8,550.30
451,000	8,315.98	9,842.14	9,909.79	7,954.42	9,416.77	9,484.42	7,592.85	8,991.40	9,059.05	7,231.29	8,566.03
452,000	8,331.23	9,860.21	9,928.01	7,969.01	9,434.06	9,501.86	7,606.78	9,007.91	9,075.71	7,244.55	8,581.76
453,000	8,346.48	9,878.28	9,946.23	7,983.59	9,451.35	9,519.30	7,620.70	9,024.42	9,092.37	7,257.81	8,597.49
454,000	8,361.73	9,896.35	9,964.45	7,998.18	9,468.64	9,536.74	7,634.62	9,040.93	9,109.03	7,271.07	8,613.22
455,000	8,376.98	9,914.42	9,982.67	8,012.76	9,485.93	9,554.18	7,648.55	9,057.44	9,125.69	7,284.33	8,628.95
456,000	8,392.23	9,932.49	10,000.89	8,027.35	9,503.22	9,571.62	7,662.47	9,073.95	9,142.35	7,297.59	8,644.68
457,000	8,407.48	9,950.56	10,019.11	8,041.94	9,520.51	9,589.06	7,676.39	9,090.46	9,159.01	7,310.85	8,660.41
458,000	8,422.73	9,968.63	10,037.33	8,056.52	9,537.80	9,606.50	7,690.32	9,106.97	9,175.67	7,324.11	8,676.14
459,000	8,437.98	9,986.70	10,055.55	8,071.11	9,555.09	9,623.94	7,704.24	9,123.48	9,192.33	7,337.37	8,691.87
460,000	8,453.22	10,004.77	10,073.77	8,085.69	9,572.38	9,641.38	7,718.16	9,139.99	9,208.99	7,350.63	8,707.60
461,000	8,468.47	10,022.84	10,091.99	8,100.28	9,589.67	9,658.82	7,732.08	9,156.50	9,225.65	7,363.89	8,723.33
462,000	8,483.72	10,040.91	10,110.21	8,114.87	9,606.96	9,676.26	7,746.01	9,173.01	9,242.31	7,377.15	8,739.06
463,000	8,498.97	10,058.98	10,128.43	8,129.45	9,624.25	9,693.70	7,759.93	9,189.52	9,258.97	7,390.41	8,754.79
464,000	8,514.22	10,077.05	10,146.65	8,144.04	9,641.54	9,711.14	7,773.85	9,206.03	9,275.63	7,403.67	8,770.52
465,000	8,529.47	10,095.12	10,164.87	8,158.62	9,658.83	9,728.58	7,787.78	9,222.54	9,292.29	7,416.93	8,786.25
466,000	8,544.72	10,113.19	10,183.09	8,173.21	9,676.12	9,746.02	7,801.70	9,239.05	9,308.95	7,430.19	8,801.98
467,000	8,559.97	10,131.26	10,201.31	8,187.80	9,693.41	9,763.46	7,815.62	9,255.56	9,325.61	7,443.45	8,817.71
468,000	8,575.22	10,149.33	10,219.53	8,202.38	9,710.70	9,780.90	7,829.55	9,272.07	9,342.27	7,456.71	8,833.44
469,000	8,590.47	10,167.40	10,237.75	8,216.97	9,727.99	9,798.34	7,843.47	9,288.58	9,358.93	7,469.97	8,849.17
470,000	8,605.71	10,185.47	10,255.97	8,231.55	9,745.28	9,815.78	7,857.39	9,305.09	9,375.59	7,483.23	8,864.90

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
471,000	8,620.96	10,203.54	10,274.19	8,246.14	9,762.57	9,833.22	7,871.31	9,321.60	9,392.25	7,496.49	8,880.63
472,000	8,636.21	10,221.61	10,292.41	8,260.73	9,779.86	9,850.66	7,885.24	9,338.11	9,408.91	7,509.75	8,896.36
473,000	8,651.46	10,239.68	10,310.63	8,275.31	9,797.15	9,868.10	7,899.16	9,354.62	9,425.57	7,523.01	8,912.09
474,000	8,666.71	10,257.75	10,328.85	8,289.90	9,814.44	9,885.54	7,913.08	9,371.13	9,442.23	7,536.27	8,927.82
475,000	8,681.96	10,275.82	10,347.07	8,304.48	9,831.73	9,902.98	7,927.01	9,387.64	9,458.89	7,549.53	8,943.55
476,000	8,697.21	10,293.89	10,365.29	8,319.07	9,849.02	9,920.42	7,940.93	9,404.15	9,475.55	7,562.79	8,959.28
477,000	8,712.46	10,311.96	10,383.51	8,333.66	9,866.31	9,937.86	7,954.85	9,420.66	9,492.21	7,576.05	8,975.01
478,000	8,727.71	10,330.03	10,401.73	8,348.24	9,883.60	9,955.30	7,968.78	9,437.17	9,508.87	7,589.31	8,990.74
479,000	8,742.96	10,348.10	10,419.95	8,362.83	9,900.89	9,972.74	7,982.70	9,453.68	9,525.53	7,602.57	9,006.47
480,000	8,758.20	10,366.17	10,438.17	8,377.41	9,918.18	9,990.18	7,996.62	9,470.19	9,542.19	7,615.83	9,022.20
481,000	8,773.45	10,384.24	10,456.39	8,392.00	9,935.47	10,007.62	8,010.54	9,486.70	9,558.85	7,629.09	9,037.93
482,000	8,788.70	10,402.31	10,474.61	8,406.59	9,952.76	10,025.06	8,024.47	9,503.21	9,575.51	7,642.35	9,053.66
483,000	8,803.95	10,420.38	10,492.83	8,421.17	9,970.05	10,042.50	8,038.39	9,519.72	9,592.17	7,655.61	9,069.39
484,000	8,819.20	10,438.45	10,511.05	8,435.76	9,987.34	10,059.94	8,052.31	9,536.23	9,608.83	7,668.87	9,085.12
485,000	8,834.45	10,456.52	10,529.27	8,450.34	10,004.63	10,077.38	8,066.24	9,552.74	9,625.49	7,682.13	9,100.85
486,000	8,849.70	10,474.59	10,547.49	8,464.93	10,021.92	10,094.82	8,080.16	9,569.25	9,642.15	7,695.39	9,116.58
487,000	8,864.95	10,492.66	10,565.71	8,479.52	10,039.21	10,112.26	8,094.08	9,585.76	9,658.81	7,708.65	9,132.31
488,000	8,880.20	10,510.73	10,583.93	8,494.10	10,056.50	10,129.70	8,108.01	9,602.27	9,675.47	7,721.91	9,148.04
489,000	8,895.45	10,528.80	10,602.15	8,508.69	10,073.79	10,147.14	8,121.93	9,618.78	9,692.13	7,735.17	9,163.77
490,000	8,910.69	10,546.87	10,620.37	8,523.27	10,091.08	10,164.58	8,135.85	9,635.29	9,708.79	7,748.43	9,179.50
491,000	8,925.94	10,564.94	10,638.59	8,537.86	10,108.37	10,182.02	8,149.77	9,651.80	9,725.45	7,761.69	9,195.23
492,000	8,941.19	10,583.01	10,656.81	8,552.45	10,125.66	10,199.46	8,163.70	9,668.31	9,742.11	7,774.95	9,210.96
493,000	8,956.44	10,601.08	10,675.03	8,567.03	10,142.95	10,216.90	8,177.62	9,684.82	9,758.77	7,788.21	9,226.69
494,000	8,971.69	10,619.15	10,693.25	8,581.62	10,160.24	10,234.34	8,191.54	9,701.33	9,775.43	7,801.47	9,242.42
495,000	8,986.94	10,637.22	10,711.47	8,596.20	10,177.53	10,251.78	8,205.47	9,717.84	9,792.09	7,814.73	9,258.15
496,000	9,002.19	10,655.29	10,729.69	8,610.79	10,194.82	10,269.22	8,219.39	9,734.35	9,808.75	7,827.99	9,273.88
497,000	9,017.44	10,673.36	10,747.91	8,625.38	10,212.11	10,286.66	8,233.31	9,750.86	9,825.41	7,841.25	9,289.61
498,000	9,032.69	10,691.43	10,766.13	8,639.96	10,229.40	10,304.10	8,247.24	9,767.37	9,842.07	7,854.51	9,305.34
499,000	9,047.94	10,709.50	10,784.35	8,654.55	10,246.69	10,321.54	8,261.16	9,783.88	9,858.73	7,867.77	9,321.07
500,000	9,063.18	10,727.57	10,802.57	8,669.13	10,263.98	10,338.98	8,275.08	9,800.39	9,875.39	7,881.03	9,336.80
501,000	9,078.43	10,745.64	10,820.79	8,683.72	10,281.27	10,356.42	8,289.00	9,816.90	9,892.05	7,894.29	9,352.53
502,000	9,093.68	10,763.71	10,839.01	8,698.31	10,298.56	10,373.86	8,302.93	9,833.41	9,908.71	7,907.55	9,368.26
503,000	9,108.93	10,781.78	10,857.23	8,712.89	10,315.85	10,391.30	8,316.85	9,849.92	9,925.37	7,920.81	9,383.99
504,000	9,124.18	10,799.85	10,875.45	8,727.48	10,333.14	10,408.74	8,330.77	9,866.43	9,942.03	7,934.07	9,399.72
505,000	9,139.43	10,817.92	10,893.67	8,742.06	10,350.43	10,426.18	8,344.70	9,882.94	9,958.69	7,947.33	9,415.45

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check			Including Energy Check Only			Including Disabled Access Check Only			Without Energy & Disabled Acces	
	P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit
		R-Occup.	Others		R-Occup.	Others		R-Occup.	Others		R- Occup.
506,000	9,154.68	10,835.99	10,911.89	8,756.65	10,367.72	10,443.62	8,358.62	9,899.45	9,975.35	7,960.59	9,431.18
507,000	9,169.93	10,854.06	10,930.11	8,771.24	10,385.01	10,461.06	8,372.54	9,915.96	9,992.01	7,973.85	9,446.91
508,000	9,185.18	10,872.13	10,948.33	8,785.82	10,402.30	10,478.50	8,386.47	9,932.47	10,008.67	7,987.11	9,462.64
509,000	9,200.43	10,890.20	10,966.55	8,800.41	10,419.59	10,495.94	8,400.39	9,948.98	10,025.33	8,000.37	9,478.37
510,000	9,215.67	10,908.27	10,984.77	8,814.99	10,436.88	10,513.38	8,414.31	9,965.49	10,041.99	8,013.63	9,494.10
511,000	9,230.92	10,926.34	11,002.99	8,829.58	10,454.17	10,530.82	8,428.23	9,982.00	10,058.65	8,026.89	9,509.83
512,000	9,246.17	10,944.41	11,021.21	8,844.17	10,471.46	10,548.26	8,442.16	9,998.51	10,075.31	8,040.15	9,525.56
513,000	9,261.42	10,962.48	11,039.43	8,858.75	10,488.75	10,565.70	8,456.08	10,015.02	10,091.97	8,053.41	9,541.29
514,000	9,276.67	10,980.55	11,057.65	8,873.34	10,506.04	10,583.14	8,470.00	10,031.53	10,108.63	8,066.67	9,557.02
515,000	9,291.92	10,998.62	11,075.87	8,887.92	10,523.33	10,600.58	8,483.93	10,048.04	10,125.29	8,079.93	9,572.75
516,000	9,307.17	11,016.69	11,094.09	8,902.51	10,540.62	10,618.02	8,497.85	10,064.55	10,141.95	8,093.19	9,588.48
517,000	9,322.42	11,034.76	11,112.31	8,917.10	10,557.91	10,635.46	8,511.77	10,081.06	10,158.61	8,106.45	9,604.21
518,000	9,337.67	11,052.83	11,130.53	8,931.68	10,575.20	10,652.90	8,525.70	10,097.57	10,175.27	8,119.71	9,619.94
519,000	9,352.92	11,070.90	11,148.75	8,946.27	10,592.49	10,670.34	8,539.62	10,114.08	10,191.93	8,132.97	9,635.67
520,000	9,368.16	11,088.97	11,166.97	8,960.85	10,609.78	10,687.78	8,553.54	10,130.59	10,208.59	8,146.23	9,651.40
521,000	9,383.41	11,107.04	11,185.19	8,975.44	10,627.07	10,705.22	8,567.46	10,147.10	10,225.25	8,159.49	9,667.13
522,000	9,398.66	11,125.11	11,203.41	8,990.03	10,644.36	10,722.66	8,581.39	10,163.61	10,241.91	8,172.75	9,682.86
523,000	9,413.91	11,143.18	11,221.63	9,004.61	10,661.65	10,740.10	8,595.31	10,180.12	10,258.57	8,186.01	9,698.59
524,000	9,429.16	11,161.25	11,239.85	9,019.20	10,678.94	10,757.54	8,609.23	10,196.63	10,275.23	8,199.27	9,714.32
525,000	9,444.41	11,179.32	11,258.07	9,033.78	10,696.23	10,774.98	8,623.16	10,213.14	10,291.89	8,212.53	9,730.05
526,000	9,459.66	11,197.39	11,276.29	9,048.37	10,713.52	10,792.42	8,637.08	10,229.65	10,308.55	8,225.79	9,745.78
527,000	9,474.91	11,215.46	11,294.51	9,062.96	10,730.81	10,809.86	8,651.00	10,246.16	10,325.21	8,239.05	9,761.51
528,000	9,490.16	11,233.53	11,312.73	9,077.54	10,748.10	10,827.30	8,664.93	10,262.67	10,341.87	8,252.31	9,777.24
529,000	9,505.41	11,251.60	11,330.95	9,092.13	10,765.39	10,844.74	8,678.85	10,279.18	10,358.53	8,265.57	9,792.97
530,000	9,520.65	11,269.67	11,349.17	9,106.71	10,782.68	10,862.18	8,692.77	10,295.69	10,375.19	8,278.83	9,808.70
531,000	9,535.90	11,287.74	11,367.39	9,121.30	10,799.97	10,879.62	8,706.69	10,312.20	10,391.85	8,292.09	9,824.43
532,000	9,551.15	11,305.81	11,385.61	9,135.89	10,817.26	10,897.06	8,720.62	10,328.71	10,408.51	8,305.35	9,840.16
533,000	9,566.40	11,323.88	11,403.83	9,150.47	10,834.55	10,914.50	8,734.54	10,345.22	10,425.17	8,318.61	9,855.89
534,000	9,581.65	11,341.95	11,422.05	9,165.06	10,851.84	10,931.94	8,748.46	10,361.73	10,441.83	8,331.87	9,871.62
535,000	9,596.90	11,360.02	11,440.27	9,179.64	10,869.13	10,949.38	8,762.39	10,378.24	10,458.49	8,345.13	9,887.35
536,000	9,612.15	11,378.09	11,458.49	9,194.23	10,886.42	10,966.82	8,776.31	10,394.75	10,475.15	8,358.39	9,903.08
537,000	9,627.40	11,396.16	11,476.71	9,208.82	10,903.71	10,984.26	8,790.23	10,411.26	10,491.81	8,371.65	9,918.81
538,000	9,642.65	11,414.23	11,494.93	9,223.40	10,921.00	11,001.70	8,804.16	10,427.77	10,508.47	8,384.91	9,934.54
539,000	9,657.90	11,432.30	11,513.15	9,237.99	10,938.29	11,019.14	8,818.08	10,444.28	10,525.13	8,398.17	9,950.27
540,000	9,673.14	11,450.37	11,531.37	9,252.57	10,955.58	11,036.58	8,832.00	10,460.79	10,541.79	8,411.43	9,966.00

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
541,000	9,688.39	11,468.44	11,549.59	9,267.16	10,972.87	11,054.02	8,845.92	10,477.30	10,558.45	8,424.69	9,981.73
542,000	9,703.64	11,486.51	11,567.81	9,281.75	10,990.16	11,071.46	8,859.85	10,493.81	10,575.11	8,437.95	9,997.46
543,000	9,718.89	11,504.58	11,586.03	9,296.33	11,007.45	11,088.90	8,873.77	10,510.32	10,591.77	8,451.21	10,013.19
544,000	9,734.14	11,522.65	11,604.25	9,310.92	11,024.74	11,106.34	8,887.69	10,526.83	10,608.43	8,464.47	10,028.92
545,000	9,749.39	11,540.72	11,622.47	9,325.50	11,042.03	11,123.78	8,901.62	10,543.34	10,625.09	8,477.73	10,044.65
546,000	9,764.64	11,558.79	11,640.69	9,340.09	11,059.32	11,141.22	8,915.54	10,559.85	10,641.75	8,490.99	10,060.38
547,000	9,779.89	11,576.86	11,658.91	9,354.68	11,076.61	11,158.66	8,929.46	10,576.36	10,658.41	8,504.25	10,076.11
548,000	9,795.14	11,594.93	11,677.13	9,369.26	11,093.90	11,176.10	8,943.39	10,592.87	10,675.07	8,517.51	10,091.84
549,000	9,810.39	11,613.00	11,695.35	9,383.85	11,111.19	11,193.54	8,957.31	10,609.38	10,691.73	8,530.77	10,107.57
550,000	9,825.63	11,631.07	11,713.57	9,398.43	11,128.48	11,210.98	8,971.23	10,625.89	10,708.39	8,544.03	10,123.30
551,000	9,840.88	11,649.14	11,731.79	9,413.02	11,145.77	11,228.42	8,985.15	10,642.40	10,725.05	8,557.29	10,139.03
552,000	9,856.13	11,667.21	11,750.01	9,427.61	11,163.06	11,245.86	8,999.08	10,658.91	10,741.71	8,570.55	10,154.76
553,000	9,871.38	11,685.28	11,768.23	9,442.19	11,180.35	11,263.30	9,013.00	10,675.42	10,758.37	8,583.81	10,170.49
554,000	9,886.63	11,703.35	11,786.45	9,456.78	11,197.64	11,280.74	9,026.92	10,691.93	10,775.03	8,597.07	10,186.22
555,000	9,901.88	11,721.42	11,804.67	9,471.36	11,214.93	11,298.18	9,040.85	10,708.44	10,791.69	8,610.33	10,201.95
556,000	9,917.13	11,739.49	11,822.89	9,485.95	11,232.22	11,315.62	9,054.77	10,724.95	10,808.35	8,623.59	10,217.68
557,000	9,932.38	11,757.56	11,841.11	9,500.54	11,249.51	11,333.06	9,068.69	10,741.46	10,825.01	8,636.85	10,233.41
558,000	9,947.63	11,775.63	11,859.33	9,515.12	11,266.80	11,350.50	9,082.62	10,757.97	10,841.67	8,650.11	10,249.14
559,000	9,962.88	11,793.70	11,877.55	9,529.71	11,284.09	11,367.94	9,096.54	10,774.48	10,858.33	8,663.37	10,264.87
560,000	9,978.12	11,811.77	11,895.77	9,544.29	11,301.38	11,385.38	9,110.46	10,790.99	10,874.99	8,676.63	10,280.60
561,000	9,993.37	11,829.84	11,913.99	9,558.88	11,318.67	11,402.82	9,124.38	10,807.50	10,891.65	8,689.89	10,296.33
562,000	10,008.62	11,847.91	11,932.21	9,573.47	11,335.96	11,420.26	9,138.31	10,824.01	10,908.31	8,703.15	10,312.06
563,000	10,023.87	11,865.98	11,950.43	9,588.05	11,353.25	11,437.70	9,152.23	10,840.52	10,924.97	8,716.41	10,327.79
564,000	10,039.12	11,884.05	11,968.65	9,602.64	11,370.54	11,455.14	9,166.15	10,857.03	10,941.63	8,729.67	10,343.52
565,000	10,054.37	11,902.12	11,986.87	9,617.22	11,387.83	11,472.58	9,180.08	10,873.54	10,958.29	8,742.93	10,359.25
566,000	10,069.62	11,920.19	12,005.09	9,631.81	11,405.12	11,490.02	9,194.00	10,890.05	10,974.95	8,756.19	10,374.98
567,000	10,084.87	11,938.26	12,023.31	9,646.40	11,422.41	11,507.46	9,207.92	10,906.56	10,991.61	8,769.45	10,390.71
568,000	10,100.12	11,956.33	12,041.53	9,660.98	11,439.70	11,524.90	9,221.85	10,923.07	11,008.27	8,782.71	10,406.44
569,000	10,115.37	11,974.40	12,059.75	9,675.57	11,456.99	11,542.34	9,235.77	10,939.58	11,024.93	8,795.97	10,422.17
570,000	10,130.61	11,992.47	12,077.97	9,690.15	11,474.28	11,559.78	9,249.69	10,956.09	11,041.59	8,809.23	10,437.90
571,000	10,145.86	12,010.54	12,096.19	9,704.74	11,491.57	11,577.22	9,263.61	10,972.60	11,058.25	8,822.49	10,453.63
572,000	10,161.11	12,028.61	12,114.41	9,719.33	11,508.86	11,594.66	9,277.54	10,989.11	11,074.91	8,835.75	10,469.36
573,000	10,176.36	12,046.68	12,132.63	9,733.91	11,526.15	11,612.10	9,291.46	11,005.62	11,091.57	8,849.01	10,485.09
574,000	10,191.61	12,064.75	12,150.85	9,748.50	11,543.44	11,629.54	9,305.38	11,022.13	11,108.23	8,862.27	10,500.82
575,000	10,206.86	12,082.82	12,169.07	9,763.08	11,560.73	11,646.98	9,319.31	11,038.64	11,124.89	8,875.53	10,516.55

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
576,000	10,222.11	12,100.89	12,187.29	9,777.67	11,578.02	11,664.42	9,333.23	11,055.15	11,141.55	8,888.79	10,532.28
577,000	10,237.36	12,118.96	12,205.51	9,792.26	11,595.31	11,681.86	9,347.15	11,071.66	11,158.21	8,902.05	10,548.01
578,000	10,252.61	12,137.03	12,223.73	9,806.84	11,612.60	11,699.30	9,361.08	11,088.17	11,174.87	8,915.31	10,563.74
579,000	10,267.86	12,155.10	12,241.95	9,821.43	11,629.89	11,716.74	9,375.00	11,104.68	11,191.53	8,928.57	10,579.47
580,000	10,283.10	12,173.17	12,260.17	9,836.01	11,647.18	11,734.18	9,388.92	11,121.19	11,208.19	8,941.83	10,595.20
581,000	10,298.35	12,191.24	12,278.39	9,850.60	11,664.47	11,751.62	9,402.84	11,137.70	11,224.85	8,955.09	10,610.93
582,000	10,313.60	12,209.31	12,296.61	9,865.19	11,681.76	11,769.06	9,416.77	11,154.21	11,241.51	8,968.35	10,626.66
583,000	10,328.85	12,227.38	12,314.83	9,879.77	11,699.05	11,786.50	9,430.69	11,170.72	11,258.17	8,981.61	10,642.39
584,000	10,344.10	12,245.45	12,333.05	9,894.36	11,716.34	11,803.94	9,444.61	11,187.23	11,274.83	8,994.87	10,658.12
585,000	10,359.35	12,263.52	12,351.27	9,908.94	11,733.63	11,821.38	9,458.54	11,203.74	11,291.49	9,008.13	10,673.85
586,000	10,374.60	12,281.59	12,369.49	9,923.53	11,750.92	11,838.82	9,472.46	11,220.25	11,308.15	9,021.39	10,689.58
587,000	10,389.85	12,299.66	12,387.71	9,938.12	11,768.21	11,856.26	9,486.38	11,236.76	11,324.81	9,034.65	10,705.31
588,000	10,405.10	12,317.73	12,405.93	9,952.70	11,785.50	11,873.70	9,500.31	11,253.27	11,341.47	9,047.91	10,721.04
589,000	10,420.35	12,335.80	12,424.15	9,967.29	11,802.79	11,891.14	9,514.23	11,269.78	11,358.13	9,061.17	10,736.77
590,000	10,435.59	12,353.87	12,442.37	9,981.87	11,820.08	11,908.58	9,528.15	11,286.29	11,374.79	9,074.43	10,752.50
591,000	10,450.84	12,371.94	12,460.59	9,996.46	11,837.37	11,926.02	9,542.07	11,302.80	11,391.45	9,087.69	10,768.23
592,000	10,466.09	12,390.01	12,478.81	10,011.05	11,854.66	11,943.46	9,556.00	11,319.31	11,408.11	9,100.95	10,783.96
593,000	10,481.34	12,408.08	12,497.03	10,025.63	11,871.95	11,960.90	9,569.92	11,335.82	11,424.77	9,114.21	10,799.69
594,000	10,496.59	12,426.15	12,515.25	10,040.22	11,889.24	11,978.34	9,583.84	11,352.33	11,441.43	9,127.47	10,815.42
595,000	10,511.84	12,444.22	12,533.47	10,054.80	11,906.53	11,995.78	9,597.77	11,368.84	11,458.09	9,140.73	10,831.15
596,000	10,527.09	12,462.29	12,551.69	10,069.39	11,923.82	12,013.22	9,611.69	11,385.35	11,474.75	9,153.99	10,846.88
597,000	10,542.34	12,480.36	12,569.91	10,083.98	11,941.11	12,030.66	9,625.61	11,401.86	11,491.41	9,167.25	10,862.61
598,000	10,557.59	12,498.43	12,588.13	10,098.56	11,958.40	12,048.10	9,639.54	11,418.37	11,508.07	9,180.51	10,878.34
599,000	10,572.84	12,516.50	12,606.35	10,113.15	11,975.69	12,065.54	9,653.46	11,434.88	11,524.73	9,193.77	10,894.07
600,000	10,588.08	12,534.57	12,624.57	10,127.73	11,992.98	12,082.98	9,667.38	11,451.39	11,541.39	9,207.03	10,909.80
601,000	10,603.33	12,552.64	12,642.79	10,142.32	12,010.27	12,100.42	9,681.30	11,467.90	11,558.05	9,220.29	10,925.53
602,000	10,618.58	12,570.71	12,661.01	10,156.91	12,027.56	12,117.86	9,695.23	11,484.41	11,574.71	9,233.55	10,941.26
603,000	10,633.83	12,588.78	12,679.23	10,171.49	12,044.85	12,135.30	9,709.15	11,500.92	11,591.37	9,246.81	10,956.99
604,000	10,649.08	12,606.85	12,697.45	10,186.08	12,062.14	12,152.74	9,723.07	11,517.43	11,608.03	9,260.07	10,972.72
605,000	10,664.33	12,624.92	12,715.67	10,200.66	12,079.43	12,170.18	9,737.00	11,533.94	11,624.69	9,273.33	10,988.45
606,000	10,679.58	12,642.99	12,733.89	10,215.25	12,096.72	12,187.62	9,750.92	11,550.45	11,641.35	9,286.59	11,004.18
607,000	10,694.83	12,661.06	12,752.11	10,229.84	12,114.01	12,205.06	9,764.84	11,566.96	11,658.01	9,299.85	11,019.91
608,000	10,710.08	12,679.13	12,770.33	10,244.42	12,131.30	12,222.50	9,778.77	11,583.47	11,674.67	9,313.11	11,035.64
609,000	10,725.33	12,697.20	12,788.55	10,259.01	12,148.59	12,239.94	9,792.69	11,599.98	11,691.33	9,326.37	11,051.37
610,000	10,740.57	12,715.27	12,806.77	10,273.59	12,165.88	12,257.38	9,806.61	11,616.49	11,707.99	9,339.63	11,067.10

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
611,000	10,755.82	12,733.34	12,824.99	10,288.18	12,183.17	12,274.82	9,820.53	11,633.00	11,724.65	9,352.89	11,082.83
612,000	10,771.07	12,751.41	12,843.21	10,302.77	12,200.46	12,292.26	9,834.46	11,649.51	11,741.31	9,366.15	11,098.56
613,000	10,786.32	12,769.48	12,861.43	10,317.35	12,217.75	12,309.70	9,848.38	11,666.02	11,757.97	9,379.41	11,114.29
614,000	10,801.57	12,787.55	12,879.65	10,331.94	12,235.04	12,327.14	9,862.30	11,682.53	11,774.63	9,392.67	11,130.02
615,000	10,816.82	12,805.62	12,897.87	10,346.52	12,252.33	12,344.58	9,876.23	11,699.04	11,791.29	9,405.93	11,145.75
616,000	10,832.07	12,823.69	12,916.09	10,361.11	12,269.62	12,362.02	9,890.15	11,715.55	11,807.95	9,419.19	11,161.48
617,000	10,847.32	12,841.76	12,934.31	10,375.70	12,286.91	12,379.46	9,904.07	11,732.06	11,824.61	9,432.45	11,177.21
618,000	10,862.57	12,859.83	12,952.53	10,390.28	12,304.20	12,396.90	9,918.00	11,748.57	11,841.27	9,445.71	11,192.94
619,000	10,877.82	12,877.90	12,970.75	10,404.87	12,321.49	12,414.34	9,931.92	11,765.08	11,857.93	9,458.97	11,208.67
620,000	10,893.06	12,895.97	12,988.97	10,419.45	12,338.78	12,431.78	9,945.84	11,781.59	11,874.59	9,472.23	11,224.40
621,000	10,908.31	12,914.04	13,007.19	10,434.04	12,356.07	12,449.22	9,959.76	11,798.10	11,891.25	9,485.49	11,240.13
622,000	10,923.56	12,932.11	13,025.41	10,448.63	12,373.36	12,466.66	9,973.69	11,814.61	11,907.91	9,498.75	11,255.86
623,000	10,938.81	12,950.18	13,043.63	10,463.21	12,390.65	12,484.10	9,987.61	11,831.12	11,924.57	9,512.01	11,271.59
624,000	10,954.06	12,968.25	13,061.85	10,477.80	12,407.94	12,501.54	10,001.53	11,847.63	11,941.23	9,525.27	11,287.32
625,000	10,969.31	12,986.32	13,080.07	10,492.38	12,425.23	12,518.98	10,015.46	11,864.14	11,957.89	9,538.53	11,303.05
626,000	10,984.56	13,004.39	13,098.29	10,506.97	12,442.52	12,536.42	10,029.38	11,880.65	11,974.55	9,551.79	11,318.78
627,000	10,999.81	13,022.46	13,116.51	10,521.56	12,459.81	12,553.86	10,043.30	11,897.16	11,991.21	9,565.05	11,334.51
628,000	11,015.06	13,040.53	13,134.73	10,536.14	12,477.10	12,571.30	10,057.23	11,913.67	12,007.87	9,578.31	11,350.24
629,000	11,030.31	13,058.60	13,152.95	10,550.73	12,494.39	12,588.74	10,071.15	11,930.18	12,024.53	9,591.57	11,365.97
630,000	11,045.55	13,076.67	13,171.17	10,565.31	12,511.68	12,606.18	10,085.07	11,946.69	12,041.19	9,604.83	11,381.70
631,000	11,060.80	13,094.74	13,189.39	10,579.90	12,528.97	12,623.62	10,098.99	11,963.20	12,057.85	9,618.09	11,397.43
632,000	11,076.05	13,112.81	13,207.61	10,594.49	12,546.26	12,641.06	10,112.92	11,979.71	12,074.51	9,631.35	11,413.16
633,000	11,091.30	13,130.88	13,225.83	10,609.07	12,563.55	12,658.50	10,126.84	11,996.22	12,091.17	9,644.61	11,428.89
634,000	11,106.55	13,148.95	13,244.05	10,623.66	12,580.84	12,675.94	10,140.76	12,012.73	12,107.83	9,657.87	11,444.62
635,000	11,121.80	13,167.02	13,262.27	10,638.24	12,598.13	12,693.38	10,154.69	12,029.24	12,124.49	9,671.13	11,460.35
636,000	11,137.05	13,185.09	13,280.49	10,652.83	12,615.42	12,710.82	10,168.61	12,045.75	12,141.15	9,684.39	11,476.08
637,000	11,152.30	13,203.16	13,298.71	10,667.42	12,632.71	12,728.26	10,182.53	12,062.26	12,157.81	9,697.65	11,491.81
638,000	11,167.55	13,221.23	13,316.93	10,682.00	12,650.00	12,745.70	10,196.46	12,078.77	12,174.47	9,710.91	11,507.54
639,000	11,182.80	13,239.30	13,335.15	10,696.59	12,667.29	12,763.14	10,210.38	12,095.28	12,191.13	9,724.17	11,523.27
640,000	11,198.04	13,257.37	13,353.37	10,711.17	12,684.58	12,780.58	10,224.30	12,111.79	12,207.79	9,737.43	11,539.00
641,000	11,213.29	13,275.44	13,371.59	10,725.76	12,701.87	12,798.02	10,238.22	12,128.30	12,224.45	9,750.69	11,554.73
642,000	11,228.54	13,293.51	13,389.81	10,740.35	12,719.16	12,815.46	10,252.15	12,144.81	12,241.11	9,763.95	11,570.46
643,000	11,243.79	13,311.58	13,408.03	10,754.93	12,736.45	12,832.90	10,266.07	12,161.32	12,257.77	9,777.21	11,586.19
644,000	11,259.04	13,329.65	13,426.25	10,769.52	12,753.74	12,850.34	10,279.99	12,177.83	12,274.43	9,790.47	11,601.92
645,000	11,274.29	13,347.72	13,444.47	10,784.10	12,771.03	12,867.78	10,293.92	12,194.34	12,291.09	9,803.73	11,617.65

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
646,000	11,289.54	13,365.79	13,462.69	10,798.69	12,788.32	12,885.22	10,307.84	12,210.85	12,307.75	9,816.99	11,633.38
647,000	11,304.79	13,383.86	13,480.91	10,813.28	12,805.61	12,902.66	10,321.76	12,227.36	12,324.41	9,830.25	11,649.11
648,000	11,320.04	13,401.93	13,499.13	10,827.86	12,822.90	12,920.10	10,335.69	12,243.87	12,341.07	9,843.51	11,664.84
649,000	11,335.29	13,420.00	13,517.35	10,842.45	12,840.19	12,937.54	10,349.61	12,260.38	12,357.73	9,856.77	11,680.57
650,000	11,350.53	13,438.07	13,535.57	10,857.03	12,857.48	12,954.98	10,363.53	12,276.89	12,374.39	9,870.03	11,696.30
651,000	11,365.78	13,456.14	13,553.79	10,871.62	12,874.77	12,972.42	10,377.45	12,293.40	12,391.05	9,883.29	11,712.03
652,000	11,381.03	13,474.21	13,572.01	10,886.21	12,892.06	12,989.86	10,391.38	12,309.91	12,407.71	9,896.55	11,727.76
653,000	11,396.28	13,492.28	13,590.23	10,900.79	12,909.35	13,007.30	10,405.30	12,326.42	12,424.37	9,909.81	11,743.49
654,000	11,411.53	13,510.35	13,608.45	10,915.38	12,926.64	13,024.74	10,419.22	12,342.93	12,441.03	9,923.07	11,759.22
655,000	11,426.78	13,528.42	13,626.67	10,929.96	12,943.93	13,042.18	10,433.15	12,359.44	12,457.69	9,936.33	11,774.95
656,000	11,442.03	13,546.49	13,644.89	10,944.55	12,961.22	13,059.62	10,447.07	12,375.95	12,474.35	9,949.59	11,790.68
657,000	11,457.28	13,564.56	13,663.11	10,959.14	12,978.51	13,077.06	10,460.99	12,392.46	12,491.01	9,962.85	11,806.41
658,000	11,472.53	13,582.63	13,681.33	10,973.72	12,995.80	13,094.50	10,474.92	12,408.97	12,507.67	9,976.11	11,822.14
659,000	11,487.78	13,600.70	13,699.55	10,988.31	13,013.09	13,111.94	10,488.84	12,425.48	12,524.33	9,989.37	11,837.87
660,000	11,503.02	13,618.77	13,717.77	11,002.89	13,030.38	13,129.38	10,502.76	12,441.99	12,540.99	10,002.63	11,853.60
661,000	11,518.27	13,636.84	13,735.99	11,017.48	13,047.67	13,146.82	10,516.68	12,458.50	12,557.65	10,015.89	11,869.33
662,000	11,533.52	13,654.91	13,754.21	11,032.07	13,064.96	13,164.26	10,530.61	12,475.01	12,574.31	10,029.15	11,885.06
663,000	11,548.77	13,672.98	13,772.43	11,046.65	13,082.25	13,181.70	10,544.53	12,491.52	12,590.97	10,042.41	11,900.79
664,000	11,564.02	13,691.05	13,790.65	11,061.24	13,099.54	13,199.14	10,558.45	12,508.03	12,607.63	10,055.67	11,916.52
665,000	11,579.27	13,709.12	13,808.87	11,075.82	13,116.83	13,216.58	10,572.38	12,524.54	12,624.29	10,068.93	11,932.25
666,000	11,594.52	13,727.19	13,827.09	11,090.41	13,134.12	13,234.02	10,586.30	12,541.05	12,640.95	10,082.19	11,947.98
667,000	11,609.77	13,745.26	13,845.31	11,105.00	13,151.41	13,251.46	10,600.22	12,557.56	12,657.61	10,095.45	11,963.71
668,000	11,625.02	13,763.33	13,863.53	11,119.58	13,168.70	13,268.90	10,614.15	12,574.07	12,674.27	10,108.71	11,979.44
669,000	11,640.27	13,781.40	13,881.75	11,134.17	13,185.99	13,286.34	10,628.07	12,590.58	12,690.93	10,121.97	11,995.17
670,000	11,655.51	13,799.47	13,899.97	11,148.75	13,203.28	13,303.78	10,641.99	12,607.09	12,707.59	10,135.23	12,010.90
671,000	11,670.76	13,817.54	13,918.19	11,163.34	13,220.57	13,321.22	10,655.91	12,623.60	12,724.25	10,148.49	12,026.63
672,000	11,686.01	13,835.61	13,936.41	11,177.93	13,237.86	13,338.66	10,669.84	12,640.11	12,740.91	10,161.75	12,042.36
673,000	11,701.26	13,853.68	13,954.63	11,192.51	13,255.15	13,356.10	10,683.76	12,656.62	12,757.57	10,175.01	12,058.09
674,000	11,716.51	13,871.75	13,972.85	11,207.10	13,272.44	13,373.54	10,697.68	12,673.13	12,774.23	10,188.27	12,073.82
675,000	11,731.76	13,889.82	13,991.07	11,221.68	13,289.73	13,390.98	10,711.61	12,689.64	12,790.89	10,201.53	12,089.55
676,000	11,747.01	13,907.89	14,009.29	11,236.27	13,307.02	13,408.42	10,725.53	12,706.15	12,807.55	10,214.79	12,105.28
677,000	11,762.26	13,925.96	14,027.51	11,250.86	13,324.31	13,425.86	10,739.45	12,722.66	12,824.21	10,228.05	12,121.01
678,000	11,777.51	13,944.03	14,045.73	11,265.44	13,341.60	13,443.30	10,753.38	12,739.17	12,840.87	10,241.31	12,136.74
679,000	11,792.76	13,962.10	14,063.95	11,280.03	13,358.89	13,460.74	10,767.30	12,755.68	12,857.53	10,254.57	12,152.47
680,000	11,808.00	13,980.17	14,082.17	11,294.61	13,376.18	13,478.18	10,781.22	12,772.19	12,874.19	10,267.83	12,168.20

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
681,000	11,823.25	13,998.24	14,100.39	11,309.20	13,393.47	13,495.62	10,795.14	12,788.70	12,890.85	10,281.09	12,183.93
682,000	11,838.50	14,016.31	14,118.61	11,323.79	13,410.76	13,513.06	10,809.07	12,805.21	12,907.51	10,294.35	12,199.66
683,000	11,853.75	14,034.38	14,136.83	11,338.37	13,428.05	13,530.50	10,822.99	12,821.72	12,924.17	10,307.61	12,215.39
684,000	11,869.00	14,052.45	14,155.05	11,352.96	13,445.34	13,547.94	10,836.91	12,838.23	12,940.83	10,320.87	12,231.12
685,000	11,884.25	14,070.52	14,173.27	11,367.54	13,462.63	13,565.38	10,850.84	12,854.74	12,957.49	10,334.13	12,246.85
686,000	11,899.50	14,088.59	14,191.49	11,382.13	13,479.92	13,582.82	10,864.76	12,871.25	12,974.15	10,347.39	12,262.58
687,000	11,914.75	14,106.66	14,209.71	11,396.72	13,497.21	13,600.26	10,878.68	12,887.76	12,990.81	10,360.65	12,278.31
688,000	11,930.00	14,124.73	14,227.93	11,411.30	13,514.50	13,617.70	10,892.61	12,904.27	13,007.47	10,373.91	12,294.04
689,000	11,945.25	14,142.80	14,246.15	11,425.89	13,531.79	13,635.14	10,906.53	12,920.78	13,024.13	10,387.17	12,309.77
690,000	11,960.49	14,160.87	14,264.37	11,440.47	13,549.08	13,652.58	10,920.45	12,937.29	13,040.79	10,400.43	12,325.50
691,000	11,975.74	14,178.94	14,282.59	11,455.06	13,566.37	13,670.02	10,934.37	12,953.80	13,057.45	10,413.69	12,341.23
692,000	11,990.99	14,197.01	14,300.81	11,469.65	13,583.66	13,687.46	10,948.30	12,970.31	13,074.11	10,426.95	12,356.96
693,000	12,006.24	14,215.08	14,319.03	11,484.23	13,600.95	13,704.90	10,962.22	12,986.82	13,090.77	10,440.21	12,372.69
694,000	12,021.49	14,233.15	14,337.25	11,498.82	13,618.24	13,722.34	10,976.14	13,003.33	13,107.43	10,453.47	12,388.42
695,000	12,036.74	14,251.22	14,355.47	11,513.40	13,635.53	13,739.78	10,990.07	13,019.84	13,124.09	10,466.73	12,404.15
696,000	12,051.99	14,269.29	14,373.69	11,527.99	13,652.82	13,757.22	11,003.99	13,036.35	13,140.75	10,479.99	12,419.88
697,000	12,067.24	14,287.36	14,391.91	11,542.58	13,670.11	13,774.66	11,017.91	13,052.86	13,157.41	10,493.25	12,435.61
698,000	12,082.49	14,305.43	14,410.13	11,557.16	13,687.40	13,792.10	11,031.84	13,069.37	13,174.07	10,506.51	12,451.34
699,000	12,097.74	14,323.50	14,428.35	11,571.75	13,704.69	13,809.54	11,045.76	13,085.88	13,190.73	10,519.77	12,467.07
700,000	12,112.98	14,341.57	14,446.57	11,586.33	13,721.98	13,826.98	11,059.68	13,102.39	13,207.39	10,533.03	12,482.80
701,000	12,128.23	14,359.64	14,464.79	11,600.92	13,739.27	13,844.42	11,073.60	13,118.90	13,224.05	10,546.29	12,498.53
702,000	12,143.48	14,377.71	14,483.01	11,615.51	13,756.56	13,861.86	11,087.53	13,135.41	13,240.71	10,559.55	12,514.26
703,000	12,158.73	14,395.78	14,501.23	11,630.09	13,773.85	13,879.30	11,101.45	13,151.92	13,257.37	10,572.81	12,529.99
704,000	12,173.98	14,413.85	14,519.45	11,644.68	13,791.14	13,896.74	11,115.37	13,168.43	13,274.03	10,586.07	12,545.72
705,000	12,189.23	14,431.92	14,537.67	11,659.26	13,808.43	13,914.18	11,129.30	13,184.94	13,290.69	10,599.33	12,561.45
706,000	12,204.48	14,449.99	14,555.89	11,673.85	13,825.72	13,931.62	11,143.22	13,201.45	13,307.35	10,612.59	12,577.18
707,000	12,219.73	14,468.06	14,574.11	11,688.44	13,843.01	13,949.06	11,157.14	13,217.96	13,324.01	10,625.85	12,592.91
708,000	12,234.98	14,486.13	14,592.33	11,703.02	13,860.30	13,966.50	11,171.07	13,234.47	13,340.67	10,639.11	12,608.64
709,000	12,250.23	14,504.20	14,610.55	11,717.61	13,877.59	13,983.94	11,184.99	13,250.98	13,357.33	10,652.37	12,624.37
710,000	12,265.47	14,522.27	14,628.77	11,732.19	13,894.88	14,001.38	11,198.91	13,267.49	13,373.99	10,665.63	12,640.10
711,000	12,280.72	14,540.34	14,646.99	11,746.78	13,912.17	14,018.82	11,212.83	13,284.00	13,390.65	10,678.89	12,655.83
712,000	12,295.97	14,558.41	14,665.21	11,761.37	13,929.46	14,036.26	11,226.76	13,300.51	13,407.31	10,692.15	12,671.56
713,000	12,311.22	14,576.48	14,683.43	11,775.95	13,946.75	14,053.70	11,240.68	13,317.02	13,423.97	10,705.41	12,687.29
714,000	12,326.47	14,594.55	14,701.65	11,790.54	13,964.04	14,071.14	11,254.60	13,333.53	13,440.63	10,718.67	12,703.02
715,000	12,341.72	14,612.62	14,719.87	11,805.12	13,981.33	14,088.58	11,268.53	13,350.04	13,457.29	10,731.93	12,718.75

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
716,000	12,356.97	14,630.69	14,738.09	11,819.71	13,998.62	14,106.02	11,282.45	13,366.55	13,473.95	10,745.19	12,734.48
717,000	12,372.22	14,648.76	14,756.31	11,834.30	14,015.91	14,123.46	11,296.37	13,383.06	13,490.61	10,758.45	12,750.21
718,000	12,387.47	14,666.83	14,774.53	11,848.88	14,033.20	14,140.90	11,310.30	13,399.57	13,507.27	10,771.71	12,765.94
719,000	12,402.72	14,684.90	14,792.75	11,863.47	14,050.49	14,158.34	11,324.22	13,416.08	13,523.93	10,784.97	12,781.67
720,000	12,417.96	14,702.97	14,810.97	11,878.05	14,067.78	14,175.78	11,338.14	13,432.59	13,540.59	10,798.23	12,797.40
721,000	12,433.21	14,721.04	14,829.19	11,892.64	14,085.07	14,193.22	11,352.06	13,449.10	13,557.25	10,811.49	12,813.13
722,000	12,448.46	14,739.11	14,847.41	11,907.23	14,102.36	14,210.66	11,365.99	13,465.61	13,573.91	10,824.75	12,828.86
723,000	12,463.71	14,757.18	14,865.63	11,921.81	14,119.65	14,228.10	11,379.91	13,482.12	13,590.57	10,838.01	12,844.59
724,000	12,478.96	14,775.25	14,883.85	11,936.40	14,136.94	14,245.54	11,393.83	13,498.63	13,607.23	10,851.27	12,860.32
725,000	12,494.21	14,793.32	14,902.07	11,950.98	14,154.23	14,262.98	11,407.76	13,515.14	13,623.89	10,864.53	12,876.05
726,000	12,509.46	14,811.39	14,920.29	11,965.57	14,171.52	14,280.42	11,421.68	13,531.65	13,640.55	10,877.79	12,891.78
727,000	12,524.71	14,829.46	14,938.51	11,980.16	14,188.81	14,297.86	11,435.60	13,548.16	13,657.21	10,891.05	12,907.51
728,000	12,539.96	14,847.53	14,956.73	11,994.74	14,206.10	14,315.30	11,449.53	13,564.67	13,673.87	10,904.31	12,923.24
729,000	12,555.21	14,865.60	14,974.95	12,009.33	14,223.39	14,332.74	11,463.45	13,581.18	13,690.53	10,917.57	12,938.97
730,000	12,570.45	14,883.67	14,993.17	12,023.91	14,240.68	14,350.18	11,477.37	13,597.69	13,707.19	10,930.83	12,954.70
731,000	12,585.70	14,901.74	15,011.39	12,038.50	14,257.97	14,367.62	11,491.29	13,614.20	13,723.85	10,944.09	12,970.43
732,000	12,600.95	14,919.81	15,029.61	12,053.09	14,275.26	14,385.06	11,505.22	13,630.71	13,740.51	10,957.35	12,986.16
733,000	12,616.20	14,937.88	15,047.83	12,067.67	14,292.55	14,402.50	11,519.14	13,647.22	13,757.17	10,970.61	13,001.89
734,000	12,631.45	14,955.95	15,066.05	12,082.26	14,309.84	14,419.94	11,533.06	13,663.73	13,773.83	10,983.87	13,017.62
735,000	12,646.70	14,974.02	15,084.27	12,096.84	14,327.13	14,437.38	11,546.99	13,680.24	13,790.49	10,997.13	13,033.35
736,000	12,661.95	14,992.09	15,102.49	12,111.43	14,344.42	14,454.82	11,560.91	13,696.75	13,807.15	11,010.39	13,049.08
737,000	12,677.20	15,010.16	15,120.71	12,126.02	14,361.71	14,472.26	11,574.83	13,713.26	13,823.81	11,023.65	13,064.81
738,000	12,692.45	15,028.23	15,138.93	12,140.60	14,379.00	14,489.70	11,588.76	13,729.77	13,840.47	11,036.91	13,080.54
739,000	12,707.70	15,046.30	15,157.15	12,155.19	14,396.29	14,507.14	11,602.68	13,746.28	13,857.13	11,050.17	13,096.27
740,000	12,722.94	15,064.37	15,175.37	12,169.77	14,413.58	14,524.58	11,616.60	13,762.79	13,873.79	11,063.43	13,112.00
741,000	12,738.19	15,082.44	15,193.59	12,184.36	14,430.87	14,542.02	11,630.52	13,779.30	13,890.45	11,076.69	13,127.73
742,000	12,753.44	15,100.51	15,211.81	12,198.95	14,448.16	14,559.46	11,644.45	13,795.81	13,907.11	11,089.95	13,143.46
743,000	12,768.69	15,118.58	15,230.03	12,213.53	14,465.45	14,576.90	11,658.37	13,812.32	13,923.77	11,103.21	13,159.19
744,000	12,783.94	15,136.65	15,248.25	12,228.12	14,482.74	14,594.34	11,672.29	13,828.83	13,940.43	11,116.47	13,174.92
745,000	12,799.19	15,154.72	15,266.47	12,242.70	14,500.03	14,611.78	11,686.22	13,845.34	13,957.09	11,129.73	13,190.65
746,000	12,814.44	15,172.79	15,284.69	12,257.29	14,517.32	14,629.22	11,700.14	13,861.85	13,973.75	11,142.99	13,206.38
747,000	12,829.69	15,190.86	15,302.91	12,271.88	14,534.61	14,646.66	11,714.06	13,878.36	13,990.41	11,156.25	13,222.11
748,000	12,844.94	15,208.93	15,321.13	12,286.46	14,551.90	14,664.10	11,727.99	13,894.87	14,007.07	11,169.51	13,237.84
749,000	12,860.19	15,227.00	15,339.35	12,301.05	14,569.19	14,681.54	11,741.91	13,911.38	14,023.73	11,182.77	13,253.57
750,000	12,875.43	15,245.07	15,357.57	12,315.63	14,586.48	14,698.98	11,755.83	13,927.89	14,040.39	11,196.03	13,269.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
751,000	12,890.68	15,263.14	15,375.79	12,330.22	14,603.77	14,716.42	11,769.75	13,944.40	14,057.05	11,209.29	13,285.03
752,000	12,905.93	15,281.21	15,394.01	12,344.81	14,621.06	14,733.86	11,783.68	13,960.91	14,073.71	11,222.55	13,300.76
753,000	12,921.18	15,299.28	15,412.23	12,359.39	14,638.35	14,751.30	11,797.60	13,977.42	14,090.37	11,235.81	13,316.49
754,000	12,936.43	15,317.35	15,430.45	12,373.98	14,655.64	14,768.74	11,811.52	13,993.93	14,107.03	11,249.07	13,332.22
755,000	12,951.68	15,335.42	15,448.67	12,388.56	14,672.93	14,786.18	11,825.45	14,010.44	14,123.69	11,262.33	13,347.95
756,000	12,966.93	15,353.49	15,466.89	12,403.15	14,690.22	14,803.62	11,839.37	14,026.95	14,140.35	11,275.59	13,363.68
757,000	12,982.18	15,371.56	15,485.11	12,417.74	14,707.51	14,821.06	11,853.29	14,043.46	14,157.01	11,288.85	13,379.41
758,000	12,997.43	15,389.63	15,503.33	12,432.32	14,724.80	14,838.50	11,867.22	14,059.97	14,173.67	11,302.11	13,395.14
759,000	13,012.68	15,407.70	15,521.55	12,446.91	14,742.09	14,855.94	11,881.14	14,076.48	14,190.33	11,315.37	13,410.87
760,000	13,027.92	15,425.77	15,539.77	12,461.49	14,759.38	14,873.38	11,895.06	14,092.99	14,206.99	11,328.63	13,426.60
761,000	13,043.17	15,443.84	15,557.99	12,476.08	14,776.67	14,890.82	11,908.98	14,109.50	14,223.65	11,341.89	13,442.33
762,000	13,058.42	15,461.91	15,576.21	12,490.67	14,793.96	14,908.26	11,922.91	14,126.01	14,240.31	11,355.15	13,458.06
763,000	13,073.67	15,479.98	15,594.43	12,505.25	14,811.25	14,925.70	11,936.83	14,142.52	14,256.97	11,368.41	13,473.79
764,000	13,088.92	15,498.05	15,612.65	12,519.84	14,828.54	14,943.14	11,950.75	14,159.03	14,273.63	11,381.67	13,489.52
765,000	13,104.17	15,516.12	15,630.87	12,534.42	14,845.83	14,960.58	11,964.68	14,175.54	14,290.29	11,394.93	13,505.25
766,000	13,119.42	15,534.19	15,649.09	12,549.01	14,863.12	14,978.02	11,978.60	14,192.05	14,306.95	11,408.19	13,520.98
767,000	13,134.67	15,552.26	15,667.31	12,563.60	14,880.41	14,995.46	11,992.52	14,208.56	14,323.61	11,421.45	13,536.71
768,000	13,149.92	15,570.33	15,685.53	12,578.18	14,897.70	15,012.90	12,006.45	14,225.07	14,340.27	11,434.71	13,552.44
769,000	13,165.17	15,588.40	15,703.75	12,592.77	14,914.99	15,030.34	12,020.37	14,241.58	14,356.93	11,447.97	13,568.17
770,000	13,180.41	15,606.47	15,721.97	12,607.35	14,932.28	15,047.78	12,034.29	14,258.09	14,373.59	11,461.23	13,583.90
771,000	13,195.66	15,624.54	15,740.19	12,621.94	14,949.57	15,065.22	12,048.21	14,274.60	14,390.25	11,474.49	13,599.63
772,000	13,210.91	15,642.61	15,758.41	12,636.53	14,966.86	15,082.66	12,062.14	14,291.11	14,406.91	11,487.75	13,615.36
773,000	13,226.16	15,660.68	15,776.63	12,651.11	14,984.15	15,100.10	12,076.06	14,307.62	14,423.57	11,501.01	13,631.09
774,000	13,241.41	15,678.75	15,794.85	12,665.70	15,001.44	15,117.54	12,089.98	14,324.13	14,440.23	11,514.27	13,646.82
775,000	13,256.66	15,696.82	15,813.07	12,680.28	15,018.73	15,134.98	12,103.91	14,340.64	14,456.89	11,527.53	13,662.55
776,000	13,271.91	15,714.89	15,831.29	12,694.87	15,036.02	15,152.42	12,117.83	14,357.15	14,473.55	11,540.79	13,678.28
777,000	13,287.16	15,732.96	15,849.51	12,709.46	15,053.31	15,169.86	12,131.75	14,373.66	14,490.21	11,554.05	13,694.01
778,000	13,302.41	15,751.03	15,867.73	12,724.04	15,070.60	15,187.30	12,145.68	14,390.17	14,506.87	11,567.31	13,709.74
779,000	13,317.66	15,769.10	15,885.95	12,738.63	15,087.89	15,204.74	12,159.60	14,406.68	14,523.53	11,580.57	13,725.47
780,000	13,332.90	15,787.17	15,904.17	12,753.21	15,105.18	15,222.18	12,173.52	14,423.19	14,540.19	11,593.83	13,741.20
781,000	13,348.15	15,805.24	15,922.39	12,767.80	15,122.47	15,239.62	12,187.44	14,439.70	14,556.85	11,607.09	13,756.93
782,000	13,363.40	15,823.31	15,940.61	12,782.39	15,139.76	15,257.06	12,201.37	14,456.21	14,573.51	11,620.35	13,772.66
783,000	13,378.65	15,841.38	15,958.83	12,796.97	15,157.05	15,274.50	12,215.29	14,472.72	14,590.17	11,633.61	13,788.39
784,000	13,393.90	15,859.45	15,977.05	12,811.56	15,174.34	15,291.94	12,229.21	14,489.23	14,606.83	11,646.87	13,804.12
785,000	13,409.15	15,877.52	15,995.27	12,826.14	15,191.63	15,309.38	12,243.14	14,505.74	14,623.49	11,660.13	13,819.85

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check			Including Energy Check Only			Including Disabled Access Check Only			Without Energy & Disabled Acces	
	P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit
		R-Occup.	Others		R-Occup.	Others		R-Occup.	Others		R- Occup.
786,000	13,424.40	15,895.59	16,013.49	12,840.73	15,208.92	15,326.82	12,257.06	14,522.25	14,640.15	11,673.39	13,835.58
787,000	13,439.65	15,913.66	16,031.71	12,855.32	15,226.21	15,344.26	12,270.98	14,538.76	14,656.81	11,686.65	13,851.31
788,000	13,454.90	15,931.73	16,049.93	12,869.90	15,243.50	15,361.70	12,284.91	14,555.27	14,673.47	11,699.91	13,867.04
789,000	13,470.15	15,949.80	16,068.15	12,884.49	15,260.79	15,379.14	12,298.83	14,571.78	14,690.13	11,713.17	13,882.77
790,000	13,485.39	15,967.87	16,086.37	12,899.07	15,278.08	15,396.58	12,312.75	14,588.29	14,706.79	11,726.43	13,898.50
791,000	13,500.64	15,985.94	16,104.59	12,913.66	15,295.37	15,414.02	12,326.67	14,604.80	14,723.45	11,739.69	13,914.23
792,000	13,515.89	16,004.01	16,122.81	12,928.25	15,312.66	15,431.46	12,340.60	14,621.31	14,740.11	11,752.95	13,929.96
793,000	13,531.14	16,022.08	16,141.03	12,942.83	15,329.95	15,448.90	12,354.52	14,637.82	14,756.77	11,766.21	13,945.69
794,000	13,546.39	16,040.15	16,159.25	12,957.42	15,347.24	15,466.34	12,368.44	14,654.33	14,773.43	11,779.47	13,961.42
795,000	13,561.64	16,058.22	16,177.47	12,972.00	15,364.53	15,483.78	12,382.37	14,670.84	14,790.09	11,792.73	13,977.15
796,000	13,576.89	16,076.29	16,195.69	12,986.59	15,381.82	15,501.22	12,396.29	14,687.35	14,806.75	11,805.99	13,992.88
797,000	13,592.14	16,094.36	16,213.91	13,001.18	15,399.11	15,518.66	12,410.21	14,703.86	14,823.41	11,819.25	14,008.61
798,000	13,607.39	16,112.43	16,232.13	13,015.76	15,416.40	15,536.10	12,424.14	14,720.37	14,840.07	11,832.51	14,024.34
799,000	13,622.64	16,130.50	16,250.35	13,030.35	15,433.69	15,553.54	12,438.06	14,736.88	14,856.73	11,845.77	14,040.07
800,000	13,637.88	16,148.57	16,268.57	13,044.93	15,450.98	15,570.98	12,451.98	14,753.39	14,873.39	11,859.03	14,055.80
801,000	13,653.13	16,166.64	16,286.79	13,059.52	15,468.27	15,588.42	12,465.90	14,769.90	14,890.05	11,872.29	14,071.53
802,000	13,668.38	16,184.71	16,305.01	13,074.11	15,485.56	15,605.86	12,479.83	14,786.41	14,906.71	11,885.55	14,087.26
803,000	13,683.63	16,202.78	16,323.23	13,088.69	15,502.85	15,623.30	12,493.75	14,802.92	14,923.37	11,898.81	14,102.99
804,000	13,698.88	16,220.85	16,341.45	13,103.28	15,520.14	15,640.74	12,507.67	14,819.43	14,940.03	11,912.07	14,118.72
805,000	13,714.13	16,238.92	16,359.67	13,117.86	15,537.43	15,658.18	12,521.60	14,835.94	14,956.69	11,925.33	14,134.45
806,000	13,729.38	16,256.99	16,377.89	13,132.45	15,554.72	15,675.62	12,535.52	14,852.45	14,973.35	11,938.59	14,150.18
807,000	13,744.63	16,275.06	16,396.11	13,147.04	15,572.01	15,693.06	12,549.44	14,868.96	14,990.01	11,951.85	14,165.91
808,000	13,759.88	16,293.13	16,414.33	13,161.62	15,589.30	15,710.50	12,563.37	14,885.47	15,006.67	11,965.11	14,181.64
809,000	13,775.13	16,311.20	16,432.55	13,176.21	15,606.59	15,727.94	12,577.29	14,901.98	15,023.33	11,978.37	14,197.37
810,000	13,790.37	16,329.27	16,450.77	13,190.79	15,623.88	15,745.38	12,591.21	14,918.49	15,039.99	11,991.63	14,213.10
811,000	13,805.62	16,347.34	16,468.99	13,205.38	15,641.17	15,762.82	12,605.13	14,935.00	15,056.65	12,004.89	14,228.83
812,000	13,820.87	16,365.41	16,487.21	13,219.97	15,658.46	15,780.26	12,619.06	14,951.51	15,073.31	12,018.15	14,244.56
813,000	13,836.12	16,383.48	16,505.43	13,234.55	15,675.75	15,797.70	12,632.98	14,968.02	15,089.97	12,031.41	14,260.29
814,000	13,851.37	16,401.55	16,523.65	13,249.14	15,693.04	15,815.14	12,646.90	14,984.53	15,106.63	12,044.67	14,276.02
815,000	13,866.62	16,419.62	16,541.87	13,263.72	15,710.33	15,832.58	12,660.83	15,001.04	15,123.29	12,057.93	14,291.75
816,000	13,881.87	16,437.69	16,560.09	13,278.31	15,727.62	15,850.02	12,674.75	15,017.55	15,139.95	12,071.19	14,307.48
817,000	13,897.12	16,455.76	16,578.31	13,292.90	15,744.91	15,867.46	12,688.67	15,034.06	15,156.61	12,084.45	14,323.21
818,000	13,912.37	16,473.83	16,596.53	13,307.48	15,762.20	15,884.90	12,702.60	15,050.57	15,173.27	12,097.71	14,338.94
819,000	13,927.62	16,491.90	16,614.75	13,322.07	15,779.49	15,902.34	12,716.52	15,067.08	15,189.93	12,110.97	14,354.67
820,000	13,942.86	16,509.97	16,632.97	13,336.65	15,796.78	15,919.78	12,730.44	15,083.59	15,206.59	12,124.23	14,370.40

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
821,000	13,958.11	16,528.04	16,651.19	13,351.24	15,814.07	15,937.22	12,744.36	15,100.10	15,223.25	12,137.49	14,386.13
822,000	13,973.36	16,546.11	16,669.41	13,365.83	15,831.36	15,954.66	12,758.29	15,116.61	15,239.91	12,150.75	14,401.86
823,000	13,988.61	16,564.18	16,687.63	13,380.41	15,848.65	15,972.10	12,772.21	15,133.12	15,256.57	12,164.01	14,417.59
824,000	14,003.86	16,582.25	16,705.85	13,395.00	15,865.94	15,989.54	12,786.13	15,149.63	15,273.23	12,177.27	14,433.32
825,000	14,019.11	16,600.32	16,724.07	13,409.58	15,883.23	16,006.98	12,800.06	15,166.14	15,289.89	12,190.53	14,449.05
826,000	14,034.36	16,618.39	16,742.29	13,424.17	15,900.52	16,024.42	12,813.98	15,182.65	15,306.55	12,203.79	14,464.78
827,000	14,049.61	16,636.46	16,760.51	13,438.76	15,917.81	16,041.86	12,827.90	15,199.16	15,323.21	12,217.05	14,480.51
828,000	14,064.86	16,654.53	16,778.73	13,453.34	15,935.10	16,059.30	12,841.83	15,215.67	15,339.87	12,230.31	14,496.24
829,000	14,080.11	16,672.60	16,796.95	13,467.93	15,952.39	16,076.74	12,855.75	15,232.18	15,356.53	12,243.57	14,511.97
830,000	14,095.35	16,690.67	16,815.17	13,482.51	15,969.68	16,094.18	12,869.67	15,248.69	15,373.19	12,256.83	14,527.70
831,000	14,110.60	16,708.74	16,833.39	13,497.10	15,986.97	16,111.62	12,883.59	15,265.20	15,389.85	12,270.09	14,543.43
832,000	14,125.85	16,726.81	16,851.61	13,511.69	16,004.26	16,129.06	12,897.52	15,281.71	15,406.51	12,283.35	14,559.16
833,000	14,141.10	16,744.88	16,869.83	13,526.27	16,021.55	16,146.50	12,911.44	15,298.22	15,423.17	12,296.61	14,574.89
834,000	14,156.35	16,762.95	16,888.05	13,540.86	16,038.84	16,163.94	12,925.36	15,314.73	15,439.83	12,309.87	14,590.62
835,000	14,171.60	16,781.02	16,906.27	13,555.44	16,056.13	16,181.38	12,939.29	15,331.24	15,456.49	12,323.13	14,606.35
836,000	14,186.85	16,799.09	16,924.49	13,570.03	16,073.42	16,198.82	12,953.21	15,347.75	15,473.15	12,336.39	14,622.08
837,000	14,202.10	16,817.16	16,942.71	13,584.62	16,090.71	16,216.26	12,967.13	15,364.26	15,489.81	12,349.65	14,637.81
838,000	14,217.35	16,835.23	16,960.93	13,599.20	16,108.00	16,233.70	12,981.06	15,380.77	15,506.47	12,362.91	14,653.54
839,000	14,232.60	16,853.30	16,979.15	13,613.79	16,125.29	16,251.14	12,994.98	15,397.28	15,523.13	12,376.17	14,669.27
840,000	14,247.84	16,871.37	16,997.37	13,628.37	16,142.58	16,268.58	13,008.90	15,413.79	15,539.79	12,389.43	14,685.00
841,000	14,263.09	16,889.44	17,015.59	13,642.96	16,159.87	16,286.02	13,022.82	15,430.30	15,556.45	12,402.69	14,700.73
842,000	14,278.34	16,907.51	17,033.81	13,657.55	16,177.16	16,303.46	13,036.75	15,446.81	15,573.11	12,415.95	14,716.46
843,000	14,293.59	16,925.58	17,052.03	13,672.13	16,194.45	16,320.90	13,050.67	15,463.32	15,589.77	12,429.21	14,732.19
844,000	14,308.84	16,943.65	17,070.25	13,686.72	16,211.74	16,338.34	13,064.59	15,479.83	15,606.43	12,442.47	14,747.92
845,000	14,324.09	16,961.72	17,088.47	13,701.30	16,229.03	16,355.78	13,078.52	15,496.34	15,623.09	12,455.73	14,763.65
846,000	14,339.34	16,979.79	17,106.69	13,715.89	16,246.32	16,373.22	13,092.44	15,512.85	15,639.75	12,468.99	14,779.38
847,000	14,354.59	16,997.86	17,124.91	13,730.48	16,263.61	16,390.66	13,106.36	15,529.36	15,656.41	12,482.25	14,795.11
848,000	14,369.84	17,015.93	17,143.13	13,745.06	16,280.90	16,408.10	13,120.29	15,545.87	15,673.07	12,495.51	14,810.84
849,000	14,385.09	17,034.00	17,161.35	13,759.65	16,298.19	16,425.54	13,134.21	15,562.38	15,689.73	12,508.77	14,826.57
850,000	14,400.33	17,052.07	17,179.57	13,774.23	16,315.48	16,442.98	13,148.13	15,578.89	15,706.39	12,522.03	14,842.30
851,000	14,415.58	17,070.14	17,197.79	13,788.82	16,332.77	16,460.42	13,162.05	15,595.40	15,723.05	12,535.29	14,858.03
852,000	14,430.83	17,088.21	17,216.01	13,803.41	16,350.06	16,477.86	13,175.98	15,611.91	15,739.71	12,548.55	14,873.76
853,000	14,446.08	17,106.28	17,234.23	13,817.99	16,367.35	16,495.30	13,189.90	15,628.42	15,756.37	12,561.81	14,889.49
854,000	14,461.33	17,124.35	17,252.45	13,832.58	16,384.64	16,512.74	13,203.82	15,644.93	15,773.03	12,575.07	14,905.22
855,000	14,476.58	17,142.42	17,270.67	13,847.16	16,401.93	16,530.18	13,217.75	15,661.44	15,789.69	12,588.33	14,920.95

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check			Including Energy Check Only			Including Disabled Access Check Only			Without Energy & Disabled Acces	
	P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit
		R-Occup.	Others		R-Occup.	Others		R-Occup.	Others		R- Occup.
856,000	14,491.83	17,160.49	17,288.89	13,861.75	16,419.22	16,547.62	13,231.67	15,677.95	15,806.35	12,601.59	14,936.68
857,000	14,507.08	17,178.56	17,307.11	13,876.34	16,436.51	16,565.06	13,245.59	15,694.46	15,823.01	12,614.85	14,952.41
858,000	14,522.33	17,196.63	17,325.33	13,890.92	16,453.80	16,582.50	13,259.52	15,710.97	15,839.67	12,628.11	14,968.14
859,000	14,537.58	17,214.70	17,343.55	13,905.51	16,471.09	16,599.94	13,273.44	15,727.48	15,856.33	12,641.37	14,983.87
860,000	14,552.82	17,232.77	17,361.77	13,920.09	16,488.38	16,617.38	13,287.36	15,743.99	15,872.99	12,654.63	14,999.60
861,000	14,568.07	17,250.84	17,379.99	13,934.68	16,505.67	16,634.82	13,301.28	15,760.50	15,889.65	12,667.89	15,015.33
862,000	14,583.32	17,268.91	17,398.21	13,949.27	16,522.96	16,652.26	13,315.21	15,777.01	15,906.31	12,681.15	15,031.06
863,000	14,598.57	17,286.98	17,416.43	13,963.85	16,540.25	16,669.70	13,329.13	15,793.52	15,922.97	12,694.41	15,046.79
864,000	14,613.82	17,305.05	17,434.65	13,978.44	16,557.54	16,687.14	13,343.05	15,810.03	15,939.63	12,707.67	15,062.52
865,000	14,629.07	17,323.12	17,452.87	13,993.02	16,574.83	16,704.58	13,356.98	15,826.54	15,956.29	12,720.93	15,078.25
866,000	14,644.32	17,341.19	17,471.09	14,007.61	16,592.12	16,722.02	13,370.90	15,843.05	15,972.95	12,734.19	15,093.98
867,000	14,659.57	17,359.26	17,489.31	14,022.20	16,609.41	16,739.46	13,384.82	15,859.56	15,989.61	12,747.45	15,109.71
868,000	14,674.82	17,377.33	17,507.53	14,036.78	16,626.70	16,756.90	13,398.75	15,876.07	16,006.27	12,760.71	15,125.44
869,000	14,690.07	17,395.40	17,525.75	14,051.37	16,643.99	16,774.34	13,412.67	15,892.58	16,022.93	12,773.97	15,141.17
870,000	14,705.31	17,413.47	17,543.97	14,065.95	16,661.28	16,791.78	13,426.59	15,909.09	16,039.59	12,787.23	15,156.90
871,000	14,720.56	17,431.54	17,562.19	14,080.54	16,678.57	16,809.22	13,440.51	15,925.60	16,056.25	12,800.49	15,172.63
872,000	14,735.81	17,449.61	17,580.41	14,095.13	16,695.86	16,826.66	13,454.44	15,942.11	16,072.91	12,813.75	15,188.36
873,000	14,751.06	17,467.68	17,598.63	14,109.71	16,713.15	16,844.10	13,468.36	15,958.62	16,089.57	12,827.01	15,204.09
874,000	14,766.31	17,485.75	17,616.85	14,124.30	16,730.44	16,861.54	13,482.28	15,975.13	16,106.23	12,840.27	15,219.82
875,000	14,781.56	17,503.82	17,635.07	14,138.88	16,747.73	16,878.98	13,496.21	15,991.64	16,122.89	12,853.53	15,235.55
876,000	14,796.81	17,521.89	17,653.29	14,153.47	16,765.02	16,896.42	13,510.13	16,008.15	16,139.55	12,866.79	15,251.28
877,000	14,812.06	17,539.96	17,671.51	14,168.06	16,782.31	16,913.86	13,524.05	16,024.66	16,156.21	12,880.05	15,267.01
878,000	14,827.31	17,558.03	17,689.73	14,182.64	16,799.60	16,931.30	13,537.98	16,041.17	16,172.87	12,893.31	15,282.74
879,000	14,842.56	17,576.10	17,707.95	14,197.23	16,816.89	16,948.74	13,551.90	16,057.68	16,189.53	12,906.57	15,298.47
880,000	14,857.80	17,594.17	17,726.17	14,211.81	16,834.18	16,966.18	13,565.82	16,074.19	16,206.19	12,919.83	15,314.20
881,000	14,873.05	17,612.24	17,744.39	14,226.40	16,851.47	16,983.62	13,579.74	16,090.70	16,222.85	12,933.09	15,329.93
882,000	14,888.30	17,630.31	17,762.61	14,240.99	16,868.76	17,001.06	13,593.67	16,107.21	16,239.51	12,946.35	15,345.66
883,000	14,903.55	17,648.38	17,780.83	14,255.57	16,886.05	17,018.50	13,607.59	16,123.72	16,256.17	12,959.61	15,361.39
884,000	14,918.80	17,666.45	17,799.05	14,270.16	16,903.34	17,035.94	13,621.51	16,140.23	16,272.83	12,972.87	15,377.12
885,000	14,934.05	17,684.52	17,817.27	14,284.74	16,920.63	17,053.38	13,635.44	16,156.74	16,289.49	12,986.13	15,392.85
886,000	14,949.30	17,702.59	17,835.49	14,299.33	16,937.92	17,070.82	13,649.36	16,173.25	16,306.15	12,999.39	15,408.58
887,000	14,964.55	17,720.66	17,853.71	14,313.92	16,955.21	17,088.26	13,663.28	16,189.76	16,322.81	13,012.65	15,424.31
888,000	14,979.80	17,738.73	17,871.93	14,328.50	16,972.50	17,105.70	13,677.21	16,206.27	16,339.47	13,025.91	15,440.04
889,000	14,995.05	17,756.80	17,890.15	14,343.09	16,989.79	17,123.14	13,691.13	16,222.78	16,356.13	13,039.17	15,455.77
890,000	15,010.29	17,774.87	17,908.37	14,357.67	17,007.08	17,140.58	13,705.05	16,239.29	16,372.79	13,052.43	15,471.50

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
891,000	15,025.54	17,792.94	17,926.59	14,372.26	17,024.37	17,158.02	13,718.97	16,255.80	16,389.45	13,065.69	15,487.23
892,000	15,040.79	17,811.01	17,944.81	14,386.85	17,041.66	17,175.46	13,732.90	16,272.31	16,406.11	13,078.95	15,502.96
893,000	15,056.04	17,829.08	17,963.03	14,401.43	17,058.95	17,192.90	13,746.82	16,288.82	16,422.77	13,092.21	15,518.69
894,000	15,071.29	17,847.15	17,981.25	14,416.02	17,076.24	17,210.34	13,760.74	16,305.33	16,439.43	13,105.47	15,534.42
895,000	15,086.54	17,865.22	17,999.47	14,430.60	17,093.53	17,227.78	13,774.67	16,321.84	16,456.09	13,118.73	15,550.15
896,000	15,101.79	17,883.29	18,017.69	14,445.19	17,110.82	17,245.22	13,788.59	16,338.35	16,472.75	13,131.99	15,565.88
897,000	15,117.04	17,901.36	18,035.91	14,459.78	17,128.11	17,262.66	13,802.51	16,354.86	16,489.41	13,145.25	15,581.61
898,000	15,132.29	17,919.43	18,054.13	14,474.36	17,145.40	17,280.10	13,816.44	16,371.37	16,506.07	13,158.51	15,597.34
899,000	15,147.54	17,937.50	18,072.35	14,488.95	17,162.69	17,297.54	13,830.36	16,387.88	16,522.73	13,171.77	15,613.07
900,000	15,162.78	17,955.57	18,090.57	14,503.53	17,179.98	17,314.98	13,844.28	16,404.39	16,539.39	13,185.03	15,628.80
901,000	15,178.03	17,973.64	18,108.79	14,518.12	17,197.27	17,332.42	13,858.20	16,420.90	16,556.05	13,198.29	15,644.53
902,000	15,193.28	17,991.71	18,127.01	14,532.71	17,214.56	17,349.86	13,872.13	16,437.41	16,572.71	13,211.55	15,660.26
903,000	15,208.53	18,009.78	18,145.23	14,547.29	17,231.85	17,367.30	13,886.05	16,453.92	16,589.37	13,224.81	15,675.99
904,000	15,223.78	18,027.85	18,163.45	14,561.88	17,249.14	17,384.74	13,899.97	16,470.43	16,606.03	13,238.07	15,691.72
905,000	15,239.03	18,045.92	18,181.67	14,576.46	17,266.43	17,402.18	13,913.90	16,486.94	16,622.69	13,251.33	15,707.45
906,000	15,254.28	18,063.99	18,199.89	14,591.05	17,283.72	17,419.62	13,927.82	16,503.45	16,639.35	13,264.59	15,723.18
907,000	15,269.53	18,082.06	18,218.11	14,605.64	17,301.01	17,437.06	13,941.74	16,519.96	16,656.01	13,277.85	15,738.91
908,000	15,284.78	18,100.13	18,236.33	14,620.22	17,318.30	17,454.50	13,955.67	16,536.47	16,672.67	13,291.11	15,754.64
909,000	15,300.03	18,118.20	18,254.55	14,634.81	17,335.59	17,471.94	13,969.59	16,552.98	16,689.33	13,304.37	15,770.37
910,000	15,315.27	18,136.27	18,272.77	14,649.39	17,352.88	17,489.38	13,983.51	16,569.49	16,705.99	13,317.63	15,786.10
911,000	15,330.52	18,154.34	18,290.99	14,663.98	17,370.17	17,506.82	13,997.43	16,586.00	16,722.65	13,330.89	15,801.83
912,000	15,345.77	18,172.41	18,309.21	14,678.57	17,387.46	17,524.26	14,011.36	16,602.51	16,739.31	13,344.15	15,817.56
913,000	15,361.02	18,190.48	18,327.43	14,693.15	17,404.75	17,541.70	14,025.28	16,619.02	16,755.97	13,357.41	15,833.29
914,000	15,376.27	18,208.55	18,345.65	14,707.74	17,422.04	17,559.14	14,039.20	16,635.53	16,772.63	13,370.67	15,849.02
915,000	15,391.52	18,226.62	18,363.87	14,722.32	17,439.33	17,576.58	14,053.13	16,652.04	16,789.29	13,383.93	15,864.75
916,000	15,406.77	18,244.69	18,382.09	14,736.91	17,456.62	17,594.02	14,067.05	16,668.55	16,805.95	13,397.19	15,880.48
917,000	15,422.02	18,262.76	18,400.31	14,751.50	17,473.91	17,611.46	14,080.97	16,685.06	16,822.61	13,410.45	15,896.21
918,000	15,437.27	18,280.83	18,418.53	14,766.08	17,491.20	17,628.90	14,094.90	16,701.57	16,839.27	13,423.71	15,911.94
919,000	15,452.52	18,298.90	18,436.75	14,780.67	17,508.49	17,646.34	14,108.82	16,718.08	16,855.93	13,436.97	15,927.67
920,000	15,467.76	18,316.97	18,454.97	14,795.25	17,525.78	17,663.78	14,122.74	16,734.59	16,872.59	13,450.23	15,943.40
921,000	15,483.01	18,335.04	18,473.19	14,809.84	17,543.07	17,681.22	14,136.66	16,751.10	16,889.25	13,463.49	15,959.13
922,000	15,498.26	18,353.11	18,491.41	14,824.43	17,560.36	17,698.66	14,150.59	16,767.61	16,905.91	13,476.75	15,974.86
923,000	15,513.51	18,371.18	18,509.63	14,839.01	17,577.65	17,716.10	14,164.51	16,784.12	16,922.57	13,490.01	15,990.59
924,000	15,528.76	18,389.25	18,527.85	14,853.60	17,594.94	17,733.54	14,178.43	16,800.63	16,939.23	13,503.27	16,006.32
925,000	15,544.01	18,407.32	18,546.07	14,868.18	17,612.23	17,750.98	14,192.36	16,817.14	16,955.89	13,516.53	16,022.05

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
926,000	15,559.26	18,425.39	18,564.29	14,882.77	17,629.52	17,768.42	14,206.28	16,833.65	16,972.55	13,529.79	16,037.78
927,000	15,574.51	18,443.46	18,582.51	14,897.36	17,646.81	17,785.86	14,220.20	16,850.16	16,989.21	13,543.05	16,053.51
928,000	15,589.76	18,461.53	18,600.73	14,911.94	17,664.10	17,803.30	14,234.13	16,866.67	17,005.87	13,556.31	16,069.24
929,000	15,605.01	18,479.60	18,618.95	14,926.53	17,681.39	17,820.74	14,248.05	16,883.18	17,022.53	13,569.57	16,084.97
930,000	15,620.25	18,497.67	18,637.17	14,941.11	17,698.68	17,838.18	14,261.97	16,899.69	17,039.19	13,582.83	16,100.70
931,000	15,635.50	18,515.74	18,655.39	14,955.70	17,715.97	17,855.62	14,275.89	16,916.20	17,055.85	13,596.09	16,116.43
932,000	15,650.75	18,533.81	18,673.61	14,970.29	17,733.26	17,873.06	14,289.82	16,932.71	17,072.51	13,609.35	16,132.16
933,000	15,666.00	18,551.88	18,691.83	14,984.87	17,750.55	17,890.50	14,303.74	16,949.22	17,089.17	13,622.61	16,147.89
934,000	15,681.25	18,569.95	18,710.05	14,999.46	17,767.84	17,907.94	14,317.66	16,965.73	17,105.83	13,635.87	16,163.62
935,000	15,696.50	18,588.02	18,728.27	15,014.04	17,785.13	17,925.38	14,331.59	16,982.24	17,122.49	13,649.13	16,179.35
936,000	15,711.75	18,606.09	18,746.49	15,028.63	17,802.42	17,942.82	14,345.51	16,998.75	17,139.15	13,662.39	16,195.08
937,000	15,727.00	18,624.16	18,764.71	15,043.22	17,819.71	17,960.26	14,359.43	17,015.26	17,155.81	13,675.65	16,210.81
938,000	15,742.25	18,642.23	18,782.93	15,057.80	17,837.00	17,977.70	14,373.36	17,031.77	17,172.47	13,688.91	16,226.54
939,000	15,757.50	18,660.30	18,801.15	15,072.39	17,854.29	17,995.14	14,387.28	17,048.28	17,189.13	13,702.17	16,242.27
940,000	15,772.74	18,678.37	18,819.37	15,086.97	17,871.58	18,012.58	14,401.20	17,064.79	17,205.79	13,715.43	16,258.00
941,000	15,787.99	18,696.44	18,837.59	15,101.56	17,888.87	18,030.02	14,415.12	17,081.30	17,222.45	13,728.69	16,273.73
942,000	15,803.24	18,714.51	18,855.81	15,116.15	17,906.16	18,047.46	14,429.05	17,097.81	17,239.11	13,741.95	16,289.46
943,000	15,818.49	18,732.58	18,874.03	15,130.73	17,923.45	18,064.90	14,442.97	17,114.32	17,255.77	13,755.21	16,305.19
944,000	15,833.74	18,750.65	18,892.25	15,145.32	17,940.74	18,082.34	14,456.89	17,130.83	17,272.43	13,768.47	16,320.92
945,000	15,848.99	18,768.72	18,910.47	15,159.90	17,958.03	18,099.78	14,470.82	17,147.34	17,289.09	13,781.73	16,336.65
946,000	15,864.24	18,786.79	18,928.69	15,174.49	17,975.32	18,117.22	14,484.74	17,163.85	17,305.75	13,794.99	16,352.38
947,000	15,879.49	18,804.86	18,946.91	15,189.08	17,992.61	18,134.66	14,498.66	17,180.36	17,322.41	13,808.25	16,368.11
948,000	15,894.74	18,822.93	18,965.13	15,203.66	18,009.90	18,152.10	14,512.59	17,196.87	17,339.07	13,821.51	16,383.84
949,000	15,909.99	18,841.00	18,983.35	15,218.25	18,027.19	18,169.54	14,526.51	17,213.38	17,355.73	13,834.77	16,399.57
950,000	15,925.23	18,859.07	19,001.57	15,232.83	18,044.48	18,186.98	14,540.43	17,229.89	17,372.39	13,848.03	16,415.30
951,000	15,940.48	18,877.14	19,019.79	15,247.42	18,061.77	18,204.42	14,554.35	17,246.40	17,389.05	13,861.29	16,431.03
952,000	15,955.73	18,895.21	19,038.01	15,262.01	18,079.06	18,221.86	14,568.28	17,262.91	17,405.71	13,874.55	16,446.76
953,000	15,970.98	18,913.28	19,056.23	15,276.59	18,096.35	18,239.30	14,582.20	17,279.42	17,422.37	13,887.81	16,462.49
954,000	15,986.23	18,931.35	19,074.45	15,291.18	18,113.64	18,256.74	14,596.12	17,295.93	17,439.03	13,901.07	16,478.22
955,000	16,001.48	18,949.42	19,092.67	15,305.76	18,130.93	18,274.18	14,610.05	17,312.44	17,455.69	13,914.33	16,493.95
956,000	16,016.73	18,967.49	19,110.89	15,320.35	18,148.22	18,291.62	14,623.97	17,328.95	17,472.35	13,927.59	16,509.68
957,000	16,031.98	18,985.56	19,129.11	15,334.94	18,165.51	18,309.06	14,637.89	17,345.46	17,489.01	13,940.85	16,525.41
958,000	16,047.23	19,003.63	19,147.33	15,349.52	18,182.80	18,326.50	14,651.82	17,361.97	17,505.67	13,954.11	16,541.14
959,000	16,062.48	19,021.70	19,165.55	15,364.11	18,200.09	18,343.94	14,665.74	17,378.48	17,522.33	13,967.37	16,556.87
960,000	16,077.72	19,039.77	19,183.77	15,378.69	18,217.38	18,361.38	14,679.66	17,394.99	17,538.99	13,980.63	16,572.60

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check			Including Energy Check Only			Including Disabled Access Check Only			Without Energy & Disabled Acces	
	P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit
		R-Occup.	Others		R-Occup.	Others		R-Occup.	Others		R- Occup.
961,000	16,092.97	19,057.84	19,201.99	15,393.28	18,234.67	18,378.82	14,693.58	17,411.50	17,555.65	13,993.89	16,588.33
962,000	16,108.22	19,075.91	19,220.21	15,407.87	18,251.96	18,396.26	14,707.51	17,428.01	17,572.31	14,007.15	16,604.06
963,000	16,123.47	19,093.98	19,238.43	15,422.45	18,269.25	18,413.70	14,721.43	17,444.52	17,588.97	14,020.41	16,619.79
964,000	16,138.72	19,112.05	19,256.65	15,437.04	18,286.54	18,431.14	14,735.35	17,461.03	17,605.63	14,033.67	16,635.52
965,000	16,153.97	19,130.12	19,274.87	15,451.62	18,303.83	18,448.58	14,749.28	17,477.54	17,622.29	14,046.93	16,651.25
966,000	16,169.22	19,148.19	19,293.09	15,466.21	18,321.12	18,466.02	14,763.20	17,494.05	17,638.95	14,060.19	16,666.98
967,000	16,184.47	19,166.26	19,311.31	15,480.80	18,338.41	18,483.46	14,777.12	17,510.56	17,655.61	14,073.45	16,682.71
968,000	16,199.72	19,184.33	19,329.53	15,495.38	18,355.70	18,500.90	14,791.05	17,527.07	17,672.27	14,086.71	16,698.44
969,000	16,214.97	19,202.40	19,347.75	15,509.97	18,372.99	18,518.34	14,804.97	17,543.58	17,688.93	14,099.97	16,714.17
970,000	16,230.21	19,220.47	19,365.97	15,524.55	18,390.28	18,535.78	14,818.89	17,560.09	17,705.59	14,113.23	16,729.90
971,000	16,245.46	19,238.54	19,384.19	15,539.14	18,407.57	18,553.22	14,832.81	17,576.60	17,722.25	14,126.49	16,745.63
972,000	16,260.71	19,256.61	19,402.41	15,553.73	18,424.86	18,570.66	14,846.74	17,593.11	17,738.91	14,139.75	16,761.36
973,000	16,275.96	19,274.68	19,420.63	15,568.31	18,442.15	18,588.10	14,860.66	17,609.62	17,755.57	14,153.01	16,777.09
974,000	16,291.21	19,292.75	19,438.85	15,582.90	18,459.44	18,605.54	14,874.58	17,626.13	17,772.23	14,166.27	16,792.82
975,000	16,306.46	19,310.82	19,457.07	15,597.48	18,476.73	18,622.98	14,888.51	17,642.64	17,788.89	14,179.53	16,808.55
976,000	16,321.71	19,328.89	19,475.29	15,612.07	18,494.02	18,640.42	14,902.43	17,659.15	17,805.55	14,192.79	16,824.28
977,000	16,336.96	19,346.96	19,493.51	15,626.66	18,511.31	18,657.86	14,916.35	17,675.66	17,822.21	14,206.05	16,840.01
978,000	16,352.21	19,365.03	19,511.73	15,641.24	18,528.60	18,675.30	14,930.28	17,692.17	17,838.87	14,219.31	16,855.74
979,000	16,367.46	19,383.10	19,529.95	15,655.83	18,545.89	18,692.74	14,944.20	17,708.68	17,855.53	14,232.57	16,871.47
980,000	16,382.70	19,401.17	19,548.17	15,670.41	18,563.18	18,710.18	14,958.12	17,725.19	17,872.19	14,245.83	16,887.20
981,000	16,397.95	19,419.24	19,566.39	15,685.00	18,580.47	18,727.62	14,972.04	17,741.70	17,888.85	14,259.09	16,902.93
982,000	16,413.20	19,437.31	19,584.61	15,699.59	18,597.76	18,745.06	14,985.97	17,758.21	17,905.51	14,272.35	16,918.66
983,000	16,428.45	19,455.38	19,602.83	15,714.17	18,615.05	18,762.50	14,999.89	17,774.72	17,922.17	14,285.61	16,934.39
984,000	16,443.70	19,473.45	19,621.05	15,728.76	18,632.34	18,779.94	15,013.81	17,791.23	17,938.83	14,298.87	16,950.12
985,000	16,458.95	19,491.52	19,639.27	15,743.34	18,649.63	18,797.38	15,027.74	17,807.74	17,955.49	14,312.13	16,965.85
986,000	16,474.20	19,509.59	19,657.49	15,757.93	18,666.92	18,814.82	15,041.66	17,824.25	17,972.15	14,325.39	16,981.58
987,000	16,489.45	19,527.66	19,675.71	15,772.52	18,684.21	18,832.26	15,055.58	17,840.76	17,988.81	14,338.65	16,997.31
988,000	16,504.70	19,545.73	19,693.93	15,787.10	18,701.50	18,849.70	15,069.51	17,857.27	18,005.47	14,351.91	17,013.04
989,000	16,519.95	19,563.80	19,712.15	15,801.69	18,718.79	18,867.14	15,083.43	17,873.78	18,022.13	14,365.17	17,028.77
990,000	16,535.19	19,581.87	19,730.37	15,816.27	18,736.08	18,884.58	15,097.35	17,890.29	18,038.79	14,378.43	17,044.50
991,000	16,550.44	19,599.94	19,748.59	15,830.86	18,753.37	18,902.02	15,111.27	17,906.80	18,055.45	14,391.69	17,060.23
992,000	16,565.69	19,618.01	19,766.81	15,845.45	18,770.66	18,919.46	15,125.20	17,923.31	18,072.11	14,404.95	17,075.96
993,000	16,580.94	19,636.08	19,785.03	15,860.03	18,787.95	18,936.90	15,139.12	17,939.82	18,088.77	14,418.21	17,091.69
994,000	16,596.19	19,654.15	19,803.25	15,874.62	18,805.24	18,954.34	15,153.04	17,956.33	18,105.43	14,431.47	17,107.42
995,000	16,611.44	19,672.22	19,821.47	15,889.20	18,822.53	18,971.78	15,166.97	17,972.84	18,122.09	14,444.73	17,123.15

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
996,000	16,626.69	19,690.29	19,839.69	15,903.79	18,839.82	18,989.22	15,180.89	17,989.35	18,138.75	14,457.99	17,138.88
997,000	16,641.94	19,708.36	19,857.91	15,918.38	18,857.11	19,006.66	15,194.81	18,005.86	18,155.41	14,471.25	17,154.61
998,000	16,657.19	19,726.43	19,876.13	15,932.96	18,874.40	19,024.10	15,208.74	18,022.37	18,172.07	14,484.51	17,170.34
999,000	16,672.44	19,744.50	19,894.35	15,947.55	18,891.69	19,041.54	15,222.66	18,038.88	18,188.73	14,497.77	17,186.07
1,000,000	16,687.68	19,762.57	19,912.57	15,962.13	18,908.98	19,058.98	15,236.58	18,055.39	18,205.39	14,511.03	17,201.80
1,010,000	16,840.17	19,943.27	20,094.77	16,107.99	19,081.88	19,233.38	15,375.81	18,220.49	18,371.99	14,643.63	17,359.10
1,020,000	16,992.66	20,123.97	20,276.97	16,253.85	19,254.78	19,407.78	15,515.04	18,385.59	18,538.59	14,776.23	17,516.40
1,030,000	17,145.15	20,304.67	20,459.17	16,399.71	19,427.68	19,582.18	15,654.27	18,550.69	18,705.19	14,908.83	17,673.70
1,040,000	17,297.64	20,485.37	20,641.37	16,545.57	19,600.58	19,756.58	15,793.50	18,715.79	18,871.79	15,041.43	17,831.00
1,050,000	17,450.13	20,666.07	20,823.57	16,691.43	19,773.48	19,930.98	15,932.73	18,880.89	19,038.39	15,174.03	17,988.30
1,060,000	17,602.62	20,846.77	21,005.77	16,837.29	19,946.38	20,105.38	16,071.96	19,045.99	19,204.99	15,306.63	18,145.60
1,070,000	17,755.11	21,027.47	21,187.97	16,983.15	20,119.28	20,279.78	16,211.19	19,211.09	19,371.59	15,439.23	18,302.90
1,080,000	17,907.60	21,208.17	21,370.17	17,129.01	20,292.18	20,454.18	16,350.42	19,376.19	19,538.19	15,571.83	18,460.20
1,090,000	18,060.09	21,388.87	21,552.37	17,274.87	20,465.08	20,628.58	16,489.65	19,541.29	19,704.79	15,704.43	18,617.50
1,100,000	18,212.58	21,569.57	21,734.57	17,420.73	20,637.98	20,802.98	16,628.88	19,706.39	19,871.39	15,837.03	18,774.80
1,110,000	18,365.07	21,750.27	21,916.77	17,566.59	20,810.88	20,977.38	16,768.11	19,871.49	20,037.99	15,969.63	18,932.10
1,120,000	18,517.56	21,930.97	22,098.97	17,712.45	20,983.78	21,151.78	16,907.34	20,036.59	20,204.59	16,102.23	19,089.40
1,130,000	18,670.05	22,111.67	22,281.17	17,858.31	21,156.68	21,326.18	17,046.57	20,201.69	20,371.19	16,234.83	19,246.70
1,140,000	18,822.54	22,292.37	22,463.37	18,004.17	21,329.58	21,500.58	17,185.80	20,366.79	20,537.79	16,367.43	19,404.00
1,150,000	18,975.03	22,473.07	22,645.57	18,150.03	21,502.48	21,674.98	17,325.03	20,531.89	20,704.39	16,500.03	19,561.30
1,160,000	19,127.52	22,653.77	22,827.77	18,295.89	21,675.38	21,849.38	17,464.26	20,696.99	20,870.99	16,632.63	19,718.60
1,170,000	19,280.01	22,834.47	23,009.97	18,441.75	21,848.28	22,023.78	17,603.49	20,862.09	21,037.59	16,765.23	19,875.90
1,180,000	19,432.50	23,015.17	23,192.17	18,587.61	22,021.18	22,198.18	17,742.72	21,027.19	21,204.19	16,897.83	20,033.20
1,190,000	19,584.99	23,195.87	23,374.37	18,733.47	22,194.08	22,372.58	17,881.95	21,192.29	21,370.79	17,030.43	20,190.50
1,200,000	19,737.48	23,376.57	23,556.57	18,879.33	22,366.98	22,546.98	18,021.18	21,357.39	21,537.39	17,163.03	20,347.80
1,210,000	19,889.97	23,557.27	23,738.77	19,025.19	22,539.88	22,721.38	18,160.41	21,522.49	21,703.99	17,295.63	20,505.10
1,220,000	20,042.46	23,737.97	23,920.97	19,171.05	22,712.78	22,895.78	18,299.64	21,687.59	21,870.59	17,428.23	20,662.40
1,230,000	20,194.95	23,918.67	24,103.17	19,316.91	22,885.68	23,070.18	18,438.87	21,852.69	22,037.19	17,560.83	20,819.70
1,240,000	20,347.44	24,099.37	24,285.37	19,462.77	23,058.58	23,244.58	18,578.10	22,017.79	22,203.79	17,693.43	20,977.00
1,250,000	20,499.93	24,280.07	24,467.57	19,608.63	23,231.48	23,418.98	18,717.33	22,182.89	22,370.39	17,826.03	21,134.30
1,260,000	20,652.42	24,460.77	24,649.77	19,754.49	23,404.38	23,593.38	18,856.56	22,347.99	22,536.99	17,958.63	21,291.60
1,270,000	20,804.91	24,641.47	24,831.97	19,900.35	23,577.28	23,767.78	18,995.79	22,513.09	22,703.59	18,091.23	21,448.90
1,280,000	20,957.40	24,822.17	25,014.17	20,046.21	23,750.18	23,942.18	19,135.02	22,678.19	22,870.19	18,223.83	21,606.20
1,290,000	21,109.89	25,002.87	25,196.37	20,192.07	23,923.08	24,116.58	19,274.25	22,843.29	23,036.79	18,356.43	21,763.50
1,300,000	21,262.38	25,183.57	25,378.57	20,337.93	24,095.98	24,290.98	19,413.48	23,008.39	23,203.39	18,489.03	21,920.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check			Including Energy Check Only			Including Disabled Access Check Only			Without Energy & Disabled Acces	
	P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit
		R-Occup.	Others		R-Occup.	Others		R-Occup.	Others		R- Occup.
1,310,000	21,414.87	25,364.27	25,560.77	20,483.79	24,268.88	24,465.38	19,552.71	23,173.49	23,369.99	18,621.63	22,078.10
1,320,000	21,567.36	25,544.97	25,742.97	20,629.65	24,441.78	24,639.78	19,691.94	23,338.59	23,536.59	18,754.23	22,235.40
1,330,000	21,719.85	25,725.67	25,925.17	20,775.51	24,614.68	24,814.18	19,831.17	23,503.69	23,703.19	18,886.83	22,392.70
1,340,000	21,872.34	25,906.37	26,107.37	20,921.37	24,787.58	24,988.58	19,970.40	23,668.79	23,869.79	19,019.43	22,550.00
1,350,000	22,024.83	26,087.07	26,289.57	21,067.23	24,960.48	25,162.98	20,109.63	23,833.89	24,036.39	19,152.03	22,707.30
1,360,000	22,177.32	26,267.77	26,471.77	21,213.09	25,133.38	25,337.38	20,248.86	23,998.99	24,202.99	19,284.63	22,864.60
1,370,000	22,329.81	26,448.47	26,653.97	21,358.95	25,306.28	25,511.78	20,388.09	24,164.09	24,369.59	19,417.23	23,021.90
1,380,000	22,482.30	26,629.17	26,836.17	21,504.81	25,479.18	25,686.18	20,527.32	24,329.19	24,536.19	19,549.83	23,179.20
1,390,000	22,634.79	26,809.87	27,018.37	21,650.67	25,652.08	25,860.58	20,666.55	24,494.29	24,702.79	19,682.43	23,336.50
1,400,000	22,787.28	26,990.57	27,200.57	21,796.53	25,824.98	26,034.98	20,805.78	24,659.39	24,869.39	19,815.03	23,493.80
1,410,000	22,939.77	27,171.27	27,382.77	21,942.39	25,997.88	26,209.38	20,945.01	24,824.49	25,035.99	19,947.63	23,651.10
1,420,000	23,092.26	27,351.97	27,564.97	22,088.25	26,170.78	26,383.78	21,084.24	24,989.59	25,202.59	20,080.23	23,808.40
1,430,000	23,244.75	27,532.67	27,747.17	22,234.11	26,343.68	26,558.18	21,223.47	25,154.69	25,369.19	20,212.83	23,965.70
1,440,000	23,397.24	27,713.37	27,929.37	22,379.97	26,516.58	26,732.58	21,362.70	25,319.79	25,535.79	20,345.43	24,123.00
1,450,000	23,549.73	27,894.07	28,111.57	22,525.83	26,689.48	26,906.98	21,501.93	25,484.89	25,702.39	20,478.03	24,280.30
1,460,000	23,702.22	28,074.77	28,293.77	22,671.69	26,862.38	27,081.38	21,641.16	25,649.99	25,868.99	20,610.63	24,437.60
1,470,000	23,854.71	28,255.47	28,475.97	22,817.55	27,035.28	27,255.78	21,780.39	25,815.09	26,035.59	20,743.23	24,594.90
1,480,000	24,007.20	28,436.17	28,658.17	22,963.41	27,208.18	27,430.18	21,919.62	25,980.19	26,202.19	20,875.83	24,752.20
1,490,000	24,159.69	28,616.87	28,840.37	23,109.27	27,381.08	27,604.58	22,058.85	26,145.29	26,368.79	21,008.43	24,909.50
1,500,000	24,312.18	28,797.57	29,022.57	23,255.13	27,553.98	27,778.98	22,198.08	26,310.39	26,535.39	21,141.03	25,066.80
1,510,000	24,464.67	28,978.27	29,204.77	23,400.99	27,726.88	27,953.38	22,337.31	26,475.49	26,701.99	21,273.63	25,224.10
1,520,000	24,617.16	29,158.97	29,386.97	23,546.85	27,899.78	28,127.78	22,476.54	26,640.59	26,868.59	21,406.23	25,381.40
1,530,000	24,769.65	29,339.67	29,569.17	23,692.71	28,072.68	28,302.18	22,615.77	26,805.69	27,035.19	21,538.83	25,538.70
1,540,000	24,922.14	29,520.37	29,751.37	23,838.57	28,245.58	28,476.58	22,755.00	26,970.79	27,201.79	21,671.43	25,696.00
1,550,000	25,074.63	29,701.07	29,933.57	23,984.43	28,418.48	28,650.98	22,894.23	27,135.89	27,368.39	21,804.03	25,853.30
1,560,000	25,227.12	29,881.77	30,115.77	24,130.29	28,591.38	28,825.38	23,033.46	27,300.99	27,534.99	21,936.63	26,010.60
1,570,000	25,379.61	30,062.47	30,297.97	24,276.15	28,764.28	28,999.78	23,172.69	27,466.09	27,701.59	22,069.23	26,167.90
1,580,000	25,532.10	30,243.17	30,480.17	24,422.01	28,937.18	29,174.18	23,311.92	27,631.19	27,868.19	22,201.83	26,325.20
1,590,000	25,684.59	30,423.87	30,662.37	24,567.87	29,110.08	29,348.58	23,451.15	27,796.29	28,034.79	22,334.43	26,482.50
1,600,000	25,837.08	30,604.57	30,844.57	24,713.73	29,282.98	29,522.98	23,590.38	27,961.39	28,201.39	22,467.03	26,639.80
1,610,000	25,989.57	30,785.27	31,026.77	24,859.59	29,455.88	29,697.38	23,729.61	28,126.49	28,367.99	22,599.63	26,797.10
1,620,000	26,142.06	30,965.97	31,208.97	25,005.45	29,628.78	29,871.78	23,868.84	28,291.59	28,534.59	22,732.23	26,954.40
1,630,000	26,294.55	31,146.67	31,391.17	25,151.31	29,801.68	30,046.18	24,008.07	28,456.69	28,701.19	22,864.83	27,111.70
1,640,000	26,447.04	31,327.37	31,573.37	25,297.17	29,974.58	30,220.58	24,147.30	28,621.79	28,867.79	22,997.43	27,269.00
1,650,000	26,599.53	31,508.07	31,755.57	25,443.03	30,147.48	30,394.98	24,286.53	28,786.89	29,034.39	23,130.03	27,426.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
1,660,000	26,752.02	31,688.77	31,937.77	25,588.89	30,320.38	30,569.38	24,425.76	28,951.99	29,200.99	23,262.63	27,583.60
1,670,000	26,904.51	31,869.47	32,119.97	25,734.75	30,493.28	30,743.78	24,564.99	29,117.09	29,367.59	23,395.23	27,740.90
1,680,000	27,057.00	32,050.17	32,302.17	25,880.61	30,666.18	30,918.18	24,704.22	29,282.19	29,534.19	23,527.83	27,898.20
1,690,000	27,209.49	32,230.87	32,484.37	26,026.47	30,839.08	31,092.58	24,843.45	29,447.29	29,700.79	23,660.43	28,055.50
1,700,000	27,361.98	32,411.57	32,666.57	26,172.33	31,011.98	31,266.98	24,982.68	29,612.39	29,867.39	23,793.03	28,212.80
1,710,000	27,514.47	32,592.27	32,848.77	26,318.19	31,184.88	31,441.38	25,121.91	29,777.49	30,033.99	23,925.63	28,370.10
1,720,000	27,666.96	32,772.97	33,030.97	26,464.05	31,357.78	31,615.78	25,261.14	29,942.59	30,200.59	24,058.23	28,527.40
1,730,000	27,819.45	32,953.67	33,213.17	26,609.91	31,530.68	31,790.18	25,400.37	30,107.69	30,367.19	24,190.83	28,684.70
1,740,000	27,971.94	33,134.37	33,395.37	26,755.77	31,703.58	31,964.58	25,539.60	30,272.79	30,533.79	24,323.43	28,842.00
1,750,000	28,124.43	33,315.07	33,577.57	26,901.63	31,876.48	32,138.98	25,678.83	30,437.89	30,700.39	24,456.03	28,999.30
1,760,000	28,276.92	33,495.77	33,759.77	27,047.49	32,049.38	32,313.38	25,818.06	30,602.99	30,866.99	24,588.63	29,156.60
1,770,000	28,429.41	33,676.47	33,941.97	27,193.35	32,222.28	32,487.78	25,957.29	30,768.09	31,033.59	24,721.23	29,313.90
1,780,000	28,581.90	33,857.17	34,124.17	27,339.21	32,395.18	32,662.18	26,096.52	30,933.19	31,200.19	24,853.83	29,471.20
1,790,000	28,734.39	34,037.87	34,306.37	27,485.07	32,568.08	32,836.58	26,235.75	31,098.29	31,366.79	24,986.43	29,628.50
1,800,000	28,886.88	34,218.57	34,488.57	27,630.93	32,740.98	33,010.98	26,374.98	31,263.39	31,533.39	25,119.03	29,785.80
1,810,000	29,039.37	34,399.27	34,670.77	27,776.79	32,913.88	33,185.38	26,514.21	31,428.49	31,699.99	25,251.63	29,943.10
1,820,000	29,191.86	34,579.97	34,852.97	27,922.65	33,086.78	33,359.78	26,653.44	31,593.59	31,866.59	25,384.23	30,100.40
1,830,000	29,344.35	34,760.67	35,035.17	28,068.51	33,259.68	33,534.18	26,792.67	31,758.69	32,033.19	25,516.83	30,257.70
1,840,000	29,496.84	34,941.37	35,217.37	28,214.37	33,432.58	33,708.58	26,931.90	31,923.79	32,199.79	25,649.43	30,415.00
1,850,000	29,649.33	35,122.07	35,399.57	28,360.23	33,605.48	33,882.98	27,071.13	32,088.89	32,366.39	25,782.03	30,572.30
1,860,000	29,801.82	35,302.77	35,581.77	28,506.09	33,778.38	34,057.38	27,210.36	32,253.99	32,532.99	25,914.63	30,729.60
1,870,000	29,954.31	35,483.47	35,763.97	28,651.95	33,951.28	34,231.78	27,349.59	32,419.09	32,699.59	26,047.23	30,886.90
1,880,000	30,106.80	35,664.17	35,946.17	28,797.81	34,124.18	34,406.18	27,488.82	32,584.19	32,866.19	26,179.83	31,044.20
1,890,000	30,259.29	35,844.87	36,128.37	28,943.67	34,297.08	34,580.58	27,628.05	32,749.29	33,032.79	26,312.43	31,201.50
1,900,000	30,411.78	36,025.57	36,310.57	29,089.53	34,469.98	34,754.98	27,767.28	32,914.39	33,199.39	26,445.03	31,358.80
1,910,000	30,564.27	36,206.27	36,492.77	29,235.39	34,642.88	34,929.38	27,906.51	33,079.49	33,365.99	26,577.63	31,516.10
1,920,000	30,716.76	36,386.97	36,674.97	29,381.25	34,815.78	35,103.78	28,045.74	33,244.59	33,532.59	26,710.23	31,673.40
1,930,000	30,869.25	36,567.67	36,857.17	29,527.11	34,988.68	35,278.18	28,184.97	33,409.69	33,699.19	26,842.83	31,830.70
1,940,000	31,021.74	36,748.37	37,039.37	29,672.97	35,161.58	35,452.58	28,324.20	33,574.79	33,865.79	26,975.43	31,988.00
1,950,000	31,174.23	36,929.07	37,221.57	29,818.83	35,334.48	35,626.98	28,463.43	33,739.89	34,032.39	27,108.03	32,145.30
1,960,000	31,326.72	37,109.77	37,403.77	29,964.69	35,507.38	35,801.38	28,602.66	33,904.99	34,198.99	27,240.63	32,302.60
1,970,000	31,479.21	37,290.47	37,585.97	30,110.55	35,680.28	35,975.78	28,741.89	34,070.09	34,365.59	27,373.23	32,459.90
1,980,000	31,631.70	37,471.17	37,768.17	30,256.41	35,853.18	36,150.18	28,881.12	34,235.19	34,532.19	27,505.83	32,617.20
1,990,000	31,784.19	37,651.87	37,950.37	30,402.27	36,026.08	36,324.58	29,020.35	34,400.29	34,698.79	27,638.43	32,774.50
2,000,000	31,936.68	37,832.57	38,132.57	30,548.13	36,198.98	36,498.98	29,159.58	34,565.39	34,865.39	27,771.03	32,931.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
2,010,000	32,089.17	38,013.27	38,314.77	30,693.99	36,371.88	36,673.38	29,298.81	34,730.49	35,031.99	27,903.63	33,089.10
2,020,000	32,241.66	38,193.97	38,496.97	30,839.85	36,544.78	36,847.78	29,438.04	34,895.59	35,198.59	28,036.23	33,246.40
2,030,000	32,394.15	38,374.67	38,679.17	30,985.71	36,717.68	37,022.18	29,577.27	35,060.69	35,365.19	28,168.83	33,403.70
2,040,000	32,546.64	38,555.37	38,861.37	31,131.57	36,890.58	37,196.58	29,716.50	35,225.79	35,531.79	28,301.43	33,561.00
2,050,000	32,699.13	38,736.07	39,043.57	31,277.43	37,063.48	37,370.98	29,855.73	35,390.89	35,698.39	28,434.03	33,718.30
2,060,000	32,851.62	38,916.77	39,225.77	31,423.29	37,236.38	37,545.38	29,994.96	35,555.99	35,864.99	28,566.63	33,875.60
2,070,000	33,004.11	39,097.47	39,407.97	31,569.15	37,409.28	37,719.78	30,134.19	35,721.09	36,031.59	28,699.23	34,032.90
2,080,000	33,156.60	39,278.17	39,590.17	31,715.01	37,582.18	37,894.18	30,273.42	35,886.19	36,198.19	28,831.83	34,190.20
2,090,000	33,309.09	39,458.87	39,772.37	31,860.87	37,755.08	38,068.58	30,412.65	36,051.29	36,364.79	28,964.43	34,347.50
2,100,000	33,461.58	39,639.57	39,954.57	32,006.73	37,927.98	38,242.98	30,551.88	36,216.39	36,531.39	29,097.03	34,504.80
2,110,000	33,614.07	39,820.27	40,136.77	32,152.59	38,100.88	38,417.38	30,691.11	36,381.49	36,697.99	29,229.63	34,662.10
2,120,000	33,766.56	40,000.97	40,318.97	32,298.45	38,273.78	38,591.78	30,830.34	36,546.59	36,864.59	29,362.23	34,819.40
2,130,000	33,919.05	40,181.67	40,501.17	32,444.31	38,446.68	38,766.18	30,969.57	36,711.69	37,031.19	29,494.83	34,976.70
2,140,000	34,071.54	40,362.37	40,683.37	32,590.17	38,619.58	38,940.58	31,108.80	36,876.79	37,197.79	29,627.43	35,134.00
2,150,000	34,224.03	40,543.07	40,865.57	32,736.03	38,792.48	39,114.98	31,248.03	37,041.89	37,364.39	29,760.03	35,291.30
2,160,000	34,376.52	40,723.77	41,047.77	32,881.89	38,965.38	39,289.38	31,387.26	37,206.99	37,530.99	29,892.63	35,448.60
2,170,000	34,529.01	40,904.47	41,229.97	33,027.75	39,138.28	39,463.78	31,526.49	37,372.09	37,697.59	30,025.23	35,605.90
2,180,000	34,681.50	41,085.17	41,412.17	33,173.61	39,311.18	39,638.18	31,665.72	37,537.19	37,864.19	30,157.83	35,763.20
2,190,000	34,833.99	41,265.87	41,594.37	33,319.47	39,484.08	39,812.58	31,804.95	37,702.29	38,030.79	30,290.43	35,920.50
2,200,000	34,986.48	41,446.57	41,776.57	33,465.33	39,656.98	39,986.98	31,944.18	37,867.39	38,197.39	30,423.03	36,077.80
2,210,000	35,138.97	41,627.27	41,958.77	33,611.19	39,829.88	40,161.38	32,083.41	38,032.49	38,363.99	30,555.63	36,235.10
2,220,000	35,291.46	41,807.97	42,140.97	33,757.05	40,002.78	40,335.78	32,222.64	38,197.59	38,530.59	30,688.23	36,392.40
2,230,000	35,443.95	41,988.67	42,323.17	33,902.91	40,175.68	40,510.18	32,361.87	38,362.69	38,697.19	30,820.83	36,549.70
2,240,000	35,596.44	42,169.37	42,505.37	34,048.77	40,348.58	40,684.58	32,501.10	38,527.79	38,863.79	30,953.43	36,707.00
2,250,000	35,748.93	42,350.07	42,687.57	34,194.63	40,521.48	40,858.98	32,640.33	38,692.89	39,030.39	31,086.03	36,864.30
2,260,000	35,901.42	42,530.77	42,869.77	34,340.49	40,694.38	41,033.38	32,779.56	38,857.99	39,196.99	31,218.63	37,021.60
2,270,000	36,053.91	42,711.47	43,051.97	34,486.35	40,867.28	41,207.78	32,918.79	39,023.09	39,363.59	31,351.23	37,178.90
2,280,000	36,206.40	42,892.17	43,234.17	34,632.21	41,040.18	41,382.18	33,058.02	39,188.19	39,530.19	31,483.83	37,336.20
2,290,000	36,358.89	43,072.87	43,416.37	34,778.07	41,213.08	41,556.58	33,197.25	39,353.29	39,696.79	31,616.43	37,493.50
2,300,000	36,511.38	43,253.57	43,598.57	34,923.93	41,385.98	41,730.98	33,336.48	39,518.39	39,863.39	31,749.03	37,650.80
2,310,000	36,663.87	43,434.27	43,780.77	35,069.79	41,558.88	41,905.38	33,475.71	39,683.49	40,029.99	31,881.63	37,808.10
2,320,000	36,816.36	43,614.97	43,962.97	35,215.65	41,731.78	42,079.78	33,614.94	39,848.59	40,196.59	32,014.23	37,965.40
2,330,000	36,968.85	43,795.67	44,145.17	35,361.51	41,904.68	42,254.18	33,754.17	40,013.69	40,363.19	32,146.83	38,122.70
2,340,000	37,121.34	43,976.37	44,327.37	35,507.37	42,077.58	42,428.58	33,893.40	40,178.79	40,529.79	32,279.43	38,280.00
2,350,000	37,273.83	44,157.07	44,509.57	35,653.23	42,250.48	42,602.98	34,032.63	40,343.89	40,696.39	32,412.03	38,437.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
2,360,000	37,426.32	44,337.77	44,691.77	35,799.09	42,423.38	42,777.38	34,171.86	40,508.99	40,862.99	32,544.63	38,594.60
2,370,000	37,578.81	44,518.47	44,873.97	35,944.95	42,596.28	42,951.78	34,311.09	40,674.09	41,029.59	32,677.23	38,751.90
2,380,000	37,731.30	44,699.17	45,056.17	36,090.81	42,769.18	43,126.18	34,450.32	40,839.19	41,196.19	32,809.83	38,909.20
2,390,000	37,883.79	44,879.87	45,238.37	36,236.67	42,942.08	43,300.58	34,589.55	41,004.29	41,362.79	32,942.43	39,066.50
2,400,000	38,036.28	45,060.57	45,420.57	36,382.53	43,114.98	43,474.98	34,728.78	41,169.39	41,529.39	33,075.03	39,223.80
2,410,000	38,188.77	45,241.27	45,602.77	36,528.39	43,287.88	43,649.38	34,868.01	41,334.49	41,695.99	33,207.63	39,381.10
2,420,000	38,341.26	45,421.97	45,784.97	36,674.25	43,460.78	43,823.78	35,007.24	41,499.59	41,862.59	33,340.23	39,538.40
2,430,000	38,493.75	45,602.67	45,967.17	36,820.11	43,633.68	43,998.18	35,146.47	41,664.69	42,029.19	33,472.83	39,695.70
2,440,000	38,646.24	45,783.37	46,149.37	36,965.97	43,806.58	44,172.58	35,285.70	41,829.79	42,195.79	33,605.43	39,853.00
2,450,000	38,798.73	45,964.07	46,331.57	37,111.83	43,979.48	44,346.98	35,424.93	41,994.89	42,362.39	33,738.03	40,010.30
2,460,000	38,951.22	46,144.77	46,513.77	37,257.69	44,152.38	44,521.38	35,564.16	42,159.99	42,528.99	33,870.63	40,167.60
2,470,000	39,103.71	46,325.47	46,695.97	37,403.55	44,325.28	44,695.78	35,703.39	42,325.09	42,695.59	34,003.23	40,324.90
2,480,000	39,256.20	46,506.17	46,878.17	37,549.41	44,498.18	44,870.18	35,842.62	42,490.19	42,862.19	34,135.83	40,482.20
2,490,000	39,408.69	46,686.87	47,060.37	37,695.27	44,671.08	45,044.58	35,981.85	42,655.29	43,028.79	34,268.43	40,639.50
2,500,000	39,561.18	46,867.57	47,242.57	37,841.13	44,843.98	45,218.98	36,121.08	42,820.39	43,195.39	34,401.03	40,796.80
2,510,000	39,713.67	47,048.27	47,424.77	37,986.99	45,016.88	45,393.38	36,260.31	42,985.49	43,361.99	34,533.63	40,954.10
2,520,000	39,866.16	47,228.97	47,606.97	38,132.85	45,189.78	45,567.78	36,399.54	43,150.59	43,528.59	34,666.23	41,111.40
2,530,000	40,018.65	47,409.67	47,789.17	38,278.71	45,362.68	45,742.18	36,538.77	43,315.69	43,695.19	34,798.83	41,268.70
2,540,000	40,171.14	47,590.37	47,971.37	38,424.57	45,535.58	45,916.58	36,678.00	43,480.79	43,861.79	34,931.43	41,426.00
2,550,000	40,323.63	47,771.07	48,153.57	38,570.43	45,708.48	46,090.98	36,817.23	43,645.89	44,028.39	35,064.03	41,583.30
2,560,000	40,476.12	47,951.77	48,335.77	38,716.29	45,881.38	46,265.38	36,956.46	43,810.99	44,194.99	35,196.63	41,740.60
2,570,000	40,628.61	48,132.47	48,517.97	38,862.15	46,054.28	46,439.78	37,095.69	43,976.09	44,361.59	35,329.23	41,897.90
2,580,000	40,781.10	48,313.17	48,700.17	39,008.01	46,227.18	46,614.18	37,234.92	44,141.19	44,528.19	35,461.83	42,055.20
2,590,000	40,933.59	48,493.87	48,882.37	39,153.87	46,400.08	46,788.58	37,374.15	44,306.29	44,694.79	35,594.43	42,212.50
2,600,000	41,086.08	48,674.57	49,064.57	39,299.73	46,572.98	46,962.98	37,513.38	44,471.39	44,861.39	35,727.03	42,369.80
2,610,000	41,238.57	48,855.27	49,246.77	39,445.59	46,745.88	47,137.38	37,652.61	44,636.49	45,027.99	35,859.63	42,527.10
2,620,000	41,391.06	49,035.97	49,428.97	39,591.45	46,918.78	47,311.78	37,791.84	44,801.59	45,194.59	35,992.23	42,684.40
2,630,000	41,543.55	49,216.67	49,611.17	39,737.31	47,091.68	47,486.18	37,931.07	44,966.69	45,361.19	36,124.83	42,841.70
2,640,000	41,696.04	49,397.37	49,793.37	39,883.17	47,264.58	47,660.58	38,070.30	45,131.79	45,527.79	36,257.43	42,999.00
2,650,000	41,848.53	49,578.07	49,975.57	40,029.03	47,437.48	47,834.98	38,209.53	45,296.89	45,694.39	36,390.03	43,156.30
2,660,000	42,001.02	49,758.77	50,157.77	40,174.89	47,610.38	48,009.38	38,348.76	45,461.99	45,860.99	36,522.63	43,313.60
2,670,000	42,153.51	49,939.47	50,339.97	40,320.75	47,783.28	48,183.78	38,487.99	45,627.09	46,027.59	36,655.23	43,470.90
2,680,000	42,306.00	50,120.17	50,522.17	40,466.61	47,956.18	48,358.18	38,627.22	45,792.19	46,194.19	36,787.83	43,628.20
2,690,000	42,458.49	50,300.87	50,704.37	40,612.47	48,129.08	48,532.58	38,766.45	45,957.29	46,360.79	36,920.43	43,785.50
2,700,000	42,610.98	50,481.57	50,886.57	40,758.33	48,301.98	48,706.98	38,905.68	46,122.39	46,527.39	37,053.03	43,942.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
2,710,000	42,763.47	50,662.27	51,068.77	40,904.19	48,474.88	48,881.38	39,044.91	46,287.49	46,693.99	37,185.63	44,100.10
2,720,000	42,915.96	50,842.97	51,250.97	41,050.05	48,647.78	49,055.78	39,184.14	46,452.59	46,860.59	37,318.23	44,257.40
2,730,000	43,068.45	51,023.67	51,433.17	41,195.91	48,820.68	49,230.18	39,323.37	46,617.69	47,027.19	37,450.83	44,414.70
2,740,000	43,220.94	51,204.37	51,615.37	41,341.77	48,993.58	49,404.58	39,462.60	46,782.79	47,193.79	37,583.43	44,572.00
2,750,000	43,373.43	51,385.07	51,797.57	41,487.63	49,166.48	49,578.98	39,601.83	46,947.89	47,360.39	37,716.03	44,729.30
2,760,000	43,525.92	51,565.77	51,979.77	41,633.49	49,339.38	49,753.38	39,741.06	47,112.99	47,526.99	37,848.63	44,886.60
2,770,000	43,678.41	51,746.47	52,161.97	41,779.35	49,512.28	49,927.78	39,880.29	47,278.09	47,693.59	37,981.23	45,043.90
2,780,000	43,830.90	51,927.17	52,344.17	41,925.21	49,685.18	50,102.18	40,019.52	47,443.19	47,860.19	38,113.83	45,201.20
2,790,000	43,983.39	52,107.87	52,526.37	42,071.07	49,858.08	50,276.58	40,158.75	47,608.29	48,026.79	38,246.43	45,358.50
2,800,000	44,135.88	52,288.57	52,708.57	42,216.93	50,030.98	50,450.98	40,297.98	47,773.39	48,193.39	38,379.03	45,515.80
2,810,000	44,288.37	52,469.27	52,890.77	42,362.79	50,203.88	50,625.38	40,437.21	47,938.49	48,359.99	38,511.63	45,673.10
2,820,000	44,440.86	52,649.97	53,072.97	42,508.65	50,376.78	50,799.78	40,576.44	48,103.59	48,526.59	38,644.23	45,830.40
2,830,000	44,593.35	52,830.67	53,255.17	42,654.51	50,549.68	50,974.18	40,715.67	48,268.69	48,693.19	38,776.83	45,987.70
2,840,000	44,745.84	53,011.37	53,437.37	42,800.37	50,722.58	51,148.58	40,854.90	48,433.79	48,859.79	38,909.43	46,145.00
2,850,000	44,898.33	53,192.07	53,619.57	42,946.23	50,895.48	51,322.98	40,994.13	48,598.89	49,026.39	39,042.03	46,302.30
2,860,000	45,050.82	53,372.77	53,801.77	43,092.09	51,068.38	51,497.38	41,133.36	48,763.99	49,192.99	39,174.63	46,459.60
2,870,000	45,203.31	53,553.47	53,983.97	43,237.95	51,241.28	51,671.78	41,272.59	48,929.09	49,359.59	39,307.23	46,616.90
2,880,000	45,355.80	53,734.17	54,166.17	43,383.81	51,414.18	51,846.18	41,411.82	49,094.19	49,526.19	39,439.83	46,774.20
2,890,000	45,508.29	53,914.87	54,348.37	43,529.67	51,587.08	52,020.58	41,551.05	49,259.29	49,692.79	39,572.43	46,931.50
2,900,000	45,660.78	54,095.57	54,530.57	43,675.53	51,759.98	52,194.98	41,690.28	49,424.39	49,859.39	39,705.03	47,088.80
2,910,000	45,813.27	54,276.27	54,712.77	43,821.39	51,932.88	52,369.38	41,829.51	49,589.49	50,025.99	39,837.63	47,246.10
2,920,000	45,965.76	54,456.97	54,894.97	43,967.25	52,105.78	52,543.78	41,968.74	49,754.59	50,192.59	39,970.23	47,403.40
2,930,000	46,118.25	54,637.67	55,077.17	44,113.11	52,278.68	52,718.18	42,107.97	49,919.69	50,359.19	40,102.83	47,560.70
2,940,000	46,270.74	54,818.37	55,259.37	44,258.97	52,451.58	52,892.58	42,247.20	50,084.79	50,525.79	40,235.43	47,718.00
2,950,000	46,423.23	54,999.07	55,441.57	44,404.83	52,624.48	53,066.98	42,386.43	50,249.89	50,692.39	40,368.03	47,875.30
2,960,000	46,575.72	55,179.77	55,623.77	44,550.69	52,797.38	53,241.38	42,525.66	50,414.99	50,858.99	40,500.63	48,032.60
2,970,000	46,728.21	55,360.47	55,805.97	44,696.55	52,970.28	53,415.78	42,664.89	50,580.09	51,025.59	40,633.23	48,189.90
2,980,000	46,880.70	55,541.17	55,988.17	44,842.41	53,143.18	53,590.18	42,804.12	50,745.19	51,192.19	40,765.83	48,347.20
2,990,000	47,033.19	55,721.87	56,170.37	44,988.27	53,316.08	53,764.58	42,943.35	50,910.29	51,358.79	40,898.43	48,504.50
3,000,000	47,185.68	55,902.57	56,352.57	45,134.13	53,488.98	53,938.98	43,082.58	51,075.39	51,525.39	41,031.03	48,661.80
3,010,000	47,338.17	56,083.27	56,534.77	45,279.99	53,661.88	54,113.38	43,221.81	51,240.49	51,691.99	41,163.63	48,819.10
3,020,000	47,490.66	56,263.97	56,716.97	45,425.85	53,834.78	54,287.78	43,361.04	51,405.59	51,858.59	41,296.23	48,976.40
3,030,000	47,643.15	56,444.67	56,899.17	45,571.71	54,007.68	54,462.18	43,500.27	51,570.69	52,025.19	41,428.83	49,133.70
3,040,000	47,795.64	56,625.37	57,081.37	45,717.57	54,180.58	54,636.58	43,639.50	51,735.79	52,191.79	41,561.43	49,291.00
3,050,000	47,948.13	56,806.07	57,263.57	45,863.43	54,353.48	54,810.98	43,778.73	51,900.89	52,358.39	41,694.03	49,448.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
3,060,000	48,100.62	56,986.77	57,445.77	46,009.29	54,526.38	54,985.38	43,917.96	52,065.99	52,524.99	41,826.63	49,605.60
3,070,000	48,253.11	57,167.47	57,627.97	46,155.15	54,699.28	55,159.78	44,057.19	52,231.09	52,691.59	41,959.23	49,762.90
3,080,000	48,405.60	57,348.17	57,810.17	46,301.01	54,872.18	55,334.18	44,196.42	52,396.19	52,858.19	42,091.83	49,920.20
3,090,000	48,558.09	57,528.87	57,992.37	46,446.87	55,045.08	55,508.58	44,335.65	52,561.29	53,024.79	42,224.43	50,077.50
3,100,000	48,710.58	57,709.57	58,174.57	46,592.73	55,217.98	55,682.98	44,474.88	52,726.39	53,191.39	42,357.03	50,234.80
3,110,000	48,863.07	57,890.27	58,356.77	46,738.59	55,390.88	55,857.38	44,614.11	52,891.49	53,357.99	42,489.63	50,392.10
3,120,000	49,015.56	58,070.97	58,538.97	46,884.45	55,563.78	56,031.78	44,753.34	53,056.59	53,524.59	42,622.23	50,549.40
3,130,000	49,168.05	58,251.67	58,721.17	47,030.31	55,736.68	56,206.18	44,892.57	53,221.69	53,691.19	42,754.83	50,706.70
3,140,000	49,320.54	58,432.37	58,903.37	47,176.17	55,909.58	56,380.58	45,031.80	53,386.79	53,857.79	42,887.43	50,864.00
3,150,000	49,473.03	58,613.07	59,085.57	47,322.03	56,082.48	56,554.98	45,171.03	53,551.89	54,024.39	43,020.03	51,021.30
3,160,000	49,625.52	58,793.77	59,267.77	47,467.89	56,255.38	56,729.38	45,310.26	53,716.99	54,190.99	43,152.63	51,178.60
3,170,000	49,778.01	58,974.47	59,449.97	47,613.75	56,428.28	56,903.78	45,449.49	53,882.09	54,357.59	43,285.23	51,335.90
3,180,000	49,930.50	59,155.17	59,632.17	47,759.61	56,601.18	57,078.18	45,588.72	54,047.19	54,524.19	43,417.83	51,493.20
3,190,000	50,082.99	59,335.87	59,814.37	47,905.47	56,774.08	57,252.58	45,727.95	54,212.29	54,690.79	43,550.43	51,650.50
3,200,000	50,235.48	59,516.57	59,996.57	48,051.33	56,946.98	57,426.98	45,867.18	54,377.39	54,857.39	43,683.03	51,807.80
3,210,000	50,387.97	59,697.27	60,178.77	48,197.19	57,119.88	57,601.38	46,006.41	54,542.49	55,023.99	43,815.63	51,965.10
3,220,000	50,540.46	59,877.97	60,360.97	48,343.05	57,292.78	57,775.78	46,145.64	54,707.59	55,190.59	43,948.23	52,122.40
3,230,000	50,692.95	60,058.67	60,543.17	48,488.91	57,465.68	57,950.18	46,284.87	54,872.69	55,357.19	44,080.83	52,279.70
3,240,000	50,845.44	60,239.37	60,725.37	48,634.77	57,638.58	58,124.58	46,424.10	55,037.79	55,523.79	44,213.43	52,437.00
3,250,000	50,997.93	60,420.07	60,907.57	48,780.63	57,811.48	58,298.98	46,563.33	55,202.89	55,690.39	44,346.03	52,594.30
3,260,000	51,150.42	60,600.77	61,089.77	48,926.49	57,984.38	58,473.38	46,702.56	55,367.99	55,856.99	44,478.63	52,751.60
3,270,000	51,302.91	60,781.47	61,271.97	49,072.35	58,157.28	58,647.78	46,841.79	55,533.09	56,023.59	44,611.23	52,908.90
3,280,000	51,455.40	60,962.17	61,454.17	49,218.21	58,330.18	58,822.18	46,981.02	55,698.19	56,190.19	44,743.83	53,066.20
3,290,000	51,607.89	61,142.87	61,636.37	49,364.07	58,503.08	58,996.58	47,120.25	55,863.29	56,356.79	44,876.43	53,223.50
3,300,000	51,760.38	61,323.57	61,818.57	49,509.93	58,675.98	59,170.98	47,259.48	56,028.39	56,523.39	45,009.03	53,380.80
3,310,000	51,912.87	61,504.27	62,000.77	49,655.79	58,848.88	59,345.38	47,398.71	56,193.49	56,689.99	45,141.63	53,538.10
3,320,000	52,065.36	61,684.97	62,182.97	49,801.65	59,021.78	59,519.78	47,537.94	56,358.59	56,856.59	45,274.23	53,695.40
3,330,000	52,217.85	61,865.67	62,365.17	49,947.51	59,194.68	59,694.18	47,677.17	56,523.69	57,023.19	45,406.83	53,852.70
3,340,000	52,370.34	62,046.37	62,547.37	50,093.37	59,367.58	59,868.58	47,816.40	56,688.79	57,189.79	45,539.43	54,010.00
3,350,000	52,522.83	62,227.07	62,729.57	50,239.23	59,540.48	60,042.98	47,955.63	56,853.89	57,356.39	45,672.03	54,167.30
3,360,000	52,675.32	62,407.77	62,911.77	50,385.09	59,713.38	60,217.38	48,094.86	57,018.99	57,522.99	45,804.63	54,324.60
3,370,000	52,827.81	62,588.47	63,093.97	50,530.95	59,886.28	60,391.78	48,234.09	57,184.09	57,689.59	45,937.23	54,481.90
3,380,000	52,980.30	62,769.17	63,276.17	50,676.81	60,059.18	60,566.18	48,373.32	57,349.19	57,856.19	46,069.83	54,639.20
3,390,000	53,132.79	62,949.87	63,458.37	50,822.67	60,232.08	60,740.58	48,512.55	57,514.29	58,022.79	46,202.43	54,796.50
3,400,000	53,285.28	63,130.57	63,640.57	50,968.53	60,404.98	60,914.98	48,651.78	57,679.39	58,189.39	46,335.03	54,953.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
3,410,000	53,437.77	63,311.27	63,822.77	51,114.39	60,577.88	61,089.38	48,791.01	57,844.49	58,355.99	46,467.63	55,111.10
3,420,000	53,590.26	63,491.97	64,004.97	51,260.25	60,750.78	61,263.78	48,930.24	58,009.59	58,522.59	46,600.23	55,268.40
3,430,000	53,742.75	63,672.67	64,187.17	51,406.11	60,923.68	61,438.18	49,069.47	58,174.69	58,689.19	46,732.83	55,425.70
3,440,000	53,895.24	63,853.37	64,369.37	51,551.97	61,096.58	61,612.58	49,208.70	58,339.79	58,855.79	46,865.43	55,583.00
3,450,000	54,047.73	64,034.07	64,551.57	51,697.83	61,269.48	61,786.98	49,347.93	58,504.89	59,022.39	46,998.03	55,740.30
3,460,000	54,200.22	64,214.77	64,733.77	51,843.69	61,442.38	61,961.38	49,487.16	58,669.99	59,188.99	47,130.63	55,897.60
3,470,000	54,352.71	64,395.47	64,915.97	51,989.55	61,615.28	62,135.78	49,626.39	58,835.09	59,355.59	47,263.23	56,054.90
3,480,000	54,505.20	64,576.17	65,098.17	52,135.41	61,788.18	62,310.18	49,765.62	59,000.19	59,522.19	47,395.83	56,212.20
3,490,000	54,657.69	64,756.87	65,280.37	52,281.27	61,961.08	62,484.58	49,904.85	59,165.29	59,688.79	47,528.43	56,369.50
3,500,000	54,810.18	64,937.57	65,462.57	52,427.13	62,133.98	62,658.98	50,044.08	59,330.39	59,855.39	47,661.03	56,526.80
3,510,000	54,962.67	65,118.27	65,644.77	52,572.99	62,306.88	62,833.38	50,183.31	59,495.49	60,021.99	47,793.63	56,684.10
3,520,000	55,115.16	65,298.97	65,826.97	52,718.85	62,479.78	63,007.78	50,322.54	59,660.59	60,188.59	47,926.23	56,841.40
3,530,000	55,267.65	65,479.67	66,009.17	52,864.71	62,652.68	63,182.18	50,461.77	59,825.69	60,355.19	48,058.83	56,998.70
3,540,000	55,420.14	65,660.37	66,191.37	53,010.57	62,825.58	63,356.58	50,601.00	59,990.79	60,521.79	48,191.43	57,156.00
3,550,000	55,572.63	65,841.07	66,373.57	53,156.43	62,998.48	63,530.98	50,740.23	60,155.89	60,688.39	48,324.03	57,313.30
3,560,000	55,725.12	66,021.77	66,555.77	53,302.29	63,171.38	63,705.38	50,879.46	60,320.99	60,854.99	48,456.63	57,470.60
3,570,000	55,877.61	66,202.47	66,737.97	53,448.15	63,344.28	63,879.78	51,018.69	60,486.09	61,021.59	48,589.23	57,627.90
3,580,000	56,030.10	66,383.17	66,920.17	53,594.01	63,517.18	64,054.18	51,157.92	60,651.19	61,188.19	48,721.83	57,785.20
3,590,000	56,182.59	66,563.87	67,102.37	53,739.87	63,690.08	64,228.58	51,297.15	60,816.29	61,354.79	48,854.43	57,942.50
3,600,000	56,335.08	66,744.57	67,284.57	53,885.73	63,862.98	64,402.98	51,436.38	60,981.39	61,521.39	48,987.03	58,099.80
3,610,000	56,487.57	66,925.27	67,466.77	54,031.59	64,035.88	64,577.38	51,575.61	61,146.49	61,687.99	49,119.63	58,257.10
3,620,000	56,640.06	67,105.97	67,648.97	54,177.45	64,208.78	64,751.78	51,714.84	61,311.59	61,854.59	49,252.23	58,414.40
3,630,000	56,792.55	67,286.67	67,831.17	54,323.31	64,381.68	64,926.18	51,854.07	61,476.69	62,021.19	49,384.83	58,571.70
3,640,000	56,945.04	67,467.37	68,013.37	54,469.17	64,554.58	65,100.58	51,993.30	61,641.79	62,187.79	49,517.43	58,729.00
3,650,000	57,097.53	67,648.07	68,195.57	54,615.03	64,727.48	65,274.98	52,132.53	61,806.89	62,354.39	49,650.03	58,886.30
3,660,000	57,250.02	67,828.77	68,377.77	54,760.89	64,900.38	65,449.38	52,271.76	61,971.99	62,520.99	49,782.63	59,043.60
3,670,000	57,402.51	68,009.47	68,559.97	54,906.75	65,073.28	65,623.78	52,410.99	62,137.09	62,687.59	49,915.23	59,200.90
3,680,000	57,555.00	68,190.17	68,742.17	55,052.61	65,246.18	65,798.18	52,550.22	62,302.19	62,854.19	50,047.83	59,358.20
3,690,000	57,707.49	68,370.87	68,924.37	55,198.47	65,419.08	65,972.58	52,689.45	62,467.29	63,020.79	50,180.43	59,515.50
3,700,000	57,859.98	68,551.57	69,106.57	55,344.33	65,591.98	66,146.98	52,828.68	62,632.39	63,187.39	50,313.03	59,672.80
3,710,000	58,012.47	68,732.27	69,288.77	55,490.19	65,764.88	66,321.38	52,967.91	62,797.49	63,353.99	50,445.63	59,830.10
3,720,000	58,164.96	68,912.97	69,470.97	55,636.05	65,937.78	66,495.78	53,107.14	62,962.59	63,520.59	50,578.23	59,987.40
3,730,000	58,317.45	69,093.67	69,653.17	55,781.91	66,110.68	66,670.18	53,246.37	63,127.69	63,687.19	50,710.83	60,144.70
3,740,000	58,469.94	69,274.37	69,835.37	55,927.77	66,283.58	66,844.58	53,385.60	63,292.79	63,853.79	50,843.43	60,302.00
3,750,000	58,622.43	69,455.07	70,017.57	56,073.63	66,456.48	67,018.98	53,524.83	63,457.89	64,020.39	50,976.03	60,459.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
3,760,000	58,774.92	69,635.77	70,199.77	56,219.49	66,629.38	67,193.38	53,664.06	63,622.99	64,186.99	51,108.63	60,616.60
3,770,000	58,927.41	69,816.47	70,381.97	56,365.35	66,802.28	67,367.78	53,803.29	63,788.09	64,353.59	51,241.23	60,773.90
3,780,000	59,079.90	69,997.17	70,564.17	56,511.21	66,975.18	67,542.18	53,942.52	63,953.19	64,520.19	51,373.83	60,931.20
3,790,000	59,232.39	70,177.87	70,746.37	56,657.07	67,148.08	67,716.58	54,081.75	64,118.29	64,686.79	51,506.43	61,088.50
3,800,000	59,384.88	70,358.57	70,928.57	56,802.93	67,320.98	67,890.98	54,220.98	64,283.39	64,853.39	51,639.03	61,245.80
3,810,000	59,537.37	70,539.27	71,110.77	56,948.79	67,493.88	68,065.38	54,360.21	64,448.49	65,019.99	51,771.63	61,403.10
3,820,000	59,689.86	70,719.97	71,292.97	57,094.65	67,666.78	68,239.78	54,499.44	64,613.59	65,186.59	51,904.23	61,560.40
3,830,000	59,842.35	70,900.67	71,475.17	57,240.51	67,839.68	68,414.18	54,638.67	64,778.69	65,353.19	52,036.83	61,717.70
3,840,000	59,994.84	71,081.37	71,657.37	57,386.37	68,012.58	68,588.58	54,777.90	64,943.79	65,519.79	52,169.43	61,875.00
3,850,000	60,147.33	71,262.07	71,839.57	57,532.23	68,185.48	68,762.98	54,917.13	65,108.89	65,686.39	52,302.03	62,032.30
3,860,000	60,299.82	71,442.77	72,021.77	57,678.09	68,358.38	68,937.38	55,056.36	65,273.99	65,852.99	52,434.63	62,189.60
3,870,000	60,452.31	71,623.47	72,203.97	57,823.95	68,531.28	69,111.78	55,195.59	65,439.09	66,019.59	52,567.23	62,346.90
3,880,000	60,604.80	71,804.17	72,386.17	57,969.81	68,704.18	69,286.18	55,334.82	65,604.19	66,186.19	52,699.83	62,504.20
3,890,000	60,757.29	71,984.87	72,568.37	58,115.67	68,877.08	69,460.58	55,474.05	65,769.29	66,352.79	52,832.43	62,661.50
3,900,000	60,909.78	72,165.57	72,750.57	58,261.53	69,049.98	69,634.98	55,613.28	65,934.39	66,519.39	52,965.03	62,818.80
3,910,000	61,062.27	72,346.27	72,932.77	58,407.39	69,222.88	69,809.38	55,752.51	66,099.49	66,685.99	53,097.63	62,976.10
3,920,000	61,214.76	72,526.97	73,114.97	58,553.25	69,395.78	69,983.78	55,891.74	66,264.59	66,852.59	53,230.23	63,133.40
3,930,000	61,367.25	72,707.67	73,297.17	58,699.11	69,568.68	70,158.18	56,030.97	66,429.69	67,019.19	53,362.83	63,290.70
3,940,000	61,519.74	72,888.37	73,479.37	58,844.97	69,741.58	70,332.58	56,170.20	66,594.79	67,185.79	53,495.43	63,448.00
3,950,000	61,672.23	73,069.07	73,661.57	58,990.83	69,914.48	70,506.98	56,309.43	66,759.89	67,352.39	53,628.03	63,605.30
3,960,000	61,824.72	73,249.77	73,843.77	59,136.69	70,087.38	70,681.38	56,448.66	66,924.99	67,518.99	53,760.63	63,762.60
3,970,000	61,977.21	73,430.47	74,025.97	59,282.55	70,260.28	70,855.78	56,587.89	67,090.09	67,685.59	53,893.23	63,919.90
3,980,000	62,129.70	73,611.17	74,208.17	59,428.41	70,433.18	71,030.18	56,727.12	67,255.19	67,852.19	54,025.83	64,077.20
3,990,000	62,282.19	73,791.87	74,390.37	59,574.27	70,606.08	71,204.58	56,866.35	67,420.29	68,018.79	54,158.43	64,234.50
4,000,000	62,434.68	73,972.57	74,572.57	59,720.13	70,778.98	71,378.98	57,005.58	67,585.39	68,185.39	54,291.03	64,391.80
4,010,000	62,587.17	74,153.27	74,754.77	59,865.99	70,951.88	71,553.38	57,144.81	67,750.49	68,351.99	54,423.63	64,549.10
4,020,000	62,739.66	74,333.97	74,936.97	60,011.85	71,124.78	71,727.78	57,284.04	67,915.59	68,518.59	54,556.23	64,706.40
4,030,000	62,892.15	74,514.67	75,119.17	60,157.71	71,297.68	71,902.18	57,423.27	68,080.69	68,685.19	54,688.83	64,863.70
4,040,000	63,044.64	74,695.37	75,301.37	60,303.57	71,470.58	72,076.58	57,562.50	68,245.79	68,851.79	54,821.43	65,021.00
4,050,000	63,197.13	74,876.07	75,483.57	60,449.43	71,643.48	72,250.98	57,701.73	68,410.89	69,018.39	54,954.03	65,178.30
4,060,000	63,349.62	75,056.77	75,665.77	60,595.29	71,816.38	72,425.38	57,840.96	68,575.99	69,184.99	55,086.63	65,335.60
4,070,000	63,502.11	75,237.47	75,847.97	60,741.15	71,989.28	72,599.78	57,980.19	68,741.09	69,351.59	55,219.23	65,492.90
4,080,000	63,654.60	75,418.17	76,030.17	60,887.01	72,162.18	72,774.18	58,119.42	68,906.19	69,518.19	55,351.83	65,650.20
4,090,000	63,807.09	75,598.87	76,212.37	61,032.87	72,335.08	72,948.58	58,258.65	69,071.29	69,684.79	55,484.43	65,807.50
4,100,000	63,959.58	75,779.57	76,394.57	61,178.73	72,507.98	73,122.98	58,397.88	69,236.39	69,851.39	55,617.03	65,964.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
4,110,000	64,112.07	75,960.27	76,576.77	61,324.59	72,680.88	73,297.38	58,537.11	69,401.49	70,017.99	55,749.63	66,122.10
4,120,000	64,264.56	76,140.97	76,758.97	61,470.45	72,853.78	73,471.78	58,676.34	69,566.59	70,184.59	55,882.23	66,279.40
4,130,000	64,417.05	76,321.67	76,941.17	61,616.31	73,026.68	73,646.18	58,815.57	69,731.69	70,351.19	56,014.83	66,436.70
4,140,000	64,569.54	76,502.37	77,123.37	61,762.17	73,199.58	73,820.58	58,954.80	69,896.79	70,517.79	56,147.43	66,594.00
4,150,000	64,722.03	76,683.07	77,305.57	61,908.03	73,372.48	73,994.98	59,094.03	70,061.89	70,684.39	56,280.03	66,751.30
4,160,000	64,874.52	76,863.77	77,487.77	62,053.89	73,545.38	74,169.38	59,233.26	70,226.99	70,850.99	56,412.63	66,908.60
4,170,000	65,027.01	77,044.47	77,669.97	62,199.75	73,718.28	74,343.78	59,372.49	70,392.09	71,017.59	56,545.23	67,065.90
4,180,000	65,179.50	77,225.17	77,852.17	62,345.61	73,891.18	74,518.18	59,511.72	70,557.19	71,184.19	56,677.83	67,223.20
4,190,000	65,331.99	77,405.87	78,034.37	62,491.47	74,064.08	74,692.58	59,650.95	70,722.29	71,350.79	56,810.43	67,380.50
4,200,000	65,484.48	77,586.57	78,216.57	62,637.33	74,236.98	74,866.98	59,790.18	70,887.39	71,517.39	56,943.03	67,537.80
4,210,000	65,636.97	77,767.27	78,398.77	62,783.19	74,409.88	75,041.38	59,929.41	71,052.49	71,683.99	57,075.63	67,695.10
4,220,000	65,789.46	77,947.97	78,580.97	62,929.05	74,582.78	75,215.78	60,068.64	71,217.59	71,850.59	57,208.23	67,852.40
4,230,000	65,941.95	78,128.67	78,763.17	63,074.91	74,755.68	75,390.18	60,207.87	71,382.69	72,017.19	57,340.83	68,009.70
4,240,000	66,094.44	78,309.37	78,945.37	63,220.77	74,928.58	75,564.58	60,347.10	71,547.79	72,183.79	57,473.43	68,167.00
4,250,000	66,246.93	78,490.07	79,127.57	63,366.63	75,101.48	75,738.98	60,486.33	71,712.89	72,350.39	57,606.03	68,324.30
4,260,000	66,399.42	78,670.77	79,309.77	63,512.49	75,274.38	75,913.38	60,625.56	71,877.99	72,516.99	57,738.63	68,481.60
4,270,000	66,551.91	78,851.47	79,491.97	63,658.35	75,447.28	76,087.78	60,764.79	72,043.09	72,683.59	57,871.23	68,638.90
4,280,000	66,704.40	79,032.17	79,674.17	63,804.21	75,620.18	76,262.18	60,904.02	72,208.19	72,850.19	58,003.83	68,796.20
4,290,000	66,856.89	79,212.87	79,856.37	63,950.07	75,793.08	76,436.58	61,043.25	72,373.29	73,016.79	58,136.43	68,953.50
4,300,000	67,009.38	79,393.57	80,038.57	64,095.93	75,965.98	76,610.98	61,182.48	72,538.39	73,183.39	58,269.03	69,110.80
4,310,000	67,161.87	79,574.27	80,220.77	64,241.79	76,138.88	76,785.38	61,321.71	72,703.49	73,349.99	58,401.63	69,268.10
4,320,000	67,314.36	79,754.97	80,402.97	64,387.65	76,311.78	76,959.78	61,460.94	72,868.59	73,516.59	58,534.23	69,425.40
4,330,000	67,466.85	79,935.67	80,585.17	64,533.51	76,484.68	77,134.18	61,600.17	73,033.69	73,683.19	58,666.83	69,582.70
4,340,000	67,619.34	80,116.37	80,767.37	64,679.37	76,657.58	77,308.58	61,739.40	73,198.79	73,849.79	58,799.43	69,740.00
4,350,000	67,771.83	80,297.07	80,949.57	64,825.23	76,830.48	77,482.98	61,878.63	73,363.89	74,016.39	58,932.03	69,897.30
4,360,000	67,924.32	80,477.77	81,131.77	64,971.09	77,003.38	77,657.38	62,017.86	73,528.99	74,182.99	59,064.63	70,054.60
4,370,000	68,076.81	80,658.47	81,313.97	65,116.95	77,176.28	77,831.78	62,157.09	73,694.09	74,349.59	59,197.23	70,211.90
4,380,000	68,229.30	80,839.17	81,496.17	65,262.81	77,349.18	78,006.18	62,296.32	73,859.19	74,516.19	59,329.83	70,369.20
4,390,000	68,381.79	81,019.87	81,678.37	65,408.67	77,522.08	78,180.58	62,435.55	74,024.29	74,682.79	59,462.43	70,526.50
4,400,000	68,534.28	81,200.57	81,860.57	65,554.53	77,694.98	78,354.98	62,574.78	74,189.39	74,849.39	59,595.03	70,683.80
4,410,000	68,686.77	81,381.27	82,042.77	65,700.39	77,867.88	78,529.38	62,714.01	74,354.49	75,015.99	59,727.63	70,841.10
4,420,000	68,839.26	81,561.97	82,224.97	65,846.25	78,040.78	78,703.78	62,853.24	74,519.59	75,182.59	59,860.23	70,998.40
4,430,000	68,991.75	81,742.67	82,407.17	65,992.11	78,213.68	78,878.18	62,992.47	74,684.69	75,349.19	59,992.83	71,155.70
4,440,000	69,144.24	81,923.37	82,589.37	66,137.97	78,386.58	79,052.58	63,131.70	74,849.79	75,515.79	60,125.43	71,313.00
4,450,000	69,296.73	82,104.07	82,771.57	66,283.83	78,559.48	79,226.98	63,270.93	75,014.89	75,682.39	60,258.03	71,470.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
4,460,000	69,449.22	82,284.77	82,953.77	66,429.69	78,732.38	79,401.38	63,410.16	75,179.99	75,848.99	60,390.63	71,627.60
4,470,000	69,601.71	82,465.47	83,135.97	66,575.55	78,905.28	79,575.78	63,549.39	75,345.09	76,015.59	60,523.23	71,784.90
4,480,000	69,754.20	82,646.17	83,318.17	66,721.41	79,078.18	79,750.18	63,688.62	75,510.19	76,182.19	60,655.83	71,942.20
4,490,000	69,906.69	82,826.87	83,500.37	66,867.27	79,251.08	79,924.58	63,827.85	75,675.29	76,348.79	60,788.43	72,099.50
4,500,000	70,059.18	83,007.57	83,682.57	67,013.13	79,423.98	80,098.98	63,967.08	75,840.39	76,515.39	60,921.03	72,256.80
4,510,000	70,211.67	83,188.27	83,864.77	67,158.99	79,596.88	80,273.38	64,106.31	76,005.49	76,681.99	61,053.63	72,414.10
4,520,000	70,364.16	83,368.97	84,046.97	67,304.85	79,769.78	80,447.78	64,245.54	76,170.59	76,848.59	61,186.23	72,571.40
4,530,000	70,516.65	83,549.67	84,229.17	67,450.71	79,942.68	80,622.18	64,384.77	76,335.69	77,015.19	61,318.83	72,728.70
4,540,000	70,669.14	83,730.37	84,411.37	67,596.57	80,115.58	80,796.58	64,524.00	76,500.79	77,181.79	61,451.43	72,886.00
4,550,000	70,821.63	83,911.07	84,593.57	67,742.43	80,288.48	80,970.98	64,663.23	76,665.89	77,348.39	61,584.03	73,043.30
4,560,000	70,974.12	84,091.77	84,775.77	67,888.29	80,461.38	81,145.38	64,802.46	76,830.99	77,514.99	61,716.63	73,200.60
4,570,000	71,126.61	84,272.47	84,957.97	68,034.15	80,634.28	81,319.78	64,941.69	76,996.09	77,681.59	61,849.23	73,357.90
4,580,000	71,279.10	84,453.17	85,140.17	68,180.01	80,807.18	81,494.18	65,080.92	77,161.19	77,848.19	61,981.83	73,515.20
4,590,000	71,431.59	84,633.87	85,322.37	68,325.87	80,980.08	81,668.58	65,220.15	77,326.29	78,014.79	62,114.43	73,672.50
4,600,000	71,584.08	84,814.57	85,504.57	68,471.73	81,152.98	81,842.98	65,359.38	77,491.39	78,181.39	62,247.03	73,829.80
4,610,000	71,736.57	84,995.27	85,686.77	68,617.59	81,325.88	82,017.38	65,498.61	77,656.49	78,347.99	62,379.63	73,987.10
4,620,000	71,889.06	85,175.97	85,868.97	68,763.45	81,498.78	82,191.78	65,637.84	77,821.59	78,514.59	62,512.23	74,144.40
4,630,000	72,041.55	85,356.67	86,051.17	68,909.31	81,671.68	82,366.18	65,777.07	77,986.69	78,681.19	62,644.83	74,301.70
4,640,000	72,194.04	85,537.37	86,233.37	69,055.17	81,844.58	82,540.58	65,916.30	78,151.79	78,847.79	62,777.43	74,459.00
4,650,000	72,346.53	85,718.07	86,415.57	69,201.03	82,017.48	82,714.98	66,055.53	78,316.89	79,014.39	62,910.03	74,616.30
4,660,000	72,499.02	85,898.77	86,597.77	69,346.89	82,190.38	82,889.38	66,194.76	78,481.99	79,180.99	63,042.63	74,773.60
4,670,000	72,651.51	86,079.47	86,779.97	69,492.75	82,363.28	83,063.78	66,333.99	78,647.09	79,347.59	63,175.23	74,930.90
4,680,000	72,804.00	86,260.17	86,962.17	69,638.61	82,536.18	83,238.18	66,473.22	78,812.19	79,514.19	63,307.83	75,088.20
4,690,000	72,956.49	86,440.87	87,144.37	69,784.47	82,709.08	83,412.58	66,612.45	78,977.29	79,680.79	63,440.43	75,245.50
4,700,000	73,108.98	86,621.57	87,326.57	69,930.33	82,881.98	83,586.98	66,751.68	79,142.39	79,847.39	63,573.03	75,402.80
4,710,000	73,261.47	86,802.27	87,508.77	70,076.19	83,054.88	83,761.38	66,890.91	79,307.49	80,013.99	63,705.63	75,560.10
4,720,000	73,413.96	86,982.97	87,690.97	70,222.05	83,227.78	83,935.78	67,030.14	79,472.59	80,180.59	63,838.23	75,717.40
4,730,000	73,566.45	87,163.67	87,873.17	70,367.91	83,400.68	84,110.18	67,169.37	79,637.69	80,347.19	63,970.83	75,874.70
4,740,000	73,718.94	87,344.37	88,055.37	70,513.77	83,573.58	84,284.58	67,308.60	79,802.79	80,513.79	64,103.43	76,032.00
4,750,000	73,871.43	87,525.07	88,237.57	70,659.63	83,746.48	84,458.98	67,447.83	79,967.89	80,680.39	64,236.03	76,189.30
4,760,000	74,023.92	87,705.77	88,419.77	70,805.49	83,919.38	84,633.38	67,587.06	80,132.99	80,846.99	64,368.63	76,346.60
4,770,000	74,176.41	87,886.47	88,601.97	70,951.35	84,092.28	84,807.78	67,726.29	80,298.09	81,013.59	64,501.23	76,503.90
4,780,000	74,328.90	88,067.17	88,784.17	71,097.21	84,265.18	84,982.18	67,865.52	80,463.19	81,180.19	64,633.83	76,661.20
4,790,000	74,481.39	88,247.87	88,966.37	71,243.07	84,438.08	85,156.58	68,004.75	80,628.29	81,346.79	64,766.43	76,818.50
4,800,000	74,633.88	88,428.57	89,148.57	71,388.93	84,610.98	85,330.98	68,143.98	80,793.39	81,513.39	64,899.03	76,975.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
4,810,000	74,786.37	88,609.27	89,330.77	71,534.79	84,783.88	85,505.38	68,283.21	80,958.49	81,679.99	65,031.63	77,133.10
4,820,000	74,938.86	88,789.97	89,512.97	71,680.65	84,956.78	85,679.78	68,422.44	81,123.59	81,846.59	65,164.23	77,290.40
4,830,000	75,091.35	88,970.67	89,695.17	71,826.51	85,129.68	85,854.18	68,561.67	81,288.69	82,013.19	65,296.83	77,447.70
4,840,000	75,243.84	89,151.37	89,877.37	71,972.37	85,302.58	86,028.58	68,700.90	81,453.79	82,179.79	65,429.43	77,605.00
4,850,000	75,396.33	89,332.07	90,059.57	72,118.23	85,475.48	86,202.98	68,840.13	81,618.89	82,346.39	65,562.03	77,762.30
4,860,000	75,548.82	89,512.77	90,241.77	72,264.09	85,648.38	86,377.38	68,979.36	81,783.99	82,512.99	65,694.63	77,919.60
4,870,000	75,701.31	89,693.47	90,423.97	72,409.95	85,821.28	86,551.78	69,118.59	81,949.09	82,679.59	65,827.23	78,076.90
4,880,000	75,853.80	89,874.17	90,606.17	72,555.81	85,994.18	86,726.18	69,257.82	82,114.19	82,846.19	65,959.83	78,234.20
4,890,000	76,006.29	90,054.87	90,788.37	72,701.67	86,167.08	86,900.58	69,397.05	82,279.29	83,012.79	66,092.43	78,391.50
4,900,000	76,158.78	90,235.57	90,970.57	72,847.53	86,339.98	87,074.98	69,536.28	82,444.39	83,179.39	66,225.03	78,548.80
4,910,000	76,311.27	90,416.27	91,152.77	72,993.39	86,512.88	87,249.38	69,675.51	82,609.49	83,345.99	66,357.63	78,706.10
4,920,000	76,463.76	90,596.97	91,334.97	73,139.25	86,685.78	87,423.78	69,814.74	82,774.59	83,512.59	66,490.23	78,863.40
4,930,000	76,616.25	90,777.67	91,517.17	73,285.11	86,858.68	87,598.18	69,953.97	82,939.69	83,679.19	66,622.83	79,020.70
4,940,000	76,768.74	90,958.37	91,699.37	73,430.97	87,031.58	87,772.58	70,093.20	83,104.79	83,845.79	66,755.43	79,178.00
4,950,000	76,921.23	91,139.07	91,881.57	73,576.83	87,204.48	87,946.98	70,232.43	83,269.89	84,012.39	66,888.03	79,335.30
4,960,000	77,073.72	91,319.77	92,063.77	73,722.69	87,377.38	88,121.38	70,371.66	83,434.99	84,178.99	67,020.63	79,492.60
4,970,000	77,226.21	91,500.47	92,245.97	73,868.55	87,550.28	88,295.78	70,510.89	83,600.09	84,345.59	67,153.23	79,649.90
4,980,000	77,378.70	91,681.17	92,428.17	74,014.41	87,723.18	88,470.18	70,650.12	83,765.19	84,512.19	67,285.83	79,807.20
4,990,000	77,531.19	91,861.87	92,610.37	74,160.27	87,896.08	88,644.58	70,789.35	83,930.29	84,678.79	67,418.43	79,964.50
5,000,000	77,683.68	92,042.57	92,792.57	74,306.13	88,068.98	88,818.98	70,928.58	84,095.39	84,845.39	67,551.03	80,121.80
5,010,000	77,836.17	92,223.27	92,974.77	74,451.99	88,241.88	88,993.38	71,067.81	84,260.49	85,011.99	67,683.63	80,279.10
5,020,000	77,988.66	92,403.97	93,156.97	74,597.85	88,414.78	89,167.78	71,207.04	84,425.59	85,178.59	67,816.23	80,436.40
5,030,000	78,141.15	92,584.67	93,339.17	74,743.71	88,587.68	89,342.18	71,346.27	84,590.69	85,345.19	67,948.83	80,593.70
5,040,000	78,293.64	92,765.37	93,521.37	74,889.57	88,760.58	89,516.58	71,485.50	84,755.79	85,511.79	68,081.43	80,751.00
5,050,000	78,446.13	92,946.07	93,703.57	75,035.43	88,933.48	89,690.98	71,624.73	84,920.89	85,678.39	68,214.03	80,908.30
5,060,000	78,598.62	93,126.77	93,885.77	75,181.29	89,106.38	89,865.38	71,763.96	85,085.99	85,844.99	68,346.63	81,065.60
5,070,000	78,751.11	93,307.47	94,067.97	75,327.15	89,279.28	90,039.78	71,903.19	85,251.09	86,011.59	68,479.23	81,222.90
5,080,000	78,903.60	93,488.17	94,250.17	75,473.01	89,452.18	90,214.18	72,042.42	85,416.19	86,178.19	68,611.83	81,380.20
5,090,000	79,056.09	93,668.87	94,432.37	75,618.87	89,625.08	90,388.58	72,181.65	85,581.29	86,344.79	68,744.43	81,537.50
5,100,000	79,208.58	93,849.57	94,614.57	75,764.73	89,797.98	90,562.98	72,320.88	85,746.39	86,511.39	68,877.03	81,694.80
5,110,000	79,361.07	94,030.27	94,796.77	75,910.59	89,970.88	90,737.38	72,460.11	85,911.49	86,677.99	69,009.63	81,852.10
5,120,000	79,513.56	94,210.97	94,978.97	76,056.45	90,143.78	90,911.78	72,599.34	86,076.59	86,844.59	69,142.23	82,009.40
5,130,000	79,666.05	94,391.67	95,161.17	76,202.31	90,316.68	91,086.18	72,738.57	86,241.69	87,011.19	69,274.83	82,166.70
5,140,000	79,818.54	94,572.37	95,343.37	76,348.17	90,489.58	91,260.58	72,877.80	86,406.79	87,177.79	69,407.43	82,324.00
5,150,000	79,971.03	94,753.07	95,525.57	76,494.03	90,662.48	91,434.98	73,017.03	86,571.89	87,344.39	69,540.03	82,481.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
5,160,000	80,123.52	94,933.77	95,707.77	76,639.89	90,835.38	91,609.38	73,156.26	86,736.99	87,510.99	69,672.63	82,638.60
5,170,000	80,276.01	95,114.47	95,889.97	76,785.75	91,008.28	91,783.78	73,295.49	86,902.09	87,677.59	69,805.23	82,795.90
5,180,000	80,428.50	95,295.17	96,072.17	76,931.61	91,181.18	91,958.18	73,434.72	87,067.19	87,844.19	69,937.83	82,953.20
5,190,000	80,580.99	95,475.87	96,254.37	77,077.47	91,354.08	92,132.58	73,573.95	87,232.29	88,010.79	70,070.43	83,110.50
5,200,000	80,733.48	95,656.57	96,436.57	77,223.33	91,526.98	92,306.98	73,713.18	87,397.39	88,177.39	70,203.03	83,267.80
5,210,000	80,885.97	95,837.27	96,618.77	77,369.19	91,699.88	92,481.38	73,852.41	87,562.49	88,343.99	70,335.63	83,425.10
5,220,000	81,038.46	96,017.97	96,800.97	77,515.05	91,872.78	92,655.78	73,991.64	87,727.59	88,510.59	70,468.23	83,582.40
5,230,000	81,190.95	96,198.67	96,983.17	77,660.91	92,045.68	92,830.18	74,130.87	87,892.69	88,677.19	70,600.83	83,739.70
5,240,000	81,343.44	96,379.37	97,165.37	77,806.77	92,218.58	93,004.58	74,270.10	88,057.79	88,843.79	70,733.43	83,897.00
5,250,000	81,495.93	96,560.07	97,347.57	77,952.63	92,391.48	93,178.98	74,409.33	88,222.89	89,010.39	70,866.03	84,054.30
5,260,000	81,648.42	96,740.77	97,529.77	78,098.49	92,564.38	93,353.38	74,548.56	88,387.99	89,176.99	70,998.63	84,211.60
5,270,000	81,800.91	96,921.47	97,711.97	78,244.35	92,737.28	93,527.78	74,687.79	88,553.09	89,343.59	71,131.23	84,368.90
5,280,000	81,953.40	97,102.17	97,894.17	78,390.21	92,910.18	93,702.18	74,827.02	88,718.19	89,510.19	71,263.83	84,526.20
5,290,000	82,105.89	97,282.87	98,076.37	78,536.07	93,083.08	93,876.58	74,966.25	88,883.29	89,676.79	71,396.43	84,683.50
5,300,000	82,258.38	97,463.57	98,258.57	78,681.93	93,255.98	94,050.98	75,105.48	89,048.39	89,843.39	71,529.03	84,840.80
5,310,000	82,410.87	97,644.27	98,440.77	78,827.79	93,428.88	94,225.38	75,244.71	89,213.49	90,009.99	71,661.63	84,998.10
5,320,000	82,563.36	97,824.97	98,622.97	78,973.65	93,601.78	94,399.78	75,383.94	89,378.59	90,176.59	71,794.23	85,155.40
5,330,000	82,715.85	98,005.67	98,805.17	79,119.51	93,774.68	94,574.18	75,523.17	89,543.69	90,343.19	71,926.83	85,312.70
5,340,000	82,868.34	98,186.37	98,987.37	79,265.37	93,947.58	94,748.58	75,662.40	89,708.79	90,509.79	72,059.43	85,470.00
5,350,000	83,020.83	98,367.07	99,169.57	79,411.23	94,120.48	94,922.98	75,801.63	89,873.89	90,676.39	72,192.03	85,627.30
5,360,000	83,173.32	98,547.77	99,351.77	79,557.09	94,293.38	95,097.38	75,940.86	90,038.99	90,842.99	72,324.63	85,784.60
5,370,000	83,325.81	98,728.47	99,533.97	79,702.95	94,466.28	95,271.78	76,080.09	90,204.09	91,009.59	72,457.23	85,941.90
5,380,000	83,478.30	98,909.17	99,716.17	79,848.81	94,639.18	95,446.18	76,219.32	90,369.19	91,176.19	72,589.83	86,099.20
5,390,000	83,630.79	99,089.87	99,898.37	79,994.67	94,812.08	95,620.58	76,358.55	90,534.29	91,342.79	72,722.43	86,256.50
5,400,000	83,783.28	99,270.57	100,080.57	80,140.53	94,984.98	95,794.98	76,497.78	90,699.39	91,509.39	72,855.03	86,413.80
5,410,000	83,935.77	99,451.27	100,262.77	80,286.39	95,157.88	95,969.38	76,637.01	90,864.49	91,675.99	72,987.63	86,571.10
5,420,000	84,088.26	99,631.97	100,444.97	80,432.25	95,330.78	96,143.78	76,776.24	91,029.59	91,842.59	73,120.23	86,728.40
5,430,000	84,240.75	99,812.67	100,627.17	80,578.11	95,503.68	96,318.18	76,915.47	91,194.69	92,009.19	73,252.83	86,885.70
5,440,000	84,393.24	99,993.37	100,809.37	80,723.97	95,676.58	96,492.58	77,054.70	91,359.79	92,175.79	73,385.43	87,043.00
5,450,000	84,545.73	100,174.07	100,991.57	80,869.83	95,849.48	96,666.98	77,193.93	91,524.89	92,342.39	73,518.03	87,200.30
5,460,000	84,698.22	100,354.77	101,173.77	81,015.69	96,022.38	96,841.38	77,333.16	91,689.99	92,508.99	73,650.63	87,357.60
5,470,000	84,850.71	100,535.47	101,355.97	81,161.55	96,195.28	97,015.78	77,472.39	91,855.09	92,675.59	73,783.23	87,514.90
5,480,000	85,003.20	100,716.17	101,538.17	81,307.41	96,368.18	97,190.18	77,611.62	92,020.19	92,842.19	73,915.83	87,672.20
5,490,000	85,155.69	100,896.87	101,720.37	81,453.27	96,541.08	97,364.58	77,750.85	92,185.29	93,008.79	74,048.43	87,829.50
5,500,000	85,308.18	101,077.57	101,902.57	81,599.13	96,713.98	97,538.98	77,890.08	92,350.39	93,175.39	74,181.03	87,986.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
5,510,000	85,460.67	101,258.27	102,084.77	81,744.99	96,886.88	97,713.38	78,029.31	92,515.49	93,341.99	74,313.63	88,144.10
5,520,000	85,613.16	101,438.97	102,266.97	81,890.85	97,059.78	97,887.78	78,168.54	92,680.59	93,508.59	74,446.23	88,301.40
5,530,000	85,765.65	101,619.67	102,449.17	82,036.71	97,232.68	98,062.18	78,307.77	92,845.69	93,675.19	74,578.83	88,458.70
5,540,000	85,918.14	101,800.37	102,631.37	82,182.57	97,405.58	98,236.58	78,447.00	93,010.79	93,841.79	74,711.43	88,616.00
5,550,000	86,070.63	101,981.07	102,813.57	82,328.43	97,578.48	98,410.98	78,586.23	93,175.89	94,008.39	74,844.03	88,773.30
5,560,000	86,223.12	102,161.77	102,995.77	82,474.29	97,751.38	98,585.38	78,725.46	93,340.99	94,174.99	74,976.63	88,930.60
5,570,000	86,375.61	102,342.47	103,177.97	82,620.15	97,924.28	98,759.78	78,864.69	93,506.09	94,341.59	75,109.23	89,087.90
5,580,000	86,528.10	102,523.17	103,360.17	82,766.01	98,097.18	98,934.18	79,003.92	93,671.19	94,508.19	75,241.83	89,245.20
5,590,000	86,680.59	102,703.87	103,542.37	82,911.87	98,270.08	99,108.58	79,143.15	93,836.29	94,674.79	75,374.43	89,402.50
5,600,000	86,833.08	102,884.57	103,724.57	83,057.73	98,442.98	99,282.98	79,282.38	94,001.39	94,841.39	75,507.03	89,559.80
5,610,000	86,985.57	103,065.27	103,906.77	83,203.59	98,615.88	99,457.38	79,421.61	94,166.49	95,007.99	75,639.63	89,717.10
5,620,000	87,138.06	103,245.97	104,088.97	83,349.45	98,788.78	99,631.78	79,560.84	94,331.59	95,174.59	75,772.23	89,874.40
5,630,000	87,290.55	103,426.67	104,271.17	83,495.31	98,961.68	99,806.18	79,700.07	94,496.69	95,341.19	75,904.83	90,031.70
5,640,000	87,443.04	103,607.37	104,453.37	83,641.17	99,134.58	99,980.58	79,839.30	94,661.79	95,507.79	76,037.43	90,189.00
5,650,000	87,595.53	103,788.07	104,635.57	83,787.03	99,307.48	100,154.98	79,978.53	94,826.89	95,674.39	76,170.03	90,346.30
5,660,000	87,748.02	103,968.77	104,817.77	83,932.89	99,480.38	100,329.38	80,117.76	94,991.99	95,840.99	76,302.63	90,503.60
5,670,000	87,900.51	104,149.47	104,999.97	84,078.75	99,653.28	100,503.78	80,256.99	95,157.09	96,007.59	76,435.23	90,660.90
5,680,000	88,053.00	104,330.17	105,182.17	84,224.61	99,826.18	100,678.18	80,396.22	95,322.19	96,174.19	76,567.83	90,818.20
5,690,000	88,205.49	104,510.87	105,364.37	84,370.47	99,999.08	100,852.58	80,535.45	95,487.29	96,340.79	76,700.43	90,975.50
5,700,000	88,357.98	104,691.57	105,546.57	84,516.33	100,171.98	101,026.98	80,674.68	95,652.39	96,507.39	76,833.03	91,132.80
5,710,000	88,510.47	104,872.27	105,728.77	84,662.19	100,344.88	101,201.38	80,813.91	95,817.49	96,673.99	76,965.63	91,290.10
5,720,000	88,662.96	105,052.97	105,910.97	84,808.05	100,517.78	101,375.78	80,953.14	95,982.59	96,840.59	77,098.23	91,447.40
5,730,000	88,815.45	105,233.67	106,093.17	84,953.91	100,690.68	101,550.18	81,092.37	96,147.69	97,007.19	77,230.83	91,604.70
5,740,000	88,967.94	105,414.37	106,275.37	85,099.77	100,863.58	101,724.58	81,231.60	96,312.79	97,173.79	77,363.43	91,762.00
5,750,000	89,120.43	105,595.07	106,457.57	85,245.63	101,036.48	101,898.98	81,370.83	96,477.89	97,340.39	77,496.03	91,919.30
5,760,000	89,272.92	105,775.77	106,639.77	85,391.49	101,209.38	102,073.38	81,510.06	96,642.99	97,506.99	77,628.63	92,076.60
5,770,000	89,425.41	105,956.47	106,821.97	85,537.35	101,382.28	102,247.78	81,649.29	96,808.09	97,673.59	77,761.23	92,233.90
5,780,000	89,577.90	106,137.17	107,004.17	85,683.21	101,555.18	102,422.18	81,788.52	96,973.19	97,840.19	77,893.83	92,391.20
5,790,000	89,730.39	106,317.87	107,186.37	85,829.07	101,728.08	102,596.58	81,927.75	97,138.29	98,006.79	78,026.43	92,548.50
5,800,000	89,882.88	106,498.57	107,368.57	85,974.93	101,900.98	102,770.98	82,066.98	97,303.39	98,173.39	78,159.03	92,705.80
5,810,000	90,035.37	106,679.27	107,550.77	86,120.79	102,073.88	102,945.38	82,206.21	97,468.49	98,339.99	78,291.63	92,863.10
5,820,000	90,187.86	106,859.97	107,732.97	86,266.65	102,246.78	103,119.78	82,345.44	97,633.59	98,506.59	78,424.23	93,020.40
5,830,000	90,340.35	107,040.67	107,915.17	86,412.51	102,419.68	103,294.18	82,484.67	97,798.69	98,673.19	78,556.83	93,177.70
5,840,000	90,492.84	107,221.37	108,097.37	86,558.37	102,592.58	103,468.58	82,623.90	97,963.79	98,839.79	78,689.43	93,335.00
5,850,000	90,645.33	107,402.07	108,279.57	86,704.23	102,765.48	103,642.98	82,763.13	98,128.89	99,006.39	78,822.03	93,492.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
5,860,000	90,797.82	107,582.77	108,461.77	86,850.09	102,938.38	103,817.38	82,902.36	98,293.99	99,172.99	78,954.63	93,649.60
5,870,000	90,950.31	107,763.47	108,643.97	86,995.95	103,111.28	103,991.78	83,041.59	98,459.09	99,339.59	79,087.23	93,806.90
5,880,000	91,102.80	107,944.17	108,826.17	87,141.81	103,284.18	104,166.18	83,180.82	98,624.19	99,506.19	79,219.83	93,964.20
5,890,000	91,255.29	108,124.87	109,008.37	87,287.67	103,457.08	104,340.58	83,320.05	98,789.29	99,672.79	79,352.43	94,121.50
5,900,000	91,407.78	108,305.57	109,190.57	87,433.53	103,629.98	104,514.98	83,459.28	98,954.39	99,839.39	79,485.03	94,278.80
5,910,000	91,560.27	108,486.27	109,372.77	87,579.39	103,802.88	104,689.38	83,598.51	99,119.49	100,005.99	79,617.63	94,436.10
5,920,000	91,712.76	108,666.97	109,554.97	87,725.25	103,975.78	104,863.78	83,737.74	99,284.59	100,172.59	79,750.23	94,593.40
5,930,000	91,865.25	108,847.67	109,737.17	87,871.11	104,148.68	105,038.18	83,876.97	99,449.69	100,339.19	79,882.83	94,750.70
5,940,000	92,017.74	109,028.37	109,919.37	88,016.97	104,321.58	105,212.58	84,016.20	99,614.79	100,505.79	80,015.43	94,908.00
5,950,000	92,170.23	109,209.07	110,101.57	88,162.83	104,494.48	105,386.98	84,155.43	99,779.89	100,672.39	80,148.03	95,065.30
5,960,000	92,322.72	109,389.77	110,283.77	88,308.69	104,667.38	105,561.38	84,294.66	99,944.99	100,838.99	80,280.63	95,222.60
5,970,000	92,475.21	109,570.47	110,465.97	88,454.55	104,840.28	105,735.78	84,433.89	100,110.09	101,005.59	80,413.23	95,379.90
5,980,000	92,627.70	109,751.17	110,648.17	88,600.41	105,013.18	105,910.18	84,573.12	100,275.19	101,172.19	80,545.83	95,537.20
5,990,000	92,780.19	109,931.87	110,830.37	88,746.27	105,186.08	106,084.58	84,712.35	100,440.29	101,338.79	80,678.43	95,694.50
6,000,000	92,932.68	110,112.57	111,012.57	88,892.13	105,358.98	106,258.98	84,851.58	100,605.39	101,505.39	80,811.03	95,851.80
6,010,000	93,085.17	110,293.27	111,194.77	89,037.99	105,531.88	106,433.38	84,990.81	100,770.49	101,671.99	80,943.63	96,009.10
6,020,000	93,237.66	110,473.97	111,376.97	89,183.85	105,704.78	106,607.78	85,130.04	100,935.59	101,838.59	81,076.23	96,166.40
6,030,000	93,390.15	110,654.67	111,559.17	89,329.71	105,877.68	106,782.18	85,269.27	101,100.69	102,005.19	81,208.83	96,323.70
6,040,000	93,542.64	110,835.37	111,741.37	89,475.57	106,050.58	106,956.58	85,408.50	101,265.79	102,171.79	81,341.43	96,481.00
6,050,000	93,695.13	111,016.07	111,923.57	89,621.43	106,223.48	107,130.98	85,547.73	101,430.89	102,338.39	81,474.03	96,638.30
6,060,000	93,847.62	111,196.77	112,105.77	89,767.29	106,396.38	107,305.38	85,686.96	101,595.99	102,504.99	81,606.63	96,795.60
6,070,000	94,000.11	111,377.47	112,287.97	89,913.15	106,569.28	107,479.78	85,826.19	101,761.09	102,671.59	81,739.23	96,952.90
6,080,000	94,152.60	111,558.17	112,470.17	90,059.01	106,742.18	107,654.18	85,965.42	101,926.19	102,838.19	81,871.83	97,110.20
6,090,000	94,305.09	111,738.87	112,652.37	90,204.87	106,915.08	107,828.58	86,104.65	102,091.29	103,004.79	82,004.43	97,267.50
6,100,000	94,457.58	111,919.57	112,834.57	90,350.73	107,087.98	108,002.98	86,243.88	102,256.39	103,171.39	82,137.03	97,424.80
6,110,000	94,610.07	112,100.27	113,016.77	90,496.59	107,260.88	108,177.38	86,383.11	102,421.49	103,337.99	82,269.63	97,582.10
6,120,000	94,762.56	112,280.97	113,198.97	90,642.45	107,433.78	108,351.78	86,522.34	102,586.59	103,504.59	82,402.23	97,739.40
6,130,000	94,915.05	112,461.67	113,381.17	90,788.31	107,606.68	108,526.18	86,661.57	102,751.69	103,671.19	82,534.83	97,896.70
6,140,000	95,067.54	112,642.37	113,563.37	90,934.17	107,779.58	108,700.58	86,800.80	102,916.79	103,837.79	82,667.43	98,054.00
6,150,000	95,220.03	112,823.07	113,745.57	91,080.03	107,952.48	108,874.98	86,940.03	103,081.89	104,004.39	82,800.03	98,211.30
6,160,000	95,372.52	113,003.77	113,927.77	91,225.89	108,125.38	109,049.38	87,079.26	103,246.99	104,170.99	82,932.63	98,368.60
6,170,000	95,525.01	113,184.47	114,109.97	91,371.75	108,298.28	109,223.78	87,218.49	103,412.09	104,337.59	83,065.23	98,525.90
6,180,000	95,677.50	113,365.17	114,292.17	91,517.61	108,471.18	109,398.18	87,357.72	103,577.19	104,504.19	83,197.83	98,683.20
6,190,000	95,829.99	113,545.87	114,474.37	91,663.47	108,644.08	109,572.58	87,496.95	103,742.29	104,670.79	83,330.43	98,840.50
6,200,000	95,982.48	113,726.57	114,656.57	91,809.33	108,816.98	109,746.98	87,636.18	103,907.39	104,837.39	83,463.03	98,997.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
6,210,000	96,134.97	113,907.27	114,838.77	91,955.19	108,989.88	109,921.38	87,775.41	104,072.49	105,003.99	83,595.63	99,155.10
6,220,000	96,287.46	114,087.97	115,020.97	92,101.05	109,162.78	110,095.78	87,914.64	104,237.59	105,170.59	83,728.23	99,312.40
6,230,000	96,439.95	114,268.67	115,203.17	92,246.91	109,335.68	110,270.18	88,053.87	104,402.69	105,337.19	83,860.83	99,469.70
6,240,000	96,592.44	114,449.37	115,385.37	92,392.77	109,508.58	110,444.58	88,193.10	104,567.79	105,503.79	83,993.43	99,627.00
6,250,000	96,744.93	114,630.07	115,567.57	92,538.63	109,681.48	110,618.98	88,332.33	104,732.89	105,670.39	84,126.03	99,784.30
6,260,000	96,897.42	114,810.77	115,749.77	92,684.49	109,854.38	110,793.38	88,471.56	104,897.99	105,836.99	84,258.63	99,941.60
6,270,000	97,049.91	114,991.47	115,931.97	92,830.35	110,027.28	110,967.78	88,610.79	105,063.09	106,003.59	84,391.23	100,098.90
6,280,000	97,202.40	115,172.17	116,114.17	92,976.21	110,200.18	111,142.18	88,750.02	105,228.19	106,170.19	84,523.83	100,256.20
6,290,000	97,354.89	115,352.87	116,296.37	93,122.07	110,373.08	111,316.58	88,889.25	105,393.29	106,336.79	84,656.43	100,413.50
6,300,000	97,507.38	115,533.57	116,478.57	93,267.93	110,545.98	111,490.98	89,028.48	105,558.39	106,503.39	84,789.03	100,570.80
6,310,000	97,659.87	115,714.27	116,660.77	93,413.79	110,718.88	111,665.38	89,167.71	105,723.49	106,669.99	84,921.63	100,728.10
6,320,000	97,812.36	115,894.97	116,842.97	93,559.65	110,891.78	111,839.78	89,306.94	105,888.59	106,836.59	85,054.23	100,885.40
6,330,000	97,964.85	116,075.67	117,025.17	93,705.51	111,064.68	112,014.18	89,446.17	106,053.69	107,003.19	85,186.83	101,042.70
6,340,000	98,117.34	116,256.37	117,207.37	93,851.37	111,237.58	112,188.58	89,585.40	106,218.79	107,169.79	85,319.43	101,200.00
6,350,000	98,269.83	116,437.07	117,389.57	93,997.23	111,410.48	112,362.98	89,724.63	106,383.89	107,336.39	85,452.03	101,357.30
6,360,000	98,422.32	116,617.77	117,571.77	94,143.09	111,583.38	112,537.38	89,863.86	106,548.99	107,502.99	85,584.63	101,514.60
6,370,000	98,574.81	116,798.47	117,753.97	94,288.95	111,756.28	112,711.78	90,003.09	106,714.09	107,669.59	85,717.23	101,671.90
6,380,000	98,727.30	116,979.17	117,936.17	94,434.81	111,929.18	112,886.18	90,142.32	106,879.19	107,836.19	85,849.83	101,829.20
6,390,000	98,879.79	117,159.87	118,118.37	94,580.67	112,102.08	113,060.58	90,281.55	107,044.29	108,002.79	85,982.43	101,986.50
6,400,000	99,032.28	117,340.57	118,300.57	94,726.53	112,274.98	113,234.98	90,420.78	107,209.39	108,169.39	86,115.03	102,143.80
6,410,000	99,184.77	117,521.27	118,482.77	94,872.39	112,447.88	113,409.38	90,560.01	107,374.49	108,335.99	86,247.63	102,301.10
6,420,000	99,337.26	117,701.97	118,664.97	95,018.25	112,620.78	113,583.78	90,699.24	107,539.59	108,502.59	86,380.23	102,458.40
6,430,000	99,489.75	117,882.67	118,847.17	95,164.11	112,793.68	113,758.18	90,838.47	107,704.69	108,669.19	86,512.83	102,615.70
6,440,000	99,642.24	118,063.37	119,029.37	95,309.97	112,966.58	113,932.58	90,977.70	107,869.79	108,835.79	86,645.43	102,773.00
6,450,000	99,794.73	118,244.07	119,211.57	95,455.83	113,139.48	114,106.98	91,116.93	108,034.89	109,002.39	86,778.03	102,930.30
6,460,000	99,947.22	118,424.77	119,393.77	95,601.69	113,312.38	114,281.38	91,256.16	108,199.99	109,168.99	86,910.63	103,087.60
6,470,000	100,099.71	118,605.47	119,575.97	95,747.55	113,485.28	114,455.78	91,395.39	108,365.09	109,335.59	87,043.23	103,244.90
6,480,000	100,252.20	118,786.17	119,758.17	95,893.41	113,658.18	114,630.18	91,534.62	108,530.19	109,502.19	87,175.83	103,402.20
6,490,000	100,404.69	118,966.87	119,940.37	96,039.27	113,831.08	114,804.58	91,673.85	108,695.29	109,668.79	87,308.43	103,559.50
6,500,000	100,557.18	119,147.57	120,122.57	96,185.13	114,003.98	114,978.98	91,813.08	108,860.39	109,835.39	87,441.03	103,716.80
6,510,000	100,709.67	119,328.27	120,304.77	96,330.99	114,176.88	115,153.38	91,952.31	109,025.49	110,001.99	87,573.63	103,874.10
6,520,000	100,862.16	119,508.97	120,486.97	96,476.85	114,349.78	115,327.78	92,091.54	109,190.59	110,168.59	87,706.23	104,031.40
6,530,000	101,014.65	119,689.67	120,669.17	96,622.71	114,522.68	115,502.18	92,230.77	109,355.69	110,335.19	87,838.83	104,188.70
6,540,000	101,167.14	119,870.37	120,851.37	96,768.57	114,695.58	115,676.58	92,370.00	109,520.79	110,501.79	87,971.43	104,346.00
6,550,000	101,319.63	120,051.07	121,033.57	96,914.43	114,868.48	115,850.98	92,509.23	109,685.89	110,668.39	88,104.03	104,503.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
6,560,000	101,472.12	120,231.77	121,215.77	97,060.29	115,041.38	116,025.38	92,648.46	109,850.99	110,834.99	88,236.63	104,660.60
6,570,000	101,624.61	120,412.47	121,397.97	97,206.15	115,214.28	116,199.78	92,787.69	110,016.09	111,001.59	88,369.23	104,817.90
6,580,000	101,777.10	120,593.17	121,580.17	97,352.01	115,387.18	116,374.18	92,926.92	110,181.19	111,168.19	88,501.83	104,975.20
6,590,000	101,929.59	120,773.87	121,762.37	97,497.87	115,560.08	116,548.58	93,066.15	110,346.29	111,334.79	88,634.43	105,132.50
6,600,000	102,082.08	120,954.57	121,944.57	97,643.73	115,732.98	116,722.98	93,205.38	110,511.39	111,501.39	88,767.03	105,289.80
6,610,000	102,234.57	121,135.27	122,126.77	97,789.59	115,905.88	116,897.38	93,344.61	110,676.49	111,667.99	88,899.63	105,447.10
6,620,000	102,387.06	121,315.97	122,308.97	97,935.45	116,078.78	117,071.78	93,483.84	110,841.59	111,834.59	89,032.23	105,604.40
6,630,000	102,539.55	121,496.67	122,491.17	98,081.31	116,251.68	117,246.18	93,623.07	111,006.69	112,001.19	89,164.83	105,761.70
6,640,000	102,692.04	121,677.37	122,673.37	98,227.17	116,424.58	117,420.58	93,762.30	111,171.79	112,167.79	89,297.43	105,919.00
6,650,000	102,844.53	121,858.07	122,855.57	98,373.03	116,597.48	117,594.98	93,901.53	111,336.89	112,334.39	89,430.03	106,076.30
6,660,000	102,997.02	122,038.77	123,037.77	98,518.89	116,770.38	117,769.38	94,040.76	111,501.99	112,500.99	89,562.63	106,233.60
6,670,000	103,149.51	122,219.47	123,219.97	98,664.75	116,943.28	117,943.78	94,179.99	111,667.09	112,667.59	89,695.23	106,390.90
6,680,000	103,302.00	122,400.17	123,402.17	98,810.61	117,116.18	118,118.18	94,319.22	111,832.19	112,834.19	89,827.83	106,548.20
6,690,000	103,454.49	122,580.87	123,584.37	98,956.47	117,289.08	118,292.58	94,458.45	111,997.29	113,000.79	89,960.43	106,705.50
6,700,000	103,606.98	122,761.57	123,766.57	99,102.33	117,461.98	118,466.98	94,597.68	112,162.39	113,167.39	90,093.03	106,862.80
6,710,000	103,759.47	122,942.27	123,948.77	99,248.19	117,634.88	118,641.38	94,736.91	112,327.49	113,333.99	90,225.63	107,020.10
6,720,000	103,911.96	123,122.97	124,130.97	99,394.05	117,807.78	118,815.78	94,876.14	112,492.59	113,500.59	90,358.23	107,177.40
6,730,000	104,064.45	123,303.67	124,313.17	99,539.91	117,980.68	118,990.18	95,015.37	112,657.69	113,667.19	90,490.83	107,334.70
6,740,000	104,216.94	123,484.37	124,495.37	99,685.77	118,153.58	119,164.58	95,154.60	112,822.79	113,833.79	90,623.43	107,492.00
6,750,000	104,369.43	123,665.07	124,677.57	99,831.63	118,326.48	119,338.98	95,293.83	112,987.89	114,000.39	90,756.03	107,649.30
6,760,000	104,521.92	123,845.77	124,859.77	99,977.49	118,499.38	119,513.38	95,433.06	113,152.99	114,166.99	90,888.63	107,806.60
6,770,000	104,674.41	124,026.47	125,041.97	100,123.35	118,672.28	119,687.78	95,572.29	113,318.09	114,333.59	91,021.23	107,963.90
6,780,000	104,826.90	124,207.17	125,224.17	100,269.21	118,845.18	119,862.18	95,711.52	113,483.19	114,500.19	91,153.83	108,121.20
6,790,000	104,979.39	124,387.87	125,406.37	100,415.07	119,018.08	120,036.58	95,850.75	113,648.29	114,666.79	91,286.43	108,278.50
6,800,000	105,131.88	124,568.57	125,588.57	100,560.93	119,190.98	120,210.98	95,989.98	113,813.39	114,833.39	91,419.03	108,435.80
6,810,000	105,284.37	124,749.27	125,770.77	100,706.79	119,363.88	120,385.38	96,129.21	113,978.49	114,999.99	91,551.63	108,593.10
6,820,000	105,436.86	124,929.97	125,952.97	100,852.65	119,536.78	120,559.78	96,268.44	114,143.59	115,166.59	91,684.23	108,750.40
6,830,000	105,589.35	125,110.67	126,135.17	100,998.51	119,709.68	120,734.18	96,407.67	114,308.69	115,333.19	91,816.83	108,907.70
6,840,000	105,741.84	125,291.37	126,317.37	101,144.37	119,882.58	120,908.58	96,546.90	114,473.79	115,499.79	91,949.43	109,065.00
6,850,000	105,894.33	125,472.07	126,499.57	101,290.23	120,055.48	121,082.98	96,686.13	114,638.89	115,666.39	92,082.03	109,222.30
6,860,000	106,046.82	125,652.77	126,681.77	101,436.09	120,228.38	121,257.38	96,825.36	114,803.99	115,832.99	92,214.63	109,379.60
6,870,000	106,199.31	125,833.47	126,863.97	101,581.95	120,401.28	121,431.78	96,964.59	114,969.09	115,999.59	92,347.23	109,536.90
6,880,000	106,351.80	126,014.17	127,046.17	101,727.81	120,574.18	121,606.18	97,103.82	115,134.19	116,166.19	92,479.83	109,694.20
6,890,000	106,504.29	126,194.87	127,228.37	101,873.67	120,747.08	121,780.58	97,243.05	115,299.29	116,332.79	92,612.43	109,851.50
6,900,000	106,656.78	126,375.57	127,410.57	102,019.53	120,919.98	121,954.98	97,382.28	115,464.39	116,499.39	92,745.03	110,008.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
6,910,000	106,809.27	126,556.27	127,592.77	102,165.39	121,092.88	122,129.38	97,521.51	115,629.49	116,665.99	92,877.63	110,166.10
6,920,000	106,961.76	126,736.97	127,774.97	102,311.25	121,265.78	122,303.78	97,660.74	115,794.59	116,832.59	93,010.23	110,323.40
6,930,000	107,114.25	126,917.67	127,957.17	102,457.11	121,438.68	122,478.18	97,799.97	115,959.69	116,999.19	93,142.83	110,480.70
6,940,000	107,266.74	127,098.37	128,139.37	102,602.97	121,611.58	122,652.58	97,939.20	116,124.79	117,165.79	93,275.43	110,638.00
6,950,000	107,419.23	127,279.07	128,321.57	102,748.83	121,784.48	122,826.98	98,078.43	116,289.89	117,332.39	93,408.03	110,795.30
6,960,000	107,571.72	127,459.77	128,503.77	102,894.69	121,957.38	123,001.38	98,217.66	116,454.99	117,498.99	93,540.63	110,952.60
6,970,000	107,724.21	127,640.47	128,685.97	103,040.55	122,130.28	123,175.78	98,356.89	116,620.09	117,665.59	93,673.23	111,109.90
6,980,000	107,876.70	127,821.17	128,868.17	103,186.41	122,303.18	123,350.18	98,496.12	116,785.19	117,832.19	93,805.83	111,267.20
6,990,000	108,029.19	128,001.87	129,050.37	103,332.27	122,476.08	123,524.58	98,635.35	116,950.29	117,998.79	93,938.43	111,424.50
7,000,000	108,181.68	128,182.57	129,232.57	103,478.13	122,648.98	123,698.98	98,774.58	117,115.39	118,165.39	94,071.03	111,581.80
7,010,000	108,334.17	128,363.27	129,414.77	103,623.99	122,821.88	123,873.38	98,913.81	117,280.49	118,331.99	94,203.63	111,739.10
7,020,000	108,486.66	128,543.97	129,596.97	103,769.85	122,994.78	124,047.78	99,053.04	117,445.59	118,498.59	94,336.23	111,896.40
7,030,000	108,639.15	128,724.67	129,779.17	103,915.71	123,167.68	124,222.18	99,192.27	117,610.69	118,665.19	94,468.83	112,053.70
7,040,000	108,791.64	128,905.37	129,961.37	104,061.57	123,340.58	124,396.58	99,331.50	117,775.79	118,831.79	94,601.43	112,211.00
7,050,000	108,944.13	129,086.07	130,143.57	104,207.43	123,513.48	124,570.98	99,470.73	117,940.89	118,998.39	94,734.03	112,368.30
7,060,000	109,096.62	129,266.77	130,325.77	104,353.29	123,686.38	124,745.38	99,609.96	118,105.99	119,164.99	94,866.63	112,525.60
7,070,000	109,249.11	129,447.47	130,507.97	104,499.15	123,859.28	124,919.78	99,749.19	118,271.09	119,331.59	94,999.23	112,682.90
7,080,000	109,401.60	129,628.17	130,690.17	104,645.01	124,032.18	125,094.18	99,888.42	118,436.19	119,498.19	95,131.83	112,840.20
7,090,000	109,554.09	129,808.87	130,872.37	104,790.87	124,205.08	125,268.58	100,027.65	118,601.29	119,664.79	95,264.43	112,997.50
7,100,000	109,706.58	129,989.57	131,054.57	104,936.73	124,377.98	125,442.98	100,166.88	118,766.39	119,831.39	95,397.03	113,154.80
7,110,000	109,859.07	130,170.27	131,236.77	105,082.59	124,550.88	125,617.38	100,306.11	118,931.49	119,997.99	95,529.63	113,312.10
7,120,000	110,011.56	130,350.97	131,418.97	105,228.45	124,723.78	125,791.78	100,445.34	119,096.59	120,164.59	95,662.23	113,469.40
7,130,000	110,164.05	130,531.67	131,601.17	105,374.31	124,896.68	125,966.18	100,584.57	119,261.69	120,331.19	95,794.83	113,626.70
7,140,000	110,316.54	130,712.37	131,783.37	105,520.17	125,069.58	126,140.58	100,723.80	119,426.79	120,497.79	95,927.43	113,784.00
7,150,000	110,469.03	130,893.07	131,965.57	105,666.03	125,242.48	126,314.98	100,863.03	119,591.89	120,664.39	96,060.03	113,941.30
7,160,000	110,621.52	131,073.77	132,147.77	105,811.89	125,415.38	126,489.38	101,002.26	119,756.99	120,830.99	96,192.63	114,098.60
7,170,000	110,774.01	131,254.47	132,329.97	105,957.75	125,588.28	126,663.78	101,141.49	119,922.09	120,997.59	96,325.23	114,255.90
7,180,000	110,926.50	131,435.17	132,512.17	106,103.61	125,761.18	126,838.18	101,280.72	120,087.19	121,164.19	96,457.83	114,413.20
7,190,000	111,078.99	131,615.87	132,694.37	106,249.47	125,934.08	127,012.58	101,419.95	120,252.29	121,330.79	96,590.43	114,570.50
7,200,000	111,231.48	131,796.57	132,876.57	106,395.33	126,106.98	127,186.98	101,559.18	120,417.39	121,497.39	96,723.03	114,727.80
7,210,000	111,383.97	131,977.27	133,058.77	106,541.19	126,279.88	127,361.38	101,698.41	120,582.49	121,663.99	96,855.63	114,885.10
7,220,000	111,536.46	132,157.97	133,240.97	106,687.05	126,452.78	127,535.78	101,837.64	120,747.59	121,830.59	96,988.23	115,042.40
7,230,000	111,688.95	132,338.67	133,423.17	106,832.91	126,625.68	127,710.18	101,976.87	120,912.69	121,997.19	97,120.83	115,199.70
7,240,000	111,841.44	132,519.37	133,605.37	106,978.77	126,798.58	127,884.58	102,116.10	121,077.79	122,163.79	97,253.43	115,357.00
7,250,000	111,993.93	132,700.07	133,787.57	107,124.63	126,971.48	128,058.98	102,255.33	121,242.89	122,330.39	97,386.03	115,514.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
7,260,000	112,146.42	132,880.77	133,969.77	107,270.49	127,144.38	128,233.38	102,394.56	121,407.99	122,496.99	97,518.63	115,671.60
7,270,000	112,298.91	133,061.47	134,151.97	107,416.35	127,317.28	128,407.78	102,533.79	121,573.09	122,663.59	97,651.23	115,828.90
7,280,000	112,451.40	133,242.17	134,334.17	107,562.21	127,490.18	128,582.18	102,673.02	121,738.19	122,830.19	97,783.83	115,986.20
7,290,000	112,603.89	133,422.87	134,516.37	107,708.07	127,663.08	128,756.58	102,812.25	121,903.29	122,996.79	97,916.43	116,143.50
7,300,000	112,756.38	133,603.57	134,698.57	107,853.93	127,835.98	128,930.98	102,951.48	122,068.39	123,163.39	98,049.03	116,300.80
7,310,000	112,908.87	133,784.27	134,880.77	107,999.79	128,008.88	129,105.38	103,090.71	122,233.49	123,329.99	98,181.63	116,458.10
7,320,000	113,061.36	133,964.97	135,062.97	108,145.65	128,181.78	129,279.78	103,229.94	122,398.59	123,496.59	98,314.23	116,615.40
7,330,000	113,213.85	134,145.67	135,245.17	108,291.51	128,354.68	129,454.18	103,369.17	122,563.69	123,663.19	98,446.83	116,772.70
7,340,000	113,366.34	134,326.37	135,427.37	108,437.37	128,527.58	129,628.58	103,508.40	122,728.79	123,829.79	98,579.43	116,930.00
7,350,000	113,518.83	134,507.07	135,609.57	108,583.23	128,700.48	129,802.98	103,647.63	122,893.89	123,996.39	98,712.03	117,087.30
7,360,000	113,671.32	134,687.77	135,791.77	108,729.09	128,873.38	129,977.38	103,786.86	123,058.99	124,162.99	98,844.63	117,244.60
7,370,000	113,823.81	134,868.47	135,973.97	108,874.95	129,046.28	130,151.78	103,926.09	123,224.09	124,329.59	98,977.23	117,401.90
7,380,000	113,976.30	135,049.17	136,156.17	109,020.81	129,219.18	130,326.18	104,065.32	123,389.19	124,496.19	99,109.83	117,559.20
7,390,000	114,128.79	135,229.87	136,338.37	109,166.67	129,392.08	130,500.58	104,204.55	123,554.29	124,662.79	99,242.43	117,716.50
7,400,000	114,281.28	135,410.57	136,520.57	109,312.53	129,564.98	130,674.98	104,343.78	123,719.39	124,829.39	99,375.03	117,873.80
7,410,000	114,433.77	135,591.27	136,702.77	109,458.39	129,737.88	130,849.38	104,483.01	123,884.49	124,995.99	99,507.63	118,031.10
7,420,000	114,586.26	135,771.97	136,884.97	109,604.25	129,910.78	131,023.78	104,622.24	124,049.59	125,162.59	99,640.23	118,188.40
7,430,000	114,738.75	135,952.67	137,067.17	109,750.11	130,083.68	131,198.18	104,761.47	124,214.69	125,329.19	99,772.83	118,345.70
7,440,000	114,891.24	136,133.37	137,249.37	109,895.97	130,256.58	131,372.58	104,900.70	124,379.79	125,495.79	99,905.43	118,503.00
7,450,000	115,043.73	136,314.07	137,431.57	110,041.83	130,429.48	131,546.98	105,039.93	124,544.89	125,662.39	100,038.03	118,660.30
7,460,000	115,196.22	136,494.77	137,613.77	110,187.69	130,602.38	131,721.38	105,179.16	124,709.99	125,828.99	100,170.63	118,817.60
7,470,000	115,348.71	136,675.47	137,795.97	110,333.55	130,775.28	131,895.78	105,318.39	124,875.09	125,995.59	100,303.23	118,974.90
7,480,000	115,501.20	136,856.17	137,978.17	110,479.41	130,948.18	132,070.18	105,457.62	125,040.19	126,162.19	100,435.83	119,132.20
7,490,000	115,653.69	137,036.87	138,160.37	110,625.27	131,121.08	132,244.58	105,596.85	125,205.29	126,328.79	100,568.43	119,289.50
7,500,000	115,806.18	137,217.57	138,342.57	110,771.13	131,293.98	132,418.98	105,736.08	125,370.39	126,495.39	100,701.03	119,446.80
7,510,000	115,958.67	137,398.27	138,524.77	110,916.99	131,466.88	132,593.38	105,875.31	125,535.49	126,661.99	100,833.63	119,604.10
7,520,000	116,111.16	137,578.97	138,706.97	111,062.85	131,639.78	132,767.78	106,014.54	125,700.59	126,828.59	100,966.23	119,761.40
7,530,000	116,263.65	137,759.67	138,889.17	111,208.71	131,812.68	132,942.18	106,153.77	125,865.69	126,995.19	101,098.83	119,918.70
7,540,000	116,416.14	137,940.37	139,071.37	111,354.57	131,985.58	133,116.58	106,293.00	126,030.79	127,161.79	101,231.43	120,076.00
7,550,000	116,568.63	138,121.07	139,253.57	111,500.43	132,158.48	133,290.98	106,432.23	126,195.89	127,328.39	101,364.03	120,233.30
7,560,000	116,721.12	138,301.77	139,435.77	111,646.29	132,331.38	133,465.38	106,571.46	126,360.99	127,494.99	101,496.63	120,390.60
7,570,000	116,873.61	138,482.47	139,617.97	111,792.15	132,504.28	133,639.78	106,710.69	126,526.09	127,661.59	101,629.23	120,547.90
7,580,000	117,026.10	138,663.17	139,800.17	111,938.01	132,677.18	133,814.18	106,849.92	126,691.19	127,828.19	101,761.83	120,705.20
7,590,000	117,178.59	138,843.87	139,982.37	112,083.87	132,850.08	133,988.58	106,989.15	126,856.29	127,994.79	101,894.43	120,862.50
7,600,000	117,331.08	139,024.57	140,164.57	112,229.73	133,022.98	134,162.98	107,128.38	127,021.39	128,161.39	102,027.03	121,019.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
7,610,000	117,483.57	139,205.27	140,346.77	112,375.59	133,195.88	134,337.38	107,267.61	127,186.49	128,327.99	102,159.63	121,177.10
7,620,000	117,636.06	139,385.97	140,528.97	112,521.45	133,368.78	134,511.78	107,406.84	127,351.59	128,494.59	102,292.23	121,334.40
7,630,000	117,788.55	139,566.67	140,711.17	112,667.31	133,541.68	134,686.18	107,546.07	127,516.69	128,661.19	102,424.83	121,491.70
7,640,000	117,941.04	139,747.37	140,893.37	112,813.17	133,714.58	134,860.58	107,685.30	127,681.79	128,827.79	102,557.43	121,649.00
7,650,000	118,093.53	139,928.07	141,075.57	112,959.03	133,887.48	135,034.98	107,824.53	127,846.89	128,994.39	102,690.03	121,806.30
7,660,000	118,246.02	140,108.77	141,257.77	113,104.89	134,060.38	135,209.38	107,963.76	128,011.99	129,160.99	102,822.63	121,963.60
7,670,000	118,398.51	140,289.47	141,439.97	113,250.75	134,233.28	135,383.78	108,102.99	128,177.09	129,327.59	102,955.23	122,120.90
7,680,000	118,551.00	140,470.17	141,622.17	113,396.61	134,406.18	135,558.18	108,242.22	128,342.19	129,494.19	103,087.83	122,278.20
7,690,000	118,703.49	140,650.87	141,804.37	113,542.47	134,579.08	135,732.58	108,381.45	128,507.29	129,660.79	103,220.43	122,435.50
7,700,000	118,855.98	140,831.57	141,986.57	113,688.33	134,751.98	135,906.98	108,520.68	128,672.39	129,827.39	103,353.03	122,592.80
7,710,000	119,008.47	141,012.27	142,168.77	113,834.19	134,924.88	136,081.38	108,659.91	128,837.49	129,993.99	103,485.63	122,750.10
7,720,000	119,160.96	141,192.97	142,350.97	113,980.05	135,097.78	136,255.78	108,799.14	129,002.59	130,160.59	103,618.23	122,907.40
7,730,000	119,313.45	141,373.67	142,533.17	114,125.91	135,270.68	136,430.18	108,938.37	129,167.69	130,327.19	103,750.83	123,064.70
7,740,000	119,465.94	141,554.37	142,715.37	114,271.77	135,443.58	136,604.58	109,077.60	129,332.79	130,493.79	103,883.43	123,222.00
7,750,000	119,618.43	141,735.07	142,897.57	114,417.63	135,616.48	136,778.98	109,216.83	129,497.89	130,660.39	104,016.03	123,379.30
7,760,000	119,770.92	141,915.77	143,079.77	114,563.49	135,789.38	136,953.38	109,356.06	129,662.99	130,826.99	104,148.63	123,536.60
7,770,000	119,923.41	142,096.47	143,261.97	114,709.35	135,962.28	137,127.78	109,495.29	129,828.09	130,993.59	104,281.23	123,693.90
7,780,000	120,075.90	142,277.17	143,444.17	114,855.21	136,135.18	137,302.18	109,634.52	129,993.19	131,160.19	104,413.83	123,851.20
7,790,000	120,228.39	142,457.87	143,626.37	115,001.07	136,308.08	137,476.58	109,773.75	130,158.29	131,326.79	104,546.43	124,008.50
7,800,000	120,380.88	142,638.57	143,808.57	115,146.93	136,480.98	137,650.98	109,912.98	130,323.39	131,493.39	104,679.03	124,165.80
7,810,000	120,533.37	142,819.27	143,990.77	115,292.79	136,653.88	137,825.38	110,052.21	130,488.49	131,659.99	104,811.63	124,323.10
7,820,000	120,685.86	142,999.97	144,172.97	115,438.65	136,826.78	137,999.78	110,191.44	130,653.59	131,826.59	104,944.23	124,480.40
7,830,000	120,838.35	143,180.67	144,355.17	115,584.51	136,999.68	138,174.18	110,330.67	130,818.69	131,993.19	105,076.83	124,637.70
7,840,000	120,990.84	143,361.37	144,537.37	115,730.37	137,172.58	138,348.58	110,469.90	130,983.79	132,159.79	105,209.43	124,795.00
7,850,000	121,143.33	143,542.07	144,719.57	115,876.23	137,345.48	138,522.98	110,609.13	131,148.89	132,326.39	105,342.03	124,952.30
7,860,000	121,295.82	143,722.77	144,901.77	116,022.09	137,518.38	138,697.38	110,748.36	131,313.99	132,492.99	105,474.63	125,109.60
7,870,000	121,448.31	143,903.47	145,083.97	116,167.95	137,691.28	138,871.78	110,887.59	131,479.09	132,659.59	105,607.23	125,266.90
7,880,000	121,600.80	144,084.17	145,266.17	116,313.81	137,864.18	139,046.18	111,026.82	131,644.19	132,826.19	105,739.83	125,424.20
7,890,000	121,753.29	144,264.87	145,448.37	116,459.67	138,037.08	139,220.58	111,166.05	131,809.29	132,992.79	105,872.43	125,581.50
7,900,000	121,905.78	144,445.57	145,630.57	116,605.53	138,209.98	139,394.98	111,305.28	131,974.39	133,159.39	106,005.03	125,738.80
7,910,000	122,058.27	144,626.27	145,812.77	116,751.39	138,382.88	139,569.38	111,444.51	132,139.49	133,325.99	106,137.63	125,896.10
7,920,000	122,210.76	144,806.97	145,994.97	116,897.25	138,555.78	139,743.78	111,583.74	132,304.59	133,492.59	106,270.23	126,053.40
7,930,000	122,363.25	144,987.67	146,177.17	117,043.11	138,728.68	139,918.18	111,722.97	132,469.69	133,659.19	106,402.83	126,210.70
7,940,000	122,515.74	145,168.37	146,359.37	117,188.97	138,901.58	140,092.58	111,862.20	132,634.79	133,825.79	106,535.43	126,368.00
7,950,000	122,668.23	145,349.07	146,541.57	117,334.83	139,074.48	140,266.98	112,001.43	132,799.89	133,992.39	106,668.03	126,525.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check			Including Energy Check Only			Including Disabled Access Check Only			Without Energy & Disabled Acces	
	P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit Fee		P. C. Fee	Permit
		R-Occup.	Others		R-Occup.	Others		R-Occup.	Others		R- Occup.
7,960,000	122,820.72	145,529.77	146,723.77	117,480.69	139,247.38	140,441.38	112,140.66	132,964.99	134,158.99	106,800.63	126,682.60
7,970,000	122,973.21	145,710.47	146,905.97	117,626.55	139,420.28	140,615.78	112,279.89	133,130.09	134,325.59	106,933.23	126,839.90
7,980,000	123,125.70	145,891.17	147,088.17	117,772.41	139,593.18	140,790.18	112,419.12	133,295.19	134,492.19	107,065.83	126,997.20
7,990,000	123,278.19	146,071.87	147,270.37	117,918.27	139,766.08	140,964.58	112,558.35	133,460.29	134,658.79	107,198.43	127,154.50
8,000,000	123,430.68	146,252.57	147,452.57	118,064.13	139,938.98	141,138.98	112,697.58	133,625.39	134,825.39	107,331.03	127,311.80
8,010,000	123,583.17	146,433.27	147,634.77	118,209.99	140,111.88	141,313.38	112,836.81	133,790.49	134,991.99	107,463.63	127,469.10
8,020,000	123,735.66	146,613.97	147,816.97	118,355.85	140,284.78	141,487.78	112,976.04	133,955.59	135,158.59	107,596.23	127,626.40
8,030,000	123,888.15	146,794.67	147,999.17	118,501.71	140,457.68	141,662.18	113,115.27	134,120.69	135,325.19	107,728.83	127,783.70
8,040,000	124,040.64	146,975.37	148,181.37	118,647.57	140,630.58	141,836.58	113,254.50	134,285.79	135,491.79	107,861.43	127,941.00
8,050,000	124,193.13	147,156.07	148,363.57	118,793.43	140,803.48	142,010.98	113,393.73	134,450.89	135,658.39	107,994.03	128,098.30
8,060,000	124,345.62	147,336.77	148,545.77	118,939.29	140,976.38	142,185.38	113,532.96	134,615.99	135,824.99	108,126.63	128,255.60
8,070,000	124,498.11	147,517.47	148,727.97	119,085.15	141,149.28	142,359.78	113,672.19	134,781.09	135,991.59	108,259.23	128,412.90
8,080,000	124,650.60	147,698.17	148,910.17	119,231.01	141,322.18	142,534.18	113,811.42	134,946.19	136,158.19	108,391.83	128,570.20
8,090,000	124,803.09	147,878.87	149,092.37	119,376.87	141,495.08	142,708.58	113,950.65	135,111.29	136,324.79	108,524.43	128,727.50
8,100,000	124,955.58	148,059.57	149,274.57	119,522.73	141,667.98	142,882.98	114,089.88	135,276.39	136,491.39	108,657.03	128,884.80
8,110,000	125,108.07	148,240.27	149,456.77	119,668.59	141,840.88	143,057.38	114,229.11	135,441.49	136,657.99	108,789.63	129,042.10
8,120,000	125,260.56	148,420.97	149,638.97	119,814.45	142,013.78	143,231.78	114,368.34	135,606.59	136,824.59	108,922.23	129,199.40
8,130,000	125,413.05	148,601.67	149,821.17	119,960.31	142,186.68	143,406.18	114,507.57	135,771.69	136,991.19	109,054.83	129,356.70
8,140,000	125,565.54	148,782.37	150,003.37	120,106.17	142,359.58	143,580.58	114,646.80	135,936.79	137,157.79	109,187.43	129,514.00
8,150,000	125,718.03	148,963.07	150,185.57	120,252.03	142,532.48	143,754.98	114,786.03	136,101.89	137,324.39	109,320.03	129,671.30
8,160,000	125,870.52	149,143.77	150,367.77	120,397.89	142,705.38	143,929.38	114,925.26	136,266.99	137,490.99	109,452.63	129,828.60
8,170,000	126,023.01	149,324.47	150,549.97	120,543.75	142,878.28	144,103.78	115,064.49	136,432.09	137,657.59	109,585.23	129,985.90
8,180,000	126,175.50	149,505.17	150,732.17	120,689.61	143,051.18	144,278.18	115,203.72	136,597.19	137,824.19	109,717.83	130,143.20
8,190,000	126,327.99	149,685.87	150,914.37	120,835.47	143,224.08	144,452.58	115,342.95	136,762.29	137,990.79	109,850.43	130,300.50
8,200,000	126,480.48	149,866.57	151,096.57	120,981.33	143,396.98	144,626.98	115,482.18	136,927.39	138,157.39	109,983.03	130,457.80
8,210,000	126,632.97	150,047.27	151,278.77	121,127.19	143,569.88	144,801.38	115,621.41	137,092.49	138,323.99	110,115.63	130,615.10
8,220,000	126,785.46	150,227.97	151,460.97	121,273.05	143,742.78	144,975.78	115,760.64	137,257.59	138,490.59	110,248.23	130,772.40
8,230,000	126,937.95	150,408.67	151,643.17	121,418.91	143,915.68	145,150.18	115,899.87	137,422.69	138,657.19	110,380.83	130,929.70
8,240,000	127,090.44	150,589.37	151,825.37	121,564.77	144,088.58	145,324.58	116,039.10	137,587.79	138,823.79	110,513.43	131,087.00
8,250,000	127,242.93	150,770.07	152,007.57	121,710.63	144,261.48	145,498.98	116,178.33	137,752.89	138,990.39	110,646.03	131,244.30
8,260,000	127,395.42	150,950.77	152,189.77	121,856.49	144,434.38	145,673.38	116,317.56	137,917.99	139,156.99	110,778.63	131,401.60
8,270,000	127,547.91	151,131.47	152,371.97	122,002.35	144,607.28	145,847.78	116,456.79	138,083.09	139,323.59	110,911.23	131,558.90
8,280,000	127,700.40	151,312.17	152,554.17	122,148.21	144,780.18	146,022.18	116,596.02	138,248.19	139,490.19	111,043.83	131,716.20
8,290,000	127,852.89	151,492.87	152,736.37	122,294.07	144,953.08	146,196.58	116,735.25	138,413.29	139,656.79	111,176.43	131,873.50
8,300,000	128,005.38	151,673.57	152,918.57	122,439.93	145,125.98	146,370.98	116,874.48	138,578.39	139,823.39	111,309.03	132,030.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
8,310,000	128,157.87	151,854.27	153,100.77	122,585.79	145,298.88	146,545.38	117,013.71	138,743.49	139,989.99	111,441.63	132,188.10
8,320,000	128,310.36	152,034.97	153,282.97	122,731.65	145,471.78	146,719.78	117,152.94	138,908.59	140,156.59	111,574.23	132,345.40
8,330,000	128,462.85	152,215.67	153,465.17	122,877.51	145,644.68	146,894.18	117,292.17	139,073.69	140,323.19	111,706.83	132,502.70
8,340,000	128,615.34	152,396.37	153,647.37	123,023.37	145,817.58	147,068.58	117,431.40	139,238.79	140,489.79	111,839.43	132,660.00
8,350,000	128,767.83	152,577.07	153,829.57	123,169.23	145,990.48	147,242.98	117,570.63	139,403.89	140,656.39	111,972.03	132,817.30
8,360,000	128,920.32	152,757.77	154,011.77	123,315.09	146,163.38	147,417.38	117,709.86	139,568.99	140,822.99	112,104.63	132,974.60
8,370,000	129,072.81	152,938.47	154,193.97	123,460.95	146,336.28	147,591.78	117,849.09	139,734.09	140,989.59	112,237.23	133,131.90
8,380,000	129,225.30	153,119.17	154,376.17	123,606.81	146,509.18	147,766.18	117,988.32	139,899.19	141,156.19	112,369.83	133,289.20
8,390,000	129,377.79	153,299.87	154,558.37	123,752.67	146,682.08	147,940.58	118,127.55	140,064.29	141,322.79	112,502.43	133,446.50
8,400,000	129,530.28	153,480.57	154,740.57	123,898.53	146,854.98	148,114.98	118,266.78	140,229.39	141,489.39	112,635.03	133,603.80
8,410,000	129,682.77	153,661.27	154,922.77	124,044.39	147,027.88	148,289.38	118,406.01	140,394.49	141,655.99	112,767.63	133,761.10
8,420,000	129,835.26	153,841.97	155,104.97	124,190.25	147,200.78	148,463.78	118,545.24	140,559.59	141,822.59	112,900.23	133,918.40
8,430,000	129,987.75	154,022.67	155,287.17	124,336.11	147,373.68	148,638.18	118,684.47	140,724.69	141,989.19	113,032.83	134,075.70
8,440,000	130,140.24	154,203.37	155,469.37	124,481.97	147,546.58	148,812.58	118,823.70	140,889.79	142,155.79	113,165.43	134,233.00
8,450,000	130,292.73	154,384.07	155,651.57	124,627.83	147,719.48	148,986.98	118,962.93	141,054.89	142,322.39	113,298.03	134,390.30
8,460,000	130,445.22	154,564.77	155,833.77	124,773.69	147,892.38	149,161.38	119,102.16	141,219.99	142,488.99	113,430.63	134,547.60
8,470,000	130,597.71	154,745.47	156,015.97	124,919.55	148,065.28	149,335.78	119,241.39	141,385.09	142,655.59	113,563.23	134,704.90
8,480,000	130,750.20	154,926.17	156,198.17	125,065.41	148,238.18	149,510.18	119,380.62	141,550.19	142,822.19	113,695.83	134,862.20
8,490,000	130,902.69	155,106.87	156,380.37	125,211.27	148,411.08	149,684.58	119,519.85	141,715.29	142,988.79	113,828.43	135,019.50
8,500,000	131,055.18	155,287.57	156,562.57	125,357.13	148,583.98	149,858.98	119,659.08	141,880.39	143,155.39	113,961.03	135,176.80
8,510,000	131,207.67	155,468.27	156,744.77	125,502.99	148,756.88	150,033.38	119,798.31	142,045.49	143,321.99	114,093.63	135,334.10
8,520,000	131,360.16	155,648.97	156,926.97	125,648.85	148,929.78	150,207.78	119,937.54	142,210.59	143,488.59	114,226.23	135,491.40
8,530,000	131,512.65	155,829.67	157,109.17	125,794.71	149,102.68	150,382.18	120,076.77	142,375.69	143,655.19	114,358.83	135,648.70
8,540,000	131,665.14	156,010.37	157,291.37	125,940.57	149,275.58	150,556.58	120,216.00	142,540.79	143,821.79	114,491.43	135,806.00
8,550,000	131,817.63	156,191.07	157,473.57	126,086.43	149,448.48	150,730.98	120,355.23	142,705.89	143,988.39	114,624.03	135,963.30
8,560,000	131,970.12	156,371.77	157,655.77	126,232.29	149,621.38	150,905.38	120,494.46	142,870.99	144,154.99	114,756.63	136,120.60
8,570,000	132,122.61	156,552.47	157,837.97	126,378.15	149,794.28	151,079.78	120,633.69	143,036.09	144,321.59	114,889.23	136,277.90
8,580,000	132,275.10	156,733.17	158,020.17	126,524.01	149,967.18	151,254.18	120,772.92	143,201.19	144,488.19	115,021.83	136,435.20
8,590,000	132,427.59	156,913.87	158,202.37	126,669.87	150,140.08	151,428.58	120,912.15	143,366.29	144,654.79	115,154.43	136,592.50
8,600,000	132,580.08	157,094.57	158,384.57	126,815.73	150,312.98	151,602.98	121,051.38	143,531.39	144,821.39	115,287.03	136,749.80
8,610,000	132,732.57	157,275.27	158,566.77	126,961.59	150,485.88	151,777.38	121,190.61	143,696.49	144,987.99	115,419.63	136,907.10
8,620,000	132,885.06	157,455.97	158,748.97	127,107.45	150,658.78	151,951.78	121,329.84	143,861.59	145,154.59	115,552.23	137,064.40
8,630,000	133,037.55	157,636.67	158,931.17	127,253.31	150,831.68	152,126.18	121,469.07	144,026.69	145,321.19	115,684.83	137,221.70
8,640,000	133,190.04	157,817.37	159,113.37	127,399.17	151,004.58	152,300.58	121,608.30	144,191.79	145,487.79	115,817.43	137,379.00
8,650,000	133,342.53	157,998.07	159,295.57	127,545.03	151,177.48	152,474.98	121,747.53	144,356.89	145,654.39	115,950.03	137,536.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
8,660,000	133,495.02	158,178.77	159,477.77	127,690.89	151,350.38	152,649.38	121,886.76	144,521.99	145,820.99	116,082.63	137,693.60
8,670,000	133,647.51	158,359.47	159,659.97	127,836.75	151,523.28	152,823.78	122,025.99	144,687.09	145,987.59	116,215.23	137,850.90
8,680,000	133,800.00	158,540.17	159,842.17	127,982.61	151,696.18	152,998.18	122,165.22	144,852.19	146,154.19	116,347.83	138,008.20
8,690,000	133,952.49	158,720.87	160,024.37	128,128.47	151,869.08	153,172.58	122,304.45	145,017.29	146,320.79	116,480.43	138,165.50
8,700,000	134,104.98	158,901.57	160,206.57	128,274.33	152,041.98	153,346.98	122,443.68	145,182.39	146,487.39	116,613.03	138,322.80
8,710,000	134,257.47	159,082.27	160,388.77	128,420.19	152,214.88	153,521.38	122,582.91	145,347.49	146,653.99	116,745.63	138,480.10
8,720,000	134,409.96	159,262.97	160,570.97	128,566.05	152,387.78	153,695.78	122,722.14	145,512.59	146,820.59	116,878.23	138,637.40
8,730,000	134,562.45	159,443.67	160,753.17	128,711.91	152,560.68	153,870.18	122,861.37	145,677.69	146,987.19	117,010.83	138,794.70
8,740,000	134,714.94	159,624.37	160,935.37	128,857.77	152,733.58	154,044.58	123,000.60	145,842.79	147,153.79	117,143.43	138,952.00
8,750,000	134,867.43	159,805.07	161,117.57	129,003.63	152,906.48	154,218.98	123,139.83	146,007.89	147,320.39	117,276.03	139,109.30
8,760,000	135,019.92	159,985.77	161,299.77	129,149.49	153,079.38	154,393.38	123,279.06	146,172.99	147,486.99	117,408.63	139,266.60
8,770,000	135,172.41	160,166.47	161,481.97	129,295.35	153,252.28	154,567.78	123,418.29	146,338.09	147,653.59	117,541.23	139,423.90
8,780,000	135,324.90	160,347.17	161,664.17	129,441.21	153,425.18	154,742.18	123,557.52	146,503.19	147,820.19	117,673.83	139,581.20
8,790,000	135,477.39	160,527.87	161,846.37	129,587.07	153,598.08	154,916.58	123,696.75	146,668.29	147,986.79	117,806.43	139,738.50
8,800,000	135,629.88	160,708.57	162,028.57	129,732.93	153,770.98	155,090.98	123,835.98	146,833.39	148,153.39	117,939.03	139,895.80
8,810,000	135,782.37	160,889.27	162,210.77	129,878.79	153,943.88	155,265.38	123,975.21	146,998.49	148,319.99	118,071.63	140,053.10
8,820,000	135,934.86	161,069.97	162,392.97	130,024.65	154,116.78	155,439.78	124,114.44	147,163.59	148,486.59	118,204.23	140,210.40
8,830,000	136,087.35	161,250.67	162,575.17	130,170.51	154,289.68	155,614.18	124,253.67	147,328.69	148,653.19	118,336.83	140,367.70
8,840,000	136,239.84	161,431.37	162,757.37	130,316.37	154,462.58	155,788.58	124,392.90	147,493.79	148,819.79	118,469.43	140,525.00
8,850,000	136,392.33	161,612.07	162,939.57	130,462.23	154,635.48	155,962.98	124,532.13	147,658.89	148,986.39	118,602.03	140,682.30
8,860,000	136,544.82	161,792.77	163,121.77	130,608.09	154,808.38	156,137.38	124,671.36	147,823.99	149,152.99	118,734.63	140,839.60
8,870,000	136,697.31	161,973.47	163,303.97	130,753.95	154,981.28	156,311.78	124,810.59	147,989.09	149,319.59	118,867.23	140,996.90
8,880,000	136,849.80	162,154.17	163,486.17	130,899.81	155,154.18	156,486.18	124,949.82	148,154.19	149,486.19	118,999.83	141,154.20
8,890,000	137,002.29	162,334.87	163,668.37	131,045.67	155,327.08	156,660.58	125,089.05	148,319.29	149,652.79	119,132.43	141,311.50
8,900,000	137,154.78	162,515.57	163,850.57	131,191.53	155,499.98	156,834.98	125,228.28	148,484.39	149,819.39	119,265.03	141,468.80
8,910,000	137,307.27	162,696.27	164,032.77	131,337.39	155,672.88	157,009.38	125,367.51	148,649.49	149,985.99	119,397.63	141,626.10
8,920,000	137,459.76	162,876.97	164,214.97	131,483.25	155,845.78	157,183.78	125,506.74	148,814.59	150,152.59	119,530.23	141,783.40
8,930,000	137,612.25	163,057.67	164,397.17	131,629.11	156,018.68	157,358.18	125,645.97	148,979.69	150,319.19	119,662.83	141,940.70
8,940,000	137,764.74	163,238.37	164,579.37	131,774.97	156,191.58	157,532.58	125,785.20	149,144.79	150,485.79	119,795.43	142,098.00
8,950,000	137,917.23	163,419.07	164,761.57	131,920.83	156,364.48	157,706.98	125,924.43	149,309.89	150,652.39	119,928.03	142,255.30
8,960,000	138,069.72	163,599.77	164,943.77	132,066.69	156,537.38	157,881.38	126,063.66	149,474.99	150,818.99	120,060.63	142,412.60
8,970,000	138,222.21	163,780.47	165,125.97	132,212.55	156,710.28	158,055.78	126,202.89	149,640.09	150,985.59	120,193.23	142,569.90
8,980,000	138,374.70	163,961.17	165,308.17	132,358.41	156,883.18	158,230.18	126,342.12	149,805.19	151,152.19	120,325.83	142,727.20
8,990,000	138,527.19	164,141.87	165,490.37	132,504.27	157,056.08	158,404.58	126,481.35	149,970.29	151,318.79	120,458.43	142,884.50
9,000,000	138,679.68	164,322.57	165,672.57	132,650.13	157,228.98	158,578.98	126,620.58	150,135.39	151,485.39	120,591.03	143,041.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
9,010,000	138,832.17	164,503.27	165,854.77	132,795.99	157,401.88	158,753.38	126,759.81	150,300.49	151,651.99	120,723.63	143,199.10
9,020,000	138,984.66	164,683.97	166,036.97	132,941.85	157,574.78	158,927.78	126,899.04	150,465.59	151,818.59	120,856.23	143,356.40
9,030,000	139,137.15	164,864.67	166,219.17	133,087.71	157,747.68	159,102.18	127,038.27	150,630.69	151,985.19	120,988.83	143,513.70
9,040,000	139,289.64	165,045.37	166,401.37	133,233.57	157,920.58	159,276.58	127,177.50	150,795.79	152,151.79	121,121.43	143,671.00
9,050,000	139,442.13	165,226.07	166,583.57	133,379.43	158,093.48	159,450.98	127,316.73	150,960.89	152,318.39	121,254.03	143,828.30
9,060,000	139,594.62	165,406.77	166,765.77	133,525.29	158,266.38	159,625.38	127,455.96	151,125.99	152,484.99	121,386.63	143,985.60
9,070,000	139,747.11	165,587.47	166,947.97	133,671.15	158,439.28	159,799.78	127,595.19	151,291.09	152,651.59	121,519.23	144,142.90
9,080,000	139,899.60	165,768.17	167,130.17	133,817.01	158,612.18	159,974.18	127,734.42	151,456.19	152,818.19	121,651.83	144,300.20
9,090,000	140,052.09	165,948.87	167,312.37	133,962.87	158,785.08	160,148.58	127,873.65	151,621.29	152,984.79	121,784.43	144,457.50
9,100,000	140,204.58	166,129.57	167,494.57	134,108.73	158,957.98	160,322.98	128,012.88	151,786.39	153,151.39	121,917.03	144,614.80
9,110,000	140,357.07	166,310.27	167,676.77	134,254.59	159,130.88	160,497.38	128,152.11	151,951.49	153,317.99	122,049.63	144,772.10
9,120,000	140,509.56	166,490.97	167,858.97	134,400.45	159,303.78	160,671.78	128,291.34	152,116.59	153,484.59	122,182.23	144,929.40
9,130,000	140,662.05	166,671.67	168,041.17	134,546.31	159,476.68	160,846.18	128,430.57	152,281.69	153,651.19	122,314.83	145,086.70
9,140,000	140,814.54	166,852.37	168,223.37	134,692.17	159,649.58	161,020.58	128,569.80	152,446.79	153,817.79	122,447.43	145,244.00
9,150,000	140,967.03	167,033.07	168,405.57	134,838.03	159,822.48	161,194.98	128,709.03	152,611.89	153,984.39	122,580.03	145,401.30
9,160,000	141,119.52	167,213.77	168,587.77	134,983.89	159,995.38	161,369.38	128,848.26	152,776.99	154,150.99	122,712.63	145,558.60
9,170,000	141,272.01	167,394.47	168,769.97	135,129.75	160,168.28	161,543.78	128,987.49	152,942.09	154,317.59	122,845.23	145,715.90
9,180,000	141,424.50	167,575.17	168,952.17	135,275.61	160,341.18	161,718.18	129,126.72	153,107.19	154,484.19	122,977.83	145,873.20
9,190,000	141,576.99	167,755.87	169,134.37	135,421.47	160,514.08	161,892.58	129,265.95	153,272.29	154,650.79	123,110.43	146,030.50
9,200,000	141,729.48	167,936.57	169,316.57	135,567.33	160,686.98	162,066.98	129,405.18	153,437.39	154,817.39	123,243.03	146,187.80
9,210,000	141,881.97	168,117.27	169,498.77	135,713.19	160,859.88	162,241.38	129,544.41	153,602.49	154,983.99	123,375.63	146,345.10
9,220,000	142,034.46	168,297.97	169,680.97	135,859.05	161,032.78	162,415.78	129,683.64	153,767.59	155,150.59	123,508.23	146,502.40
9,230,000	142,186.95	168,478.67	169,863.17	136,004.91	161,205.68	162,590.18	129,822.87	153,932.69	155,317.19	123,640.83	146,659.70
9,240,000	142,339.44	168,659.37	170,045.37	136,150.77	161,378.58	162,764.58	129,962.10	154,097.79	155,483.79	123,773.43	146,817.00
9,250,000	142,491.93	168,840.07	170,227.57	136,296.63	161,551.48	162,938.98	130,101.33	154,262.89	155,650.39	123,906.03	146,974.30
9,260,000	142,644.42	169,020.77	170,409.77	136,442.49	161,724.38	163,113.38	130,240.56	154,427.99	155,816.99	124,038.63	147,131.60
9,270,000	142,796.91	169,201.47	170,591.97	136,588.35	161,897.28	163,287.78	130,379.79	154,593.09	155,983.59	124,171.23	147,288.90
9,280,000	142,949.40	169,382.17	170,774.17	136,734.21	162,070.18	163,462.18	130,519.02	154,758.19	156,150.19	124,303.83	147,446.20
9,290,000	143,101.89	169,562.87	170,956.37	136,880.07	162,243.08	163,636.58	130,658.25	154,923.29	156,316.79	124,436.43	147,603.50
9,300,000	143,254.38	169,743.57	171,138.57	137,025.93	162,415.98	163,810.98	130,797.48	155,088.39	156,483.39	124,569.03	147,760.80
9,310,000	143,406.87	169,924.27	171,320.77	137,171.79	162,588.88	163,985.38	130,936.71	155,253.49	156,649.99	124,701.63	147,918.10
9,320,000	143,559.36	170,104.97	171,502.97	137,317.65	162,761.78	164,159.78	131,075.94	155,418.59	156,816.59	124,834.23	148,075.40
9,330,000	143,711.85	170,285.67	171,685.17	137,463.51	162,934.68	164,334.18	131,215.17	155,583.69	156,983.19	124,966.83	148,232.70
9,340,000	143,864.34	170,466.37	171,867.37	137,609.37	163,107.58	164,508.58	131,354.40	155,748.79	157,149.79	125,099.43	148,390.00
9,350,000	144,016.83	170,647.07	172,049.57	137,755.23	163,280.48	164,682.98	131,493.63	155,913.89	157,316.39	125,232.03	148,547.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
9,360,000	144,169.32	170,827.77	172,231.77	137,901.09	163,453.38	164,857.38	131,632.86	156,078.99	157,482.99	125,364.63	148,704.60
9,370,000	144,321.81	171,008.47	172,413.97	138,046.95	163,626.28	165,031.78	131,772.09	156,244.09	157,649.59	125,497.23	148,861.90
9,380,000	144,474.30	171,189.17	172,596.17	138,192.81	163,799.18	165,206.18	131,911.32	156,409.19	157,816.19	125,629.83	149,019.20
9,390,000	144,626.79	171,369.87	172,778.37	138,338.67	163,972.08	165,380.58	132,050.55	156,574.29	157,982.79	125,762.43	149,176.50
9,400,000	144,779.28	171,550.57	172,960.57	138,484.53	164,144.98	165,554.98	132,189.78	156,739.39	158,149.39	125,895.03	149,333.80
9,410,000	144,931.77	171,731.27	173,142.77	138,630.39	164,317.88	165,729.38	132,329.01	156,904.49	158,315.99	126,027.63	149,491.10
9,420,000	145,084.26	171,911.97	173,324.97	138,776.25	164,490.78	165,903.78	132,468.24	157,069.59	158,482.59	126,160.23	149,648.40
9,430,000	145,236.75	172,092.67	173,507.17	138,922.11	164,663.68	166,078.18	132,607.47	157,234.69	158,649.19	126,292.83	149,805.70
9,440,000	145,389.24	172,273.37	173,689.37	139,067.97	164,836.58	166,252.58	132,746.70	157,399.79	158,815.79	126,425.43	149,963.00
9,450,000	145,541.73	172,454.07	173,871.57	139,213.83	165,009.48	166,426.98	132,885.93	157,564.89	158,982.39	126,558.03	150,120.30
9,460,000	145,694.22	172,634.77	174,053.77	139,359.69	165,182.38	166,601.38	133,025.16	157,729.99	159,148.99	126,690.63	150,277.60
9,470,000	145,846.71	172,815.47	174,235.97	139,505.55	165,355.28	166,775.78	133,164.39	157,895.09	159,315.59	126,823.23	150,434.90
9,480,000	145,999.20	172,996.17	174,418.17	139,651.41	165,528.18	166,950.18	133,303.62	158,060.19	159,482.19	126,955.83	150,592.20
9,490,000	146,151.69	173,176.87	174,600.37	139,797.27	165,701.08	167,124.58	133,442.85	158,225.29	159,648.79	127,088.43	150,749.50
9,500,000	146,304.18	173,357.57	174,782.57	139,943.13	165,873.98	167,298.98	133,582.08	158,390.39	159,815.39	127,221.03	150,906.80
9,510,000	146,456.67	173,538.27	174,964.77	140,088.99	166,046.88	167,473.38	133,721.31	158,555.49	159,981.99	127,353.63	151,064.10
9,520,000	146,609.16	173,718.97	175,146.97	140,234.85	166,219.78	167,647.78	133,860.54	158,720.59	160,148.59	127,486.23	151,221.40
9,530,000	146,761.65	173,899.67	175,329.17	140,380.71	166,392.68	167,822.18	133,999.77	158,885.69	160,315.19	127,618.83	151,378.70
9,540,000	146,914.14	174,080.37	175,511.37	140,526.57	166,565.58	167,996.58	134,139.00	159,050.79	160,481.79	127,751.43	151,536.00
9,550,000	147,066.63	174,261.07	175,693.57	140,672.43	166,738.48	168,170.98	134,278.23	159,215.89	160,648.39	127,884.03	151,693.30
9,560,000	147,219.12	174,441.77	175,875.77	140,818.29	166,911.38	168,345.38	134,417.46	159,380.99	160,814.99	128,016.63	151,850.60
9,570,000	147,371.61	174,622.47	176,057.97	140,964.15	167,084.28	168,519.78	134,556.69	159,546.09	160,981.59	128,149.23	152,007.90
9,580,000	147,524.10	174,803.17	176,240.17	141,110.01	167,257.18	168,694.18	134,695.92	159,711.19	161,148.19	128,281.83	152,165.20
9,590,000	147,676.59	174,983.87	176,422.37	141,255.87	167,430.08	168,868.58	134,835.15	159,876.29	161,314.79	128,414.43	152,322.50
9,600,000	147,829.08	175,164.57	176,604.57	141,401.73	167,602.98	169,042.98	134,974.38	160,041.39	161,481.39	128,547.03	152,479.80
9,610,000	147,981.57	175,345.27	176,786.77	141,547.59	167,775.88	169,217.38	135,113.61	160,206.49	161,647.99	128,679.63	152,637.10
9,620,000	148,134.06	175,525.97	176,968.97	141,693.45	167,948.78	169,391.78	135,252.84	160,371.59	161,814.59	128,812.23	152,794.40
9,630,000	148,286.55	175,706.67	177,151.17	141,839.31	168,121.68	169,566.18	135,392.07	160,536.69	161,981.19	128,944.83	152,951.70
9,640,000	148,439.04	175,887.37	177,333.37	141,985.17	168,294.58	169,740.58	135,531.30	160,701.79	162,147.79	129,077.43	153,109.00
9,650,000	148,591.53	176,068.07	177,515.57	142,131.03	168,467.48	169,914.98	135,670.53	160,866.89	162,314.39	129,210.03	153,266.30
9,660,000	148,744.02	176,248.77	177,697.77	142,276.89	168,640.38	170,089.38	135,809.76	161,031.99	162,480.99	129,342.63	153,423.60
9,670,000	148,896.51	176,429.47	177,879.97	142,422.75	168,813.28	170,263.78	135,948.99	161,197.09	162,647.59	129,475.23	153,580.90
9,680,000	149,049.00	176,610.17	178,062.17	142,568.61	168,986.18	170,438.18	136,088.22	161,362.19	162,814.19	129,607.83	153,738.20
9,690,000	149,201.49	176,790.87	178,244.37	142,714.47	169,159.08	170,612.58	136,227.45	161,527.29	162,980.79	129,740.43	153,895.50
9,700,000	149,353.98	176,971.57	178,426.57	142,860.33	169,331.98	170,786.98	136,366.68	161,692.39	163,147.39	129,873.03	154,052.80

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
9,710,000	149,506.47	177,152.27	178,608.77	143,006.19	169,504.88	170,961.38	136,505.91	161,857.49	163,313.99	130,005.63	154,210.10
9,720,000	149,658.96	177,332.97	178,790.97	143,152.05	169,677.78	171,135.78	136,645.14	162,022.59	163,480.59	130,138.23	154,367.40
9,730,000	149,811.45	177,513.67	178,973.17	143,297.91	169,850.68	171,310.18	136,784.37	162,187.69	163,647.19	130,270.83	154,524.70
9,740,000	149,963.94	177,694.37	179,155.37	143,443.77	170,023.58	171,484.58	136,923.60	162,352.79	163,813.79	130,403.43	154,682.00
9,750,000	150,116.43	177,875.07	179,337.57	143,589.63	170,196.48	171,658.98	137,062.83	162,517.89	163,980.39	130,536.03	154,839.30
9,760,000	150,268.92	178,055.77	179,519.77	143,735.49	170,369.38	171,833.38	137,202.06	162,682.99	164,146.99	130,668.63	154,996.60
9,770,000	150,421.41	178,236.47	179,701.97	143,881.35	170,542.28	172,007.78	137,341.29	162,848.09	164,313.59	130,801.23	155,153.90
9,780,000	150,573.90	178,417.17	179,884.17	144,027.21	170,715.18	172,182.18	137,480.52	163,013.19	164,480.19	130,933.83	155,311.20
9,790,000	150,726.39	178,597.87	180,066.37	144,173.07	170,888.08	172,356.58	137,619.75	163,178.29	164,646.79	131,066.43	155,468.50
9,800,000	150,878.88	178,778.57	180,248.57	144,318.93	171,060.98	172,530.98	137,758.98	163,343.39	164,813.39	131,199.03	155,625.80
9,810,000	151,031.37	178,959.27	180,430.77	144,464.79	171,233.88	172,705.38	137,898.21	163,508.49	164,979.99	131,331.63	155,783.10
9,820,000	151,183.86	179,139.97	180,612.97	144,610.65	171,406.78	172,879.78	138,037.44	163,673.59	165,146.59	131,464.23	155,940.40
9,830,000	151,336.35	179,320.67	180,795.17	144,756.51	171,579.68	173,054.18	138,176.67	163,838.69	165,313.19	131,596.83	156,097.70
9,840,000	151,488.84	179,501.37	180,977.37	144,902.37	171,752.58	173,228.58	138,315.90	164,003.79	165,479.79	131,729.43	156,255.00
9,850,000	151,641.33	179,682.07	181,159.57	145,048.23	171,925.48	173,402.98	138,455.13	164,168.89	165,646.39	131,862.03	156,412.30
9,860,000	151,793.82	179,862.77	181,341.77	145,194.09	172,098.38	173,577.38	138,594.36	164,333.99	165,812.99	131,994.63	156,569.60
9,870,000	151,946.31	180,043.47	181,523.97	145,339.95	172,271.28	173,751.78	138,733.59	164,499.09	165,979.59	132,127.23	156,726.90
9,880,000	152,098.80	180,224.17	181,706.17	145,485.81	172,444.18	173,926.18	138,872.82	164,664.19	166,146.19	132,259.83	156,884.20
9,890,000	152,251.29	180,404.87	181,888.37	145,631.67	172,617.08	174,100.58	139,012.05	164,829.29	166,312.79	132,392.43	157,041.50
9,900,000	152,403.78	180,585.57	182,070.57	145,777.53	172,789.98	174,274.98	139,151.28	164,994.39	166,479.39	132,525.03	157,198.80
9,910,000	152,556.27	180,766.27	182,252.77	145,923.39	172,962.88	174,449.38	139,290.51	165,159.49	166,645.99	132,657.63	157,356.10
9,920,000	152,708.76	180,946.97	182,434.97	146,069.25	173,135.78	174,623.78	139,429.74	165,324.59	166,812.59	132,790.23	157,513.40
9,930,000	152,861.25	181,127.67	182,617.17	146,215.11	173,308.68	174,798.18	139,568.97	165,489.69	166,979.19	132,922.83	157,670.70
9,940,000	153,013.74	181,308.37	182,799.37	146,360.97	173,481.58	174,972.58	139,708.20	165,654.79	167,145.79	133,055.43	157,828.00
9,950,000	153,166.23	181,489.07	182,981.57	146,506.83	173,654.48	175,146.98	139,847.43	165,819.89	167,312.39	133,188.03	157,985.30
9,960,000	153,318.72	181,669.77	183,163.77	146,652.69	173,827.38	175,321.38	139,986.66	165,984.99	167,478.99	133,320.63	158,142.60
9,970,000	153,471.21	181,850.47	183,345.97	146,798.55	174,000.28	175,495.78	140,125.89	166,150.09	167,645.59	133,453.23	158,299.90
9,980,000	153,623.70	182,031.17	183,528.17	146,944.41	174,173.18	175,670.18	140,265.12	166,315.19	167,812.19	133,585.83	158,457.20
9,990,000	153,776.19	182,211.87	183,710.37	147,090.27	174,346.08	175,844.58	140,404.35	166,480.29	167,978.79	133,718.43	158,614.50
10,000,000	153,928.68	182,392.57	183,892.57	147,236.13	174,518.98	176,018.98	140,543.58	166,645.39	168,145.39	133,851.03	158,771.80

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s Check Fee Others
16,176.68
16,192.56
16,208.44
16,224.32
16,240.20
16,256.08
16,271.96
16,287.84
16,303.72
16,319.60
16,335.48
16,351.36
16,367.24
16,383.12
16,399.00
16,414.88
16,430.76
16,446.64
16,462.52
16,478.40
16,494.28
16,510.16
16,526.04
16,541.92
16,557.80
16,573.68
16,589.56
16,605.44
16,621.32
16,637.20
16,653.08
16,668.96
16,684.84
16,700.72
16,716.60

s Check Fee Others
16,732.48
16,748.36
16,764.24
16,780.12
16,796.00
16,811.88
16,827.76
16,843.64
16,859.52
16,875.40
16,891.28
16,907.16
16,923.04
16,938.92
16,954.80
16,970.68
16,986.56
17,002.44
17,018.32
17,034.20
17,050.08
17,065.96
17,081.84
17,097.72
17,113.60
17,129.48
17,145.36
17,161.24
17,177.12
17,193.00
17,208.88
17,224.76
17,240.64
17,256.52
17,272.40

s Check Fee Others
17,288.28
17,304.16
17,320.04
17,335.92
17,351.80
17,510.60
17,669.40
17,828.20
17,987.00
18,145.80
18,304.60
18,463.40
18,622.20
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18,939.80
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19,575.00
19,733.80
19,892.60
20,051.40
20,210.20
20,369.00
20,527.80
20,686.60
20,845.40
21,004.20
21,163.00
21,321.80
21,480.60
21,639.40
21,798.20
21,957.00
22,115.80

s Check Fee Others
22,274.60
22,433.40
22,592.20
22,751.00
22,909.80
23,068.60
23,227.40
23,386.20
23,545.00
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25,291.80
25,450.60
25,609.40
25,768.20
25,927.00
26,085.80
26,244.60
26,403.40
26,562.20
26,721.00
26,879.80
27,038.60
27,197.40
27,356.20
27,515.00
27,673.80

s Check Fee Others
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27,991.40
28,150.20
28,309.00
28,467.80
28,626.60
28,785.40
28,944.20
29,103.00
29,261.80
29,420.60
29,579.40
29,738.20
29,897.00
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30,373.40
30,532.20
30,691.00
30,849.80
31,008.60
31,167.40
31,326.20
31,485.00
31,643.80
31,802.60
31,961.40
32,120.20
32,279.00
32,437.80
32,596.60
32,755.40
32,914.20
33,073.00
33,231.80

s Check Fee Others
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33,708.20
33,867.00
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34,502.20
34,661.00
34,819.80
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35,455.00
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36,249.00
36,407.80
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36,725.40
36,884.20
37,043.00
37,201.80
37,360.60
37,519.40
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37,995.80
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38,472.20
38,631.00
38,789.80

s Check Fee Others
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39,266.20
39,425.00
39,583.80
39,742.60
39,901.40
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40,377.80
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42,442.20
42,601.00
42,759.80
42,918.60
43,077.40
43,236.20
43,395.00
43,553.80
43,712.60
43,871.40
44,030.20
44,189.00
44,347.80

s Check Fee Others
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44,824.20
44,983.00
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45,459.40
45,618.20
45,777.00
45,935.80
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47,682.60
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48,000.20
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48,317.80
48,476.60
48,635.40
48,794.20
48,953.00
49,111.80
49,270.60
49,429.40
49,588.20
49,747.00
49,905.80

s Check Fee Others
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52,923.00
53,081.80
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53,399.40
53,558.20
53,717.00
53,875.80
54,034.60
54,193.40
54,352.20
54,511.00
54,669.80
54,828.60
54,987.40
55,146.20
55,305.00
55,463.80

s Check Fee Others
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56,257.80
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56,575.40
56,734.20
56,893.00
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57,210.60
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57,845.80
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58,481.00
58,639.80
58,798.60
58,957.40
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59,275.00
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59,592.60
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59,910.20
60,069.00
60,227.80
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60,704.20
60,863.00
61,021.80

s Check Fee Others
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61,815.80
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62,451.00
62,609.80
62,768.60
62,927.40
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63,403.80
63,562.60
63,721.40
63,880.20
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64,197.80
64,356.60
64,515.40
64,674.20
64,833.00
64,991.80
65,150.60
65,309.40
65,468.20
65,627.00
65,785.80
65,944.60
66,103.40
66,262.20
66,421.00
66,579.80

s Check Fee Others
66,738.60
66,897.40
67,056.20
67,215.00
67,373.80
67,532.60
67,691.40
67,850.20
68,009.00
68,167.80
68,326.60
68,485.40
68,644.20
68,803.00
68,961.80
69,120.60
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69,597.00
69,755.80
69,914.60
70,073.40
70,232.20
70,391.00
70,549.80
70,708.60
70,867.40
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71,343.80
71,502.60
71,661.40
71,820.20
71,979.00
72,137.80

s Check Fee Others
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72,614.20
72,773.00
72,931.80
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73,408.20
73,567.00
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75,949.00
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76,584.20
76,743.00
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77,537.00
77,695.80

s Check Fee Others
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81,507.00
81,665.80
81,824.60
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82,459.80
82,618.60
82,777.40
82,936.20
83,095.00
83,253.80

s Check Fee Others
83,412.60
83,571.40
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s Check Fee Others
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99,769.00
99,927.80

s Check Fee Others
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s Check Fee Others
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s Check Fee Others
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s Check Fee Others
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s Check Fee Others
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s Check Fee Others
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s Check Fee Others
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159,636.60
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159,954.20
160,113.00
160,271.80

CITY OF IRWINDALE
ELECTRICAL CODE FEE SCHEDULE

Effective July 1, 2020, Electrical Permit Fees in the City will be as follows:

ELECTRICAL PERMIT FEES

PERMITS

1. For issuing permits, each. . . . . $ 65.00

SYSTEM FEE SCHEDULE

(Note: The following do not include permit issuing fee.)

New Residential Buildings

The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.

2. For new multifamily residential buildings (apartments and condominiums) having three (3) or more living units not including garages, carports, and other noncommercial automobiles storage areas constructed at the same time, per square foot. . . . . $ 0.30

For garages, carports, and other accessory buildings used in conjunction with multifamily residential buildings use BRANCH CIRCUIT FEE OR UNIT FEE SCHEDULE.

3. For new single and two-family residential buildings not including garages, carports and other minor accessory buildings constructed at the same time, per square foot. $0.30

For garages, carports and other minor accessory buildings constructed at the same time as the single or two-family residential buildings a fee will not be required. For other types of residential occupancies and alterations, additions and modifications to existing residential buildings, use BRANCH CIRCUIT FEE OR UNIT FEE SCHEDULE.

4. Private Swimming Pools

For new private, residential, inground swimming pools for single, or multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each. . . . . $ 190.80

For other types of swimming pools, therapeutic whirlpools, spas, hot tubs and alterations to existing swimming pools, each. . . . . $ 128.40

5. Carnivals and Circuses

Carnivals, circuses or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.

For electric generators and electrically driven rides, each. . . . . $ 91.60

For mechanically driven rides and walk-through attractions or displays having electric lighting each. . . . . $ 38.40

For a system of area and booth lighting, each. . . . . $ 38.40

For permanently installed rides, booths, displays, and attractions, use UNIT FEE SCHEDULE.

6. Temporary Power Service

For a temporary service power pole or pedestal, including all pole or pedestal mounted receptacle outlets and appurtenances, each. . . . . $ 102.60

For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lighting, Christmas tree sales lots, firework stands, sales booths, additional pole, etc., each. . . . . $ 50.20

BRANCH CIRCUIT AND UNIT FEE SCHEDULES

(Note: 1. The following do not include permit issuing fees;
2. Where appropriate either fee schedule may be used.)

7. Branch Circuit Fees (Alternate to Unit Fees)

Branch circuit fees apply to new branch circuit wiring and the lighting fixtures, switches and receptacles which are supplied by these branch circuits, including their outlets.

For 15 or 20 ampere 120 volt lighting or general use receptacles:

First 10 branch circuits, each.	$	40.80
Each additional branch circuit from 11 to 40 inclusive.	$	33.80
Each additional branch circuit over 40.	$	30.40

For 15 or 20 ampere 208 volt to 277 volt lighting, each. . . . . $ 64.20

Exception: An individual multiwire branch circuit supplying one appliance may be counted as one circuit.

Unit Fees (Alternate to Branch Circuit Fees)

8. Receptacle, Switch, Lighting, or other.

For receptacle, switch, lighting, or other outlets at which current is used or controlled except services, feeders and meters:

First 20, each.	$	5.00
Additional outlets, each.	$	3.40

Note: For multi-outlet assemblies, each five feet or fraction thereof may be considered as one outlet.

9. Lighting Fixtures

For lighting fixtures, sockets, or other lamp holding devices:

First 20, each.	$	5.00
Additional fixtures, each.	$	3.40

For pole or platform mounted lighting fixtures, each. . . . . $ 6.00

For theatrical-type lighting fixtures or assemblies, each. . . . . $ 6.00

10. Residential Appliances of Three Horsepower or Less:

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter-mounted cooking tops, electric ranges, self- contained room, console, or through-wall air conditioners, space heaters, food waste grinders, dishwashers, washing machines, water heaters, clothes dryers, or other motor-operated appliances, not exceeding three (3) horsepower (HP) in rating, each. . . . . $ 25.00

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

11. Other Appliances of Three Horsepower or Less:

For any appliance installed in a non-residential occupancy and not exceeding three (3) horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA) in rating, including medical and dental devices, food, beverage, and ice cream cabinets, illuminated showcases, drinking fountains, vending machines, laundry machines, or other similar types of equipment, each. . . . . $ 36.40

(Note: 1. As used in the above sentence, "non-residential occupancy" includes but is not limited to hotels and motels.

2. For other types of air conditioners and other motor driven appliances having larger electrical ratings, see Power Apparatus.)

12. Power Apparatus:

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, with a rating as follows:

Rating in horsepower (HP), kilowatts (KW), kilovolt amperes (KVA), or kilovolt-amperes-reactive (KVAR).

Rating over 3 and not over 10, each.	$	47.00
Rating over 10 and not over 50, each.	$	108.40
Rating over 50 and not over 100, each.	$	202.80
Rating over 100, each.	$	335.00

(Note: 1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.

2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.)

13. Busways

For cable trays, trolley and plug-in type busways, each 100 feet or fraction thereof. . . . . $ 61.60

Note: An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in type busways. No fee is required for portable tools.

14. Signs, Outline Lighting, and Marquees:

For signs, outline lighting systems, or marquees supplied from one branch circuit, each. . . . . $ 91.60

For additional branch circuits within the same sign, outline lighting system, or marquee, each. . . . . $ 30.40

15. Services, Switchboards, Switchboard Sections, Motor Control Centers and Panelboards:

For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less and not over 399 amperes in rating, each. . . . . $ 91.60

For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less and 400 amperes to 1,000 amperes in rating, each. . . . . $ 179.40

For services, switchboards, switchboard sections, motor control centers and panelboards over 600 volts or over 1000 amperes in rating, each. . . . . $ 382.00

16. Miscellaneous Apparatus, Conduits and Conductors:

For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth. . . . . $ 153.80

(Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.)

Other Inspections:

17. For each extra inspection resulting from defective workmanship or materials, each. . . . . $ 77.80

18. For inspection of electrical equipment for which no fee is herein set forth and for emergency inspections for the time consumed:
For the first 1/2 hour, or fraction thereof. . . . . $ 129.20
or, for each hour, or fraction thereof. . . . . $ 257.60

19. For any single hazardous location area, as defined by the provisions of Chapter 5 of the California Electrical Code, larger than 2,000 sq. ft or an aggregate area consisting of smaller hazardous location areas totaling over 2,000 sq. ft., a surcharge in addition to any other applicable fees each. . . . . $ 514.60

20. For investigation and review of test reports from local testing laboratories, or to comply with Section 83-3. Reports for one (1) to ten (10) electrical items, apparatus, machine tools, appliances, or other electrical equipment, ... $ 594.80
For eleven (11) to twenty (20) items. . . . . $ 1,188.60
For twenty-one (21) to fifty (50) items. . . . . $ 1,783.20
For more than fifty (50) items. . . . . $ 1,981.80
For high voltage switchgears, transformers or substations, each. . . . . $ 1,188.60

21. For investigation of alternate materials and methods of construction
For the initial filing fee. . . . . $ 515.20
For each hour or fraction thereof, in excess of two. . . . . $ 257.60

Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than. . . . . $ 792.20
Exception: One or two family dwellings, when work is performed by owner-builder. . . . . $ 396.00

Noncompliance Fee:

For one and two family dwelling occupancies. . . . . $ 238.00
For other occupancies. . . . . $ 476.20

Plan Checking Fee:

The fee shall be equal to seventy percent (70%) of the required electrical permit fee provided however, the minimum fee shall be. . . . . $ 257.60

The fee for each tenant improvement plan check (installations requiring review to verify compliance with the State's Electrical Energy Conservation requirements (Title 24), when a building plan check is not required for that work, shall be $ 32.00 for each 1,000 square feet; provided however, the minimum fee shall be ######

For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour. . . . . $ 257.60

CITY OF IRWINDALE
MECHANICAL CODE FEE SCHEDULE

Effective July 1, 2020, Mechanical Permit Fees in the City will be as follows:

Permit Fees

For the issuance of each permit . . . . . $ 65.00

For the installation, alteration or relocation of each refrigeration compressor or absorption unit, and for each fuel burning furnace, heater, boiler and vented decorative appliance including vents attached thereto:

Up to and including 100,000 BTU. . . . . $ 63.80
More than 100,000 BTU and up to and including 500,000 BTU. . . . . $ 123.00
More than 500,000 BTU. . . . . $ 308.00

For each air inlet and air outlet served by any air-conditioning system . . . . . $ 10.00
Or when the number of air inlets and outlets are unknown, for each 1,000 square feet or fraction thereof of conditioned area. . . . . $ 87.40

NOTE: An air-conditioned system includes heating and/or cooling.

For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit. . . . . $ 30.40

For the installation or alteration of each air handling unit for air conditioning including ducts attached thereto:

Up to and including 2,000 CFM
Each unit up to 10. . . . . $ 30.40
Each unit over 10. . . . . $ 9.40
More than 2,000 CFM and up to and including 10,000 CFM, each. . . . . $ 91.60
More than 10,000 CFM, each. . . . . $ 154.00

NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled air-conditioning appliance for which a permit is required elsewhere in this Code.

For each evaporative cooler other than portable type. . . . . $ 51.60

For ventilation fans which serve a single register:
Each fan up to 10 . . . . . $ 37.80
Each fan over 10. . . . . $ 13.20

For each ventilation system which is not a portion of any air-conditioning system for which a permit is required elsewhere in this Code. . . . . $ 79.60

For the installation of each commercial kitchen hood, spray booth or product conveying duct system, including the fans and ducts attached thereto. . . . . $ 154.00

For the installation of each fire damper. . . . . $ 24.80

For the alteration of an existing duct system for which a permit is not required elsewhere in this Code. . . . . $ 63.80

Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than. . . . . $ 792.20
Exception: One or two family dwellings, when work is performed by owner-builder. . . . . $ 396.00

Noncompliance fee:
R-3 occupancies. . . . . $ 238.00
Other occupancies. . . . . $ 476.20

For investigation of alternate materials and methods of construction
For the initial filing fee. . . . . $ 515.20
For each hour or fraction thereof, in excess of two . . . . . $ 257.60

NOTE: 1) For a refrigeration system rating; one horsepower, one ton or 12,000 BTU per hour shall mean the same quantity.

2) For steam boilers rated in boiler horsepower; one horsepower shall equal 50,000 BTU per hour.

Plan Check Fee

The Mechanical Code requires plan check fees to be paid at the time of submitting plans and specifications.

The plan check fee shall be 50% of the required mechanical permit fee.

EXCEPTION: Identical appliances of 100,000 BTU or less, installed in a single building:

Up to and including 10. . . . . 50% of permit fee
For each appliance over 10. . . . . an additional 5% of its permit fee

If any of the following systems is included in the work proposed, a surcharge shall be collected for each of these systems as follows:

(i)	A commercial type I or II hood.	$ 396.00
(ii)	Garage ventilation systems.	$ 396.00
(iii)	Stairs pressurization systems.	$ 396.00
(iv)	Product conveying systems.	$ 396.00

The minimum plan checking fee (including all surcharges) shall be. . . . . $ 257.60

2. Installations of the following individual systems:

(i)	A commercial type I or II hood.	$ 594.80
(ii)	Garage ventilation systems.	$ 594.80
(iii)	Stairs pressurization systems.	$ 594.80
(iv)	Product conveying systems.	$ 594.80

3. Tenant improvement installations requiring review to verify compliance with the State's Energy Regulations, when a building permit is not required for that work, the fee shall be $ 63.80 /1,000 sq. ft. of conditioned space, with a minimum fee of $ 129.20

4. For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour. . . . . $ 257.60

CITY OF IRWINDALE
PLUMBING CODE FEE SCHEDULE

Effective July 1, 2020 Plumbing Permit Fees in the City will be as follows:

Table No. I

For issuing each permit	$	65.00
In addition:		
For each plumbing fixture or trap or set of fixtures on one trap (including drainage vent, water piping and backflow prevention devices therefor), (hose bibbs are considered fixtures)	$	38.40
For each permanent-type dishwasher whether individually trapped or not	$	38.40
For future stacks or branches, each waste inlet	$	21.00
For each roof drain	$	38.40
For each drainage or sewer backwater valve	$	110.20
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	$	38.40
For each swimming pool drainage trap and receptor, whether connected to a building drain or a building sewer (water supply for pool not included)	$	38.40
For each gas piping system on any one meter or alteration, extension or retest of existing gas piping system:		
Low pressure system:		
5 outlets or less	$	38.40
For each additional outlet over five	$	9.80
Medium or high pressure system:		
Each system	$	158.00
Additional fee for each outlet	$	9.80

For each gas meter not under control and maintenance of the serving gas supplier. . . . . $ 38.40

For each gas pressure regulator other than appliance regulators. . . . . $ 38.40

For each water heater and/or vent. . . . . $ 38.40

For repair or alteration of drainage and/or vent piping, each fixture. . . . . $ 38.40

For each piece of water-treating equipment. . . . . $ 38.40

For each water pressure regulator. . . . . $ 38.40

For potable water not covered elsewhere in fee schedule:

1-1/2 inch and smaller. . . . . $ 38.40
2 inches to 3 inches. . . . . $ 119.20
Over 3 inches. . . . . $ 257.60

For replacing water piping in a building, (1) each fixture, each water treating device and each piece of water-using or dispensing equipment, or (2) each branch or riser that has none of the above items connected thereto. . . . . $ 15.80

For sprinkling systems on any one meter, each backflow prevention device therefor. . . . . $ 38.40

For each backflow-prevention device on unprotected water supplies, pools, tanks, vats, etc. (including incidental water piping). . . . . $ 38.40

For each trap primer. . . . . $ 38.40

For each solar potable water-heating system, including water heater and vent. . . . . $ 128.40

Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than . . . . . $ 792.20
Exception: One or two family dwellings, when work is performed by owner-builder. . . . . $ 396.00

Noncompliance fee:

R-3 occupancies. . . . . $ 238.00
Other occupancies. . . . . $ 476.20

For investigation of alternate materials and methods of construction

For the initial filing fee. . . . . $ 515.20
For each hour or fraction thereof, in excess of two. . . . . $ 257.60

Table No. II

For issuing each permit	$	32.50

In addition:

For the connection of a house sewer to a public sewer, or for the extension of a house lateral onto a lot for future use (separate permit required for each such connection or extension)	$	110.20
For each house sewer manhole	$	110.20
For each installation of a section of house sewer for future use	$	71.20
For the connection of each additional building or additional work to a house sewer	$	71.20
For the connection of a house sewer to a private sewage disposal system	$	71.20
For each private sewage disposal system (septic tank and seepage pits or pits and/or drainfield)	$	226.40
For each grey water system (storage tanks and disposal/irrigation fields)	$	226.40
For each cesspool, overflow seepage pit, percolation test pit, swimming pool drywell, or drainfield extension or replacement	$	110.20
For disconnection, abandonment, alteration or repair of any house sewer or private sewage disposal system or part thereof	$	71.20

Plan Check Fee

(a) A plan checking fee as indicated shall be paid to the Chief Plumbing Inspector at the time of submitting plans and specifications for work described in this subsection. Said fee shall be equal to 40% of the required plumbing permit fee as set forth in Table I of this Article.

If any of the following systems is included in the work proposed, a surcharge shall be collected for each of these systems as follows:

(1) Combination waste and vent system.	$ 396.00
(2) Gas system containing an earthquake actuated shut-off valve.	$ 138.40
(3) Chemical waste system.	$ 78.80
(4) Rainwater system.	$ 257.60
The minimum plan checking fee (including all surcharges) shall be.	$ 257.60

(b) For plan checking individual systems not required to be reviewed under subsection (a) above:

(1) Combination waste and vent systems.	$ 594.80
(2) Gas system containing an earthquake actuated shut-off valve.	$ 197.80
(3) Chemical waste system.	$ 119.20
(4) Rainwater system.	$ 396.00
(5) Grey water system.	$ 226.40

(c) For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour. . . . . $ 257.60

Filing Fee Schedule

Adopted by City Council Resolution No. 2018-78-3072 of November 14, 2018

OCCUPANCY PERMIT	
Fee	$150.00
PLAN CHECK	
Tenant Improvement/Addition	$100.00
Entitlement Plan Check	$100.00
REVIEW	
Development Review Team 1st Meeting	No Fee
Development Review Team 2nd Meeting	$250.00
Development Review Team 3rd Meeting	$250.00
Preliminary Review	$300.00
ZONING VERIFICATION LETTER	
Fee	$106.00+ Any Additional Research Costs
RESEARCH & ANALYSIS	
Fee	Hourly Rate Varies
SIGN PERMITS	
For Banners	$40.00
For Wall Signs	$50.00
For Monument Signs	$100.00
BUSINESS LICENSE PROCESSING FEES	
New/1st Time Applications – In City Business	$30.00
New/1st Time Applications – Out of City But Requiring Special Permit Reviews	$30.00
Expedited Fee	$30.00
BUSINESS LICENSE PENALTIES	
Delinquency Penalty Fee	10% 1st Month + 5% Each Additional Month
Enforcement Fee	$200.00
Appeal	$200.00
SPECIAL EVENT PERMIT	
Standard Fee (30 Days or More Prior)	$150.00
Late Fee (10-29 Days Prior)	$203.00
FILM PERMIT	
Application	$215.00
Expedited Fee	$150.00

CONDITIONAL USE PERMIT & CUP MODIFICATIONS

Application (1) (2) (3) ……..……..$2,000.00

Appeal (2)...……..…….$400.00

Determination (2)…...……$300.00

SITE PLAN & DESIGN REVIEW

Administrative Approval (1)…..……...$1,000.00

Discretionary Approval (1) (2) (3)..……$2,000.00

VARIANCE

Single Family Home (1) (2) (3)…..……$300.00

Non-Residential (Standard) (1) (2) (3)…..……$2,000.00

Appeal (2)……..……$400.00

ZONING ORDINANCE AMENDMENT

Application (1) (2) (3)……..……$2,000.00 + Attorney Deposit

Appeal (2)……..……$400.00 + Attorney Deposit

ZONE CHANGE

Application (1) (2) (3)…..……$2,000.00

Appeal (2)..……$400.00

GENERAL PLAN AMENDMENT

Application (1) (2) (3)……..……..$1,000.00

LAND SUBDIVISIONS

Lot Line Adjustment (4)…..……$200.00

Tentative Parcel Map (1) (2) (3) (4)……..……..……$1,900.00 + $60.00 per lot

Tentative Tract Map (1) (2) (3) (4)……..……..……$2,000.00 + $60.00 per lot

Vesting Tentative Map (1) (2) (3) (4)…...……..……$2,000.00 + $60.00 per lot

Reversion to Acreage (1) (2) (3) (4)……..……...……$200.00

Appeal (2)…..……$400.00

DEVELOPMENT AGREEMENT

Application + (1) (2) (3)…..……..……..$2,000.00

City Attorney Deposit……..……$10,000.00

All Costs (Consultants, Notices, etc.)……..……..All Costs + Admin. Fee

Note:
(1) Applications subject to environmental assessment fees. Fees are processed once per application package as indicated below:

ENVIRONMENTAL DOCUMENTS
Environmental Assessment Questionnaire……..……$250.00
Negative Declaration……$500.00
Mitigated Neg. Dec….$1,500.00 + Deposit Study + 100% Consultant Cost + Admin. Fee
Env. Impact Report....$1,000.00 + Deposit Study + 100% Consultant Cost + Admin. Fee
CA Dept. of Fish and Wildlife CEQA Filing Fees……..……See Attached Document

Note:
(2) Applications subject to notification fees. Fees are processed once per application package as indicated below:

NOTIFICATION FEES
Newspaper Ad (One Hearing Required)…….$175.00
Newspaper Ad (Two Hearings Required)…….$350.00
Public Notice Mailing/Posting (One Hearing Required).....$1.00/parcel + Admin. Fee
Public Notice Mailing/Posting (Two Hearings Required)……...$2.00/parcel + Admin. Fee

Note:
(3) Please submit a separate, undated check made payable to the "LACC" for the fee indicated below, which is a filing fee for the Notice of Determination to be posted for 30 days after the approving body has approved an environmental clearance:

NOTICE OF DETERMINATION FEE (Payable to LACC)
Fee……..$75.00

Note:
(4) Applications subject to engineering fees:

ENGINEERING FEES
Fee……...$7,000 Deposit + all costs for Engineering Review + Admin. Fee

Note:
*****Administrative Fee is for review and oversight of projects and contracts.

Total Fees: _____

CEQA Environmental Document Filing Fees

CDFW imposes and collects a filing fee to defray the costs of managing and protecting California's vast fish and wildlife resources, including, but not limited to, consulting with other public agencies, reviewing environmental documents, recommending mitigation measures, and developing monitoring programs.

CEQA Document	Fees Effective January 1, 2020	Fees Effective January 1, 2021
Negative Declaration (ND)	$2,406.75	$2,480.25
Mitigated Negative Declaration (MND)	$2,406.75	$2,480.25
Environmental Impact Report (EIR)	$3,343.25	$3,445.25
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	$1,136.50	$1,171.25
County Clerk Processing Fee**	$50.00	$50.00

* CRPs include certain state agency regulatory programs as defined in section 21080.5 of the Public Resources Code and section 15251 of the CEQA Guidelines. Beginning July 1, 2013, CEQA/CRP Filing Fees will no longer apply to the filing of Notices of Decision or Determination for Forest Practice Rules and Timber Harvest Plans (Pub. Resources Code, § 4629.6, added by Stats. 2012, ch. 289, § 3).

** Additional county fees may apply. Please check with your county clerk's office for details.

Annual Fee Adjustments

CDFW is required to adjust the fees annually (Fish & G. Code, § 713). The annual fee adjustments are based on changes in the Implicit Price Deflator for State and Local Government Purchases of Goods and Services, as published by the U.S. Department of Commerce. Annual filing fee adjustments are posted on CDFW's website prior to November 1 of the year before they become effective.

Payment of Fees

The project proponent is responsible for payment of the filing fee (Fish & G. Code, § 711.4). Filing Fees are due at the time a Notice of Determination is filed with the county clerk's office (local lead agency), or with the State Clearinghouse (state lead agency). Fees due for Certified Regulatory Program notices are due to CDFW directly and before the respective Notice of Decision is filed with the Secretary for Natural Resources. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, title 14, section 753.5.

Exemptions and No Effect Determinations

The CEQA filing fee will be waived if a project will have no effect on fish and wildlife (Fish & G. Code, § 711.4, subd. (c)(2)(A)). Additionally, projects that are statutorily or categorically exempt from CEQA are also not subject to the filing fee and do not require a no effect determination (Cal. Code Regs., tit. 14, §§ 15260-15333; Fish & G. Code, § 711.4, subd. (d)(1)). Only CDFW staff is responsible for determining whether a project will qualify for a No Effect Determination and if the CEQA filing fee will be waived.

ORDINANCE NO. 753

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING DEVELOPMENT AGREEMENT NO. 02-2016 WITH ATHENS SERVICES TO ALLOW THE CONSTRUCTION AND OPERATION OF A MATERIALS RECOVERY FACILITY AND TRANSFER STATION, CONVENIENCE STORE AND PUBLIC GAS STATION ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911), AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

WHEREAS, Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request to enter into a Development Agreement (Application) with the City of Irwindale to construct and operate a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and public gas station on a property located at 2200 Arrow Highway – APN 8535-001-911. The proposed Development Agreement (DA No. 02-2016) is attached hereto as Attachment 1 and incorporated herein; and

WHEREAS, The Property is located on a 17.22-acre parcel on the south side of Arrow Highway. The convenience store will be approximately 2,587 square feet and there will be eight gas or diesel pumps on an island with an overhead canopy. The convenience store will sell beer and wine. The Subject Property is zoned M-2 (Heavy Manufacturing); and

WHEREAS, the City, through this ordinance, wishes to adopted Development Agreement No. 02-2016 for the MRF/TS Project; and

WHEREAS, all the requirements of CEQA, the State CEQA Guidelines, and the City of Irwindale's Local CEQA Guidelines have been satisfied by the City in the 2020 FEIR, which is sufficiently detailed such that all of the potentially significant effects of the Project have been adequately evaluated; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

B. ORDINANCE.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Ordinance are true and correct.

SECTION 2. The City Council hereby specifically finds and determines that the Project, as proposed and including Development Agreement No. 02-2016, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, has been adequately analyzed in the 2020 Final Environmental Impact Report (2020 FEIR) (SCH#2013051029) certified by the City Council on February 24, 2021.

SECTION 3. The City Council hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has reviewed and considered the 2020 FEIR, including 2020 Recirculated Draft Environmental Impact Report ("2020 RDEIR") for the proposed Materials Recovery Facility and Transfer Station ("MRF/TS") Project in Irwindale, California that identified and evaluated specific environmental effects of the proposed project as directed by the Superior Court of California in its September 2019 Decision and Writ of Mandate. All other portions of the 2014 Final EIR and Addendum No. 1, upheld by the Court, remain a part of the 2020 Recirculated DEIR and 2020 FEIR and the Findings attached as Exhibit A to Resolution No. 790(21). The 2020 RDEIR addressed four (4) specific environmental topics, including: 1) Truck Fueling Operations; 2) Greenhouse Gas Emissions; 3) Transportation Energy Use; and 4) Project-Specific Air Emissions Health Risks. The analyses concluded that truck fueling operations, greenhouse gas emissions and transportation energy will have less-than-significant environmental effects. The analysis of project-specific air emissions concluded that it is scientifically infeasible to substantively connect an individual project's criteria air pollutant emissions to public health consequences of regional air quality conditions. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

SECTON 4. The provisions of the proposed Development Agreement are consistent with the City's General Plan, as amended by General Plan Amendment No. 02-2016. The Project site land use designation will be Commercial/Industrial, which permits light industry, heavy industry, and commercial uses, consistent with the proposed MRF/TS and convenience store/public gas station project.

SECTION 5. Based upon substantial evidence and conclusions presented to this City Council during the public hearing conducted with regard to this Application and set forth herein above, this City Council hereby approves Development Agreement No. 02-2016, attached hereto and by this reference incorporated herein. The Development Agreement is necessary to protect the public health, safety and general welfare and is reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

SECTION 6. The Chief Deputy City Clerk shall:

a. Certify to the adoption of this Ordinance; and

b. Forthwith transmit a certified copy of this Ordinance, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 24th day of February 2021.

_____

H. Manuel Ortiz, Mayor

ATTEST:

DRAFT

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 753 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 24th day of February 2021, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

DRAFT

EXHIBIT E

RESOLUTION NO. 794(21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A PROPOSED CONVENIENCE STORE TO SELL BEER AND WINE FOR OFF-SITE CONSUMPTION (TYPE 20 OFF SALE BEER & WINE), AND FOR THE OPERATION OF A PUBLIC GAS STATION ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) Athens Services, the Applicant, 14048 Valley Boulevard, City of Industry, CA 91746 has made a request for a Conditional Use Permit (CUP 08-2016) for the establishment of a convenience store that sells beer and wine for off-site consumption and the operation of a public gas station, located at 2200 Arrow Highway, pursuant to Sections 17.80.030(22), and 17.36.010(23) of the Irwindale Municipal Code.

(ii) The Property is located on a 17.22-acre parcel on the south side of Arrow Highway. The convenience store will be approximately 2,587 square feet with eight gas or diesel pumps on an island with an overhead canopy. The convenience store will sell beer and wine for off-site consumption. The Subject Property is zoned M-2 (Heavy Manufacturing)

(iii) On January 20, 2021, the Planning Commission, at a public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the proposed project; closed the public hearing; and, after discussion, approved this Resolution.

(iv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. The Planning Commission hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and recommends that the City Council certify the 2020 Final Environmental Impact Report (2020 FEIR) (SCH#2013051029) for the

Project. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

3. The Planning Commission hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has reviewed and considered the 2020 FEIR, including 2020 Recirculated Draft Environmental Impact Report ("2020 RDEIR") for the proposed Materials Recovery Facility and Transfer Station ("MRF/TS") Project in Irwindale, California that identified and evaluated specific environmental effects of the proposed project as directed by the Superior Court of California in its September 2019 Decision and Writ of Mandate. All other portions of the 2014 Final EIR and Addendum No. 1, upheld by the Court, remain a part of the 2020 Recirculated DEIR and 2020 FEIR and the Findings attached as Exhibit A to Resolution No. 790(21). The 2020 RDEIR addressed four (4) specific environmental topics, including: 1) Truck Fueling Operations; 2) Greenhouse Gas Emissions; 3) Transportation Energy Use; and 4) Project-Specific Air Emissions Health Risks. The analyses concluded that truck fueling operations, greenhouse gas emissions and transportation energy will have less-than-significant environmental effects. The analysis of project-specific air emissions concluded that it is scientifically infeasible to substantively connect an individual project's criteria air pollutant emissions to public health consequences of regional air quality conditions. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website. The Planning Commission has reviewed and considered the 2020 FEIR as a basis of its decision making for the proposed Project.

4. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans and Conditions of Approval attached hereto as Attachment "A", this Planning Commission hereby specifically finds as follows:

a. That the site is adequate in size and shape for the proposed use.

The site is adequate in size and shape for the proposed use for the following reasons: The site is 17.22 acres and zoned M-2 (Heavy Manufacturing). The proposed 2,587 square foot convenience store is less than .3% of the site. The proposed CUP is for a the operation of a public gas station and Type 20, Off-Sale Beer and Wine permit and alcohol sales will be a small part of the merchandise sold at the convenience store. No more than 500 square feet of floor area is permitted for the sale of beer and wine. The store will also sell non-alcoholic beverages, snacks, and sundries. The proposed use is a typical product sold at similar-type convenience stores. The convenience store is carefully designed and located on the site to adequately accommodate parking and on-and-off site circulation with access from multiple driveways along Arrow Highway. 26 parking stalls are provided for the convenience store use, located in front of the store and to the west of the store.

b. That the site has sufficient access to streets and highways adequate in width and pavement type to carry the quantity of traffic generated by the proposed use.

The site is bordered by Arrow Highway on the North and Northeast and Live Oak Avenue on the South. Access to the I-605 Freeway is provided via Arrow Highway and Live Oak Avenue. The certified EIR (SCH#2013051029) analyzed traffic volumes, trip distances, and overall circulation of the project, including the convenience store and public gas station. The site has sufficient access to streets and highways adequate to carry the quantity of traffic generated by the proposed use because Arrow Highway, a multi-lane street, is classified in the General Plan as a major arterial, sufficient to accommodate additional travel generated by the use.

c. That the proposed use will not have an adverse effect on adjacent property.

The proposed use, as conditioned, will not have an adverse effect upon adjacent properties because the Applicant will develop an existing vacant parcel with specific mitigation measures which will be enforced to reduce dust, noise and visibility from adjacent properties. The use will provide goods and services to surrounding businesses and commuters on Arrow Highway and Live Oak Avenue. The site has been designed to accommodate vehicle circulation and meet parking standards. The adjacent properties to the west and south are developed with industrial uses that create loud noise, including a distribution center with heavy trucking. Properties to the south, across Live Oak Avenue (a 4-lane road) have industrial uses including a machining company, an industrial business park, and a large tank facility for the Valley County Water District. The subject site is located at the back of the Santa Fe Dam Recreation Area and is separated by Arrow Highway, a multi-laned arterial roadway and the proposed use is located at such a distance so as not to have an adverse effect on the recreation area.

1. That the proposed use serves the public convenience or necessity, based upon the factors outlined in Section 17.58.060.

This finding is supported by the following facts:

a. The issuance of the conditional use permit would not duplicate services and therefore contribute to an over-concentration of alcoholic beverage establishments because the nearest off-sale use is over one mile from the subject site;

b. Alcohol sales are related to the function of the proposed use in that it is common that similar-type convenience stores sell beer and wine, and it would place the business in an economic disadvantage with other similar convenience stores that sell beer and wine;

c. The proposed establishment will serve a niche in the market not filled by other alcoholic beverage establishment licenses in the area, in that the nearest off-sale use is over one mile from the subject site;

d. The proposed establishment will provide the convenience of purchasing alcoholic beverages in conjunction with other beverage and food sales as well as other merchandise;

e. The aesthetic character and ambiance of the proposed establishment will be consistent with the City's Commercial and Industrial Design Guidelines;

f. There are conditions of approval that prescribe the manner in which the proposed establishment is to be conducted, including the extent to which the establishment will provide an adequate and well trained staff.

g. The proposed establishment complements the established or proposed businesses in the surrounding area in that it will provide goods and services, including packaged food, alcoholic and non-alcoholic beverages, and sundries to the surrounding industrial and warehouse businesses and commuters;

h. According to the Irwindale Police Department, the proposed establishment, location and/or operator has no history of law enforcement problems;

i. According to the Irwindale Police Department, the crime rate in the reporting district and adjacent reporting districts is comparable to other areas in the city and adjacent cities;

j. According to the Irwindale Police Department, the number of alcohol-related police calls for service, crimes or arrests in the reporting district and in adjacent districts is comparable to other areas of the city and adjacent cities;

k. Conditions of approval have been included to ensure that the proposed establishment will maintain security, or surveillance, both inside and outside the premises and comply with all applicable laws.

2. That the proposed establishment will comply with the conditions of approval at Section 17.58.070; 17.58.080; and 17.58.090 of this chapter.

   This finding is supported by the following facts:

   The conditions of approval contained in Sections 17.58.070; 17.58.080; and 17.58.090 of the IMC have been incorporated into the conditions of approval for this proposal, including, but not limited to, convenience store staff training, adequate exterior lighting, graffiti removal, and requiring the applicant or operator to obtain all required licenses and permits.

3. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council approve the

Application subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

The Secretary shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 20h day of January 2021.

Arthur R. Tapia, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 20th day of January 2021, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, Secretary

Attachment "A"

PLANNING COMMISSION RESOLUTION NO. 794(21)

CONDITIONAL USE PERMIT NO. 08-2016
Athens Services
2200 Arrow Highway
Irwindale, CA 91706

FINAL CONDITIONS OF APPROVAL

GENERAL

1. The activities authorized by this Conditional Use Permit for the establishment and operation of a convenience store that sells beer and wine (Type 20 ABC license – Off Sale Beer and Wine) and a public gas station with eight pumps and overhead canopy. The timing and any expiration of this Conditional Use Permit approval shall be consistent with the provisions in Development Agreement No. 02-2016. To the extent that any inconsistencies occur, the development agreement provisions shall prevail.

2. The Applicant shall agree and consent, in writing, to each and every condition of permit approval set forth herein within twenty (20) days from the adoption of this Resolution by the City Council approving the Conditional Use Permit.

3. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the plans.

4. Plans for any proposed site improvements shall be submitted to the Los Angeles County Fire Department and City Building Department for review and approval prior to the issuance of Building Permits.

5. Prior to the issuance of an occupancy permit and final inspection by the Planning Division, all applicable conditions of approval and all mandatory improvements shall be completed to the reasonable satisfaction of the City.

6. All graffiti shall be adequately and completely removed or painted over within 48 hours of such graffiti being affixed on any structure or fence at the Property, or notification thereof, whichever is later.

7. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions or other codes, regulations of standards enforced by or beneficial to the City of Irwindale in accordance with IMC Section 17.90.

8. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 08-2016. The City will promptly notify the

permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense.

9. City inspectors shall have access to the Property to reasonably inspect the Property during normal working hours to assure compliance with these conditions and other codes.

10. Any and all fees (current and retroactive) required to be paid to any public agency shall be paid prior to obtaining any permit for this Project.

11. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the Applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

12. The Property shall be maintained free and clear of any accumulations of trash, debris, waste, and combustible and/or flammable materials, other than the related materials specifically authorized under this Conditional Use Permit.

13. The use and improvements authorized by the Conditional Use Permit shall conform to the plans as finally approved by the City as conditioned herein, and any appreciable modification as determined by the Development Services Director/City Engineer shall require the prior approval of the Planning Commission.

PLANNING DIVISION

1. The Project shall substantially conform to submitted plans submitted December 8, 2020. Future modifications that are not in substantial conformance, as determined by the Community Development Manager/City Planner, shall require modification of this approval subject to the provisions of IMC Section 17.80.160 "Modification".

2. No convenience store business operations shall be conducted outside of an enclosed building.

3. A separate sign permit, subject to the approval of the Community Development Manager/City Planner, shall be required for any proposed signage. The proposed signage must be approved by the property owner.

4. The hours of operation for the convenience store shall be 4:00 AM to 12:00 AM. If the Director determines that the hours of operation should be changed (based upon information such as police calls for service to the site, or complaints from the community), the matter shall be referred to the Planning Commission.

5. The operation of video or other electronic games is prohibited.

6. Adult magazines shall be kept behind the cash register and their covers obscured with “modesty panels”.

7. The sale of paraphernalia for use with illicit drugs is prohibited.

8. The sale or display of adjudicated pornographic material is prohibited.

9. The sale or display of adjudicated pornographic material and inappropriate material in outside newspaper dispensers is prohibited.

10. All conditions of approval and requirements set forth in Development Agreement No. 02-2016 and Site Plan and Design Review Permit No. 06-2016 shall be complied with as part of this application.

11. That the establishment complies with the Irwindale Municipal Code, including those regulations for off-street parking, noise, signs, drinking in public, landscape and irrigation, and graffiti removal.

12. That exterior lighting of the parking area shall be kept at an intensity of between one and two footcandles, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. Light sources shall be screened or shielded from adjacent properties and from the sky.

13. That adequate security measures shall be provided as specified by the police department, including retaining trained staff and security personnel and providing security devices such as surveillance or burglar alarm systems.

14. The operator of the establishment shall ensure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way. The owner or operator shall provide for daily removal of trash, litter and debris from the premises and on all abutting sidewalks within twenty feet of the premises.

15. That the owner of the establishment shall maintain all required permits and/or licenses for the sale of alcoholic beverages in good standing.

16. That a copy of the current business license shall be kept on the premises of the establishment and be presented to any planning director, city code enforcement officers, law enforcement officers or their duly authorized representatives, upon request.

17. The following conditions shall apply to the convenience store:

    a. The permittee at all times shall comply with all terms and provisions of the license issued by the State Department of Alcoholic Beverage Control and/ or the terms and provisions of the Alcoholic Beverage Control Act.

b. No more than 500 square feet of the convenience store shall be used for the sale and display of alcoholic beverages.
c. No alcohol sales shall be permitted between the hours of 10:00 p.m. and 10:00 a.m.
d. Upon a showing of good cause, and after notice and an opportunity to be heard, the sale of alcohol in the convenience store may be restricted.
e. No beer or wine shall be displayed within five (5) feet of the cash register or the front door unless it is in a permanently affixed cooler.
f. The sale of alcoholic beverages for consumption on the premises is prohibited and appropriate posting of signs stating that drinking on the premises is prohibited by law shall be posted both inside and outside the establishment.
g. No sale of alcoholic beverages shall be made from a drive-up window.
h. No sales of single-serving containers of beer and/ or wine shall be made.
i. Paper or plastic cups shall not be sold or given away in quantities less than their usual and customary packaging.
j. Exterior storage of any kind is prohibited.
k. Employees shall be provided a copy of these Conditions of Approval and shall be trained in accordance with applicable ABC rules and regulations.

BUILDING & SAFETY AND PUBLIC WORKS/ENGINEERING DIVISIONS

1. Comply with all necessary NPDES requirements pertaining to the proposed use.

2. The applicant shall obtain applicable building permits for the proposed use**.**

FIRE DEPARTMENT

1. Plans for modification to existing sprinkler system shall be submitted to Fire Department for plan review and approval.

2. The means of egress travel shall be illuminated at any time the building is occupied with a light intensity of not less than 1 foot-candle at the floor level. Building Code 1003.2.9.1.

3. The power supply for the means of egress exit illumination shall be supplied from separate sources in accordance with the Building Code 1003.2.9.2.

4. Illuminated exit signs shall be located as necessary to clearly indicate the direction of egress travel. Additional exit signs may be required at time of field inspection. Building Code 1003.2.8.2.

5. Portable Fire Extinguisher requirements shall be determined by Fire Department Field Inspector in accordance with Fire Code 1002.1.

6. Dumpsters and containers with an individual capacity of 1.5 cubic yards (40.5 cu. ft.) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves, unless areas containing dumpsters or containers are protected by an approved automatic fire sprinkler system. Fire Code 1103.2.2.

EXHIBIT F

RESOLUTION NO. 795(21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING CITY COUNCIL APPROVAL OF SITE PLAN AND DESIGN REVIEW (DA) NO. 06-2016 FOR THE CONSTRUCTION OF A ±265,228 SQUARE FOOT MATERIALS RECOVERY FACILITY AND TRANSFER STATION (MRF/TS) BUILDING AND CONVENIENCE STORE WITH A PUBLIC GAS STATION LOCATED AT 2200 ARROW HIGHWAY IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has entered into a Disposition and Development Agreement with the City of Irwindale Successor Agency to construct and operate a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and public gas station on a property located at 2200 Arrow Highway – APN 8535-001-911. The Applicant has made a request for a Site Plan & Design Review (DA) (SP&DR (DA) 06-2016) for the construction of a MRF/TS and a convenience store/public gas station The Property is located on a 17.22-acre parcel on the south side of Arrow Highway. The convenience store will be approximately 2,587 square feet with eight gas or diesel pumps on an island with an overhead canopy. The convenience store will sell beer and wine for off-site consumption. The Subject Property is zoned M-2 (Heavy Manufacturing)

(ii) On January 20, 2021, the Planning Commission, at a public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the proposed project; closed the public hearing; and, after discussion, approved this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated into this Resolution by reference as findings of fact.

2. The Planning Commission hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and has

separately recommended that the City Council certify the 2020 Final Environmental Impact Report (2020 FEIR) (SCH#2013051029) for the Project. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

3. The Planning Commission hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency has reviewed and considered the 2020 FEIR, including 2020 Recirculated Draft Environmental Impact Report ("2020 RDEIR") for the proposed Materials Recovery Facility and Transfer Station ("MRF/TS") Project in Irwindale, California that identified and evaluated specific environmental effects of the proposed project as directed by the Superior Court of California in its September 2019 Decision and Writ of Mandate. All other portions of the 2014 Final EIR and Addendum No. 1, upheld by the Court, remain a part of the 2020 Recirculated DEIR and 2020 FEIR and the Findings attached as Exhibit A to Resolution No. 790(21). The 2020 RDEIR addressed four (4) specific environmental topics, including: 1) Truck Fueling Operations; 2) Greenhouse Gas Emissions; 3) Transportation Energy Use; and 4) Project-Specific Air Emissions Health Risks. The analyses concluded that truck fueling operations, greenhouse gas emissions and transportation energy will have less-than-significant environmental effects. The analysis of project-specific air emissions concluded that it is scientifically infeasible to substantively connect an individual project's criteria air pollutant emissions to public health consequences of regional air quality conditions. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website. The Planning Commission has reviewed and considered the 2020 FEIR as a basis of its decision making for the proposed Project.

4. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans and Conditions of Approval attached hereto as Attachment A this Planning Commission hereby specifically finds as follows:

Site Plan and Design Review (DA) No. 06-2016

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city

The subject site is zoned M-2 (Heavy Manufacturing) and has a current General Plan land use designation of Commercial. The applicant is requesting a General Plan Amendment (GPA) in conjunction with this SP&DR (DA) to change the land use designation to Commercial/Industrial and a Zone Ordinance Amendment (ZOA), to allow a MRF/TS in the M-2 (Heavy Manufacturing) zone with a Development Agreement (DA). Upon approval of the GPA, ZOA and DA, the proposed project will be in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city. A Conditional Use Permit for the project is being considered as part of the entitlement request for the off-sale of beer and wine and a public gas station. The building is designed to generally comply with the development standards for the M-2 zone; and is consistent with the goals and policies of the General Plan and Citywide Design Guidelines.

2. **The proposed project is in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner's participation agreement or disposition and development agreement**

   The Irwindale Community Redevelopment Agency no longer exists. Therefore this finding is no longer applicable. However, to the extent this finding is applicable, there is an owner's disposition and development agreement (DDA) involved that is being processed concurrently with the Irwindale Successor Agency. The Project is in conformance with the proposed DDA and a condition of approval has been included stating that the Project requires approval of the DDA by the Irwindale Successor Agency.

3. **The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:**

   a) **Facilities and improvements,**
   The MRF/TS C&D, Maintenance and Material Staging areas of the building are setback over ±60 feet from the east/northeast and south property lines (the closest property lines). The convenience store maintains a 30-foot setback from Arrow Highway. The buildings are located to provide adequate vehicular circulation on the site. All structures and infrastructure improvements will be constructed to current code and completed prior to Certificate of Occupancy.

   b) **Pedestrian and vehicular ingress, egress, and internal circulation,**
   Ingress and egress to the site is provided via five (5) driveways: Driveways 1, 2, 4, and 5 on Arrow Highway and Driveway 3 on Live Oak Avenue, with a Fire Department access entrance at the southwest corner of the property. Driveway 2 includes a trucks-only ingress lane and a second entrance with ingress and egress for the employee parking lot. Addendum No. 1 to the FEIR evaluated the minor, internal site plan adjustments made for the final design of the project that included off-site improvements resulting from the internal site changes. A right-hand turn lane and installation of an intersection stop light was included in the project. The overall circulation of the project has remained similar to the FEIR site plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway. Employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard.

   c) **Setbacks,**
   The project has been designed to comply with the required minimum setbacks for the M-2 zone.

   d) **Height of buildings**,
   There is no maximum building height restriction within the M-2 zone. Nonetheless, the MRF/TS structure has been designed to complement the massing and height of the existing industrial buildings in the City with a maximum height of 50'6". The convenience store has a maximum height of 21'.

   e) **Signs,**

Signage is not proposed at this time. Future signage will be incorporated into a signage package that eschews garishness and embraces a refined, integrated overall design. A separate sign program will be prepared to address all on-site wall, freestanding, and directional signage.

f) Mechanical and utility service equipment,
Site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area.

g) Landscaping,
The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale.

h) Grading,
Project has been designed to take advantage of the existing topography, thus reducing grading activities on site.

i) Lighting,
All lighting is designed to complement the structures and oriented to properly illuminate the site as not to create “dark pockets” that could support nefarious activities.

j) Parking,
IMC Subsection 17.64.030(M) “Recycling Facilities – Large Collection and Processing Facilities” requires space to be provided on-site for 10 vehicles to circulate and to deposit recyclable materials and 1 parking space for each employee on the largest shift and 1 space for each commercial vehicle associated with the use. The office area requires 1 space for each 350 square feet of office and employee area. The convenience store requires 1 space for each 250 square feet of area. 188 parking spaces are required and 326 spaces are provided; for a surplus of 138 parking spaces.

k) Drainage,
A Water Quality Management Plan (WQMP) will address hydrology and drainage.

l) Intensity of land use.
The project is located on a 17.22-acre, triangular-shaped parcel. Building footprint covers 34% of the site, with the remaining majority of the site dedicated to landscaping, hardscape, and on-site parking and circulation. The MRF/TS building is located in the center of the parcel with the convenience store located at the northeast corner of the property with wide drive aisles, excess parking, and enhanced landscaping in the setback areas.

4. The proposed development is consistent with applicable city design guidelines and historic design themes, and provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

The proposed office building incorporates desired design elements from the Commercial and Industrial Design Guidelines including but not limited façade elements, roofs and parapets, materials and colors. The layout, landscaping and design of the site also incorporated encourage design principles. For example, the articulated arched façade elements with translucent panels are provided to break up the building massing. Additionally, the building elevations are scored vertically and horizontally to provide architectural interest. The building also features raised decorative accent elements with metal crosspieces over the bay doors.

3. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council approve the Application subject to the conditions set forth in Exhibit "A" attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

4. The Secretary shall:

   a. Certify to the adoption of this Resolution; and

   b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 20th day of January 2021.

_____
Arthur R. Tapia, Chair
City of Irwindale Planning Commission

ATTEST:

_____
Marilyn Simpson, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 20th day of January 2021, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, Secretary

Attachment A

PLANNING COMMISSION RESOLUTION NO. 795(21)

Site Plan and Design Review (DA) No. 06-2016
Greg Loughnane for Athens Services
2200 Arrow Highway

A. GENERAL

1. The uses authorized by this Site Plan and Design Review Permit allow for the construction of a ±262,641 square foot MRF/TS building and ±2,587 square foot convenience store/public gas station as described on the plans dated December 8, 2020.

2. The timing for obtaining all permits related to this project shall be consistent with the provisions in Development Agreement No. 02-2016. To the extent that any inconsistencies occur, the development agreement provisions shall prevail.

3. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Division, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.

4. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning Site Plan and Design Review Permit No. 06-2016. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

5. The use and improvements authorized by this Site Plan and Design Review Permit shall conform to the plans as finally approved by the City (dated September 12, 2017) as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Development Services Director, shall require the prior approval of the City Council pursuant to the amendment of the Site Plan and Design Review Permit.

6. The Applicant agrees to allow City inspectors access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permits for this project.

7. The Applicant shall maintain and use the project location thereon in full compliance with all codes, standards, policies and regulations imposed by the City, County, State, or Federal agencies with jurisdiction over the facility.

8. It shall be required that the subject location and its contents, including but not limited to, structures, fences or garden/block walls, and vehicles are maintained free and clear of any graffiti. The Applicant shall be held responsible for the immediate removal of any and all graffiti found on-site within 48 hours of its application.

9. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the applicant at the time of approval or conditional approval of the project, or within 90 days after the date of imposition of the fees, dedications, reservations, or exactions imposed on the project.

10. The premises will be secured with appropriate security lighting, to obtain a minimum of 1-foot candles over the entire site. A photometric lighting plan shall be submitted, subject to the review and approval of the Community Development Department and the Police Department.

11. Security lighting fixtures are to be shielded and shall not project above the fascia or roof line of the buildings. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.

12. Prior to occupancy of the project, all users of the facility shall comply with the City of Irwindale M-2 zoning standards and regulations through the business license and zoning compliance process.

B. <u>COMMUNITY DEVELOPMENT DEPARTMENT</u>

1. All landscaping for the project shall be drought resistant low water with drip irrigation, low flow bubblers and water efficient rotor heads where applicable. Native plants shall be used where feasible. Landscaping shall be provided as shown on the approved Preliminary Planting Plan (dated December 8, 2020) and as modified pursuant to City Building Plan Check review of Precise Landscape and Irrigation plans.

2. Landscape and irrigation plans shall be prepared by a licensed landscape architect, and are subject to the approval of the Development Services Director and the City Engineer. Landscape plans shall be consistent with the Commercial and Industrial Design Guidelines. Vision clearance shall be maintained at all vehicle entrances and exits.

3. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, “Water Efficient Landscape Standards and Guidelines.”

4. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.

5. All landscaped planters shall be surrounded by a six (6) inch horizontal concrete curb.

6. The following invasive plants shall not be used in landscaping:

- *Carpobrotus edulis* (ice plant)
- *Hedera helix, H. Hibernica, H. caneriensis* (English ivy, Irish ivy, Algerian ivy
- *Vinca Major* (periwinkle)
- *Pennisetum setaceum* and all cultivars and varieties (fountain grass)
- *Cortaderia selloana, C. jubata* and all cultivars and varieties (pampas grass)
- *Retama monosperma, Genista monspessulana, Cytisus striatus,Cytisus scoparius,* and *Spartium junceum* (broom – bridal, French, Portuguese, Scotch, Spanish)
- *Acacia Cyclops* (acacia or western coastal wattle)
- *Myoporum laetum* (myoporum)
- *Washingtonia robusta* and *Phoenix canariensis* (Mexican fan palm and Canary Island date palm)
- *Schinus terevinthifolius* (Brazilian pepper)
- *Eucalyptus globules, E. camaldulensis* (eucalyptus, blue gum, and red gum)

7. At least 10 percent of the total gross land area of the site (in this case, 75,000 square feet) shall be landscaped.

8. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.

9. All perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.

10. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs as allowed.

11. All construction activities shall comply with criteria set forth in IMC Section 9.28.110, Construction of building and projects.

12. Any masonry walls, wrought iron fences, and driveway gates shall be decorative and consistent with the building design and the Commercial and Industrial Design Guidelines. The design of the walls and gates shall be subject to the review and approval of the Development Services Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.

13. The Applicant shall prepare a comprehensive sign program. The sign program shall include but is not be limited to sign type, square footage allowances, placement, illumination, quantity, colors, materials, landlord/owner/association approval.

14. Applicant shall obtain approval and permits from the Planning and Building Divisions for all project signage prior to construction of any signs on the project site.

15. Drive aisles shall remain open and unobstructed for vehicular circulation.

16. All building design and construction, including the type, texture, color, and durability of the exterior building materials shall comply with the City's Commercial and Industrial Design Guidelines.

17. Trash enclosures (6'-0" high min.) with solid metal self-closing and self-latching gates shall be provided. The enclosures shall be built with decorative materials to match the type, texture, and color of the materials used in the construction of the buildings. Gates shall remain closed at all times when the trash receptacles are not in use.

18. All rooftop mechanical equipment, including heating and air conditioning units, antennas, and other electronic devices, shall be completely and decoratively screened from view from all public rights of way and adjacent properties and shall be integrated into the design and construction of the buildings[1]. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and construction materials in texture and color. Such rooftop equipment screening shall be subject to the review and approval of the Community Development Division.

19. All rooftop wireless telecommunications antennas operated by third parties are subject to the provisions of Chapter 17.90 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.

20. The street numbers for the development shall be painted on the rooftop of each building in such a manner that it is clearly visible to public safety personnel and shall be a minimum five (5) feet in length painted with minimum one (1) foot wide brush strokes. Rooftop numbers shall be shown on the plans submitted for plan check.

21. A lighting plan shall be submitted for approval by the Development Services Director describing lighting fixtures for parking lot and building exterior lighting. Lighting fixtures shall be designed to shield light and/or direct light in a downward direction to minimize light spillover to adjacent areas.

22. The Applicant shall comply with the provisions of Irwindale Municipal Code Chapter 17.66, "Trip Reduction and Travel Demand Measures." All required trip reduction and travel demand measures applicable to the project pursuant to Chapter 17.66 shall be indicated on plans at the time of plan check.

[1] Photo voltaic equipment is exempt from this requirement.

23. All truck loading and unloading shall occur on the site. No loading, unloading or truck idling shall be permitted to take place on the street for any business located on the site.

24. A temporary chain link fence with green screening shall be installed and maintained around the perimeter of the site at all times during construction.

25. Applicant shall at all times comply with the Irwindale Municipal Code Noise Standards as measured at the Site boundary. Additionally, if noise impacts exceed the applicable noise standard contained in the Irwindale Municipal Code, Applicant shall take necessary actions and implement procedures to bring the operations into compliance with this Code.

26. To the extent feasible, Applicant shall participate in Southern California Edison's energy savings program.

27. All conditions of approval and requirements set forth in Development Agreement No. 02-2016 and Conditional Use Permit No. 08-2016 shall be complied with as part of this application.

C. BUILDING AND SAFETY DIVISION

1. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the current Irwindale Building Code.

2. The Applicant shall submit site, floor, elevation plans that include all Life & Safety and Accessibility requirements as required by the current Los Angeles County Building Code for any proposed improvements to the existing facility.

3. Building plans for non-residential construction must contain the following items prior to its submittal for plan check:

   - Site Plan: Lot size, locations and dimensions of property lines, adjacent streets, setbacks from property lines, locations of other structures, easements, north arrow, scale, contours/drainage pattern
   - General Notes: Applicable codes, occupancy classification, type of construction, allowable area analysis, and occupant load analysis, plumbing fixture analysis, description of work, lot area, existing/proposed building area, material specifications.
   - Floor Plans: Walls, partitions, doors and window locations and schedule, existing and intended room uses. Floor plan must identify all existing and new construction for all affected floors.
   - Roof Plan: Roof drainage pattern, roofing material and slopes, locations of hips/valleys/ridges, eave overhang dimensions, attic vent locations, rooftop equipment locations.

- Disabled Access Requirements: Complete path of travel, parking spaces/loading areas, restroom facilities, ramps, curbs, counters, etc. All details must be cross referenced on the plan.
- Exiting: Occupant load analysis, exit locations and door schedule, required number of exits, required exit separation, travel distance, common path of egress, required fire rated separations, etc.
- Exterior Elevations: Wall covering material, plate and building heights, window/door locations, roofing material and slopes, attic vent locations, finish grade lines, veneers.
- Cross Sections: Full height and width, indicating framing, foundation, and insulation in at least two orthogonal directions.
- Soil Investigation Report: Complete Soil/Geotechnical Investigation Report
- Grading & Drainage: Complete Grading and Drainage plans as required by Appendix J of the 2017 County of Los Angeles Building Code
- Foundation Plan: Locations of all new footings, complete foundation details. All foundations plan, details and notes shall be stamped and signed by the Geotechnical Consultant along with the design Engineer of record.
- Structural Plan: Complete Structural plans and details for all structural elements shall be included.
- Structural Analysis: Calculations shall be provided to substantiate the structural plans where new structural elements are proposed. The structural calculations shall address both gravity and lateral loads.
- Schedules: Doors and windows, exterior/interior finish.
- Manufactured Trusses: Truss profiles, layout plan, and calculations from the truss manufacturer. Details all truss connections to interior/exterior walls.
- Green Building: Requirements, details, and notations shall be included in the plans.
- Very High Fire Hazard Severity Zone: The proposed project is in VHFHSZ Fire Zone, please provide all applicable details and notations as required for this fire zone.
- Other: All plans & calculations shall conform to the current edition (at the time of submittal) of the City of Irwindale Building Code (County of Los Angeles Building Code).

4. Other agencies' (Fire, Sanitation…etc.) approvals are required before Building Permit Issuance, an agency referral sheet shall be handed to the applicant at the time of submittal to Building & Safety.

D. PUBLIC WORKS/ENGINEERING DIVISION

1. All off-site improvements within the Public Right-of-Way shall be performed in accordance with City Standards to the satisfaction of the City Engineer. Construction plans shall be reviewed and approved by the City Engineer.

2. The owner/developer shall design and construct ADA accessible driveway approaches, sidewalks, and curb ramps and remove all existing driveways and parkway drains along Arrow Highway and Live Oak Avenue. All improvements shall be constructed in accordance with the City standards to the satisfaction of the City Engineer.

3. The owner and/or developer shall remove and reconstruct all damaged or deficient sidewalk, driveways, curb and gutter as directed by the City Engineer.

4. The owner/developer shall bear the full cost of upgrading the existing street lights along the Arrow Highway frontage to more energy-efficient fixtures (LED) and installing new street lights along the Live Oak Avenue frontage. Street lighting shall meet the City of Irwindale and County of Los Angeles Street Lighting Design Standards.

5. Storm drains, catch basins, connector pipes, and appurtenances for the site-specific storm drain system shall be designed and constructed in accordance with Los Angeles County standards and the City Engineer's requirements. The owner/developer shall submit grading and drainage plans to the City Engineer for review and approval. The owner/developer shall pay grading/drainage review fees in conjunction with this submittal. The grading and drainage plans shall be prepared by a licensed civil engineer and comply with Los Angeles County grading permit requirements and current Irwindale adopted Building Codes at the time of submittals.

6. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer and/or Fire Department.

7. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.

8. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
   I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)

   - Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp.

9. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:

Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)

- Construct a concrete intersection per City standard.
- Construct a new traffic signal with the followings geometry:
  Northbound Approach: One left turn lane (two-way turn lane) and two through lanes.
  Southbound Approach: Two through lanes and one right turn lane
  Eastbound Approach: One left turn lane and one right turn lane.
  Westbound Approach: N/A

10. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:
    Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)

- Construct a concrete intersection per City standard.
- A stop control at driveway 2.
- Northbound Approach: One left turn lane (two-way turn lane) and two through lanes.
- Southbound Approach: Two through lanes and one right turn lane.
- Eastbound Approach: One shared left turn and right turn lane.
- Westbound Approach: N/A

11. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:
    Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard (NS)

- Traffic signal modification adding video vehicle detection per City Standard
- Northbound Approach: Two left turn lanes and one shared through-right turn lane.
- Southbound Approach: One left turn lane and one shared through-right turn lane.
- Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane.
- Westbound Approach: One left turn lane, two through lanes, and one right turn lane.

12. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:
    Intersection of Arrow Highway (NS) and Project Driveway 4 (EW)

- Construct a concrete right in/right out concrete intersection per City standard. A stop control at Driveway 4.
- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through – right turn lane.
- Eastbound Approach: One right turn lane.

- Westbound Approach: N/A

13. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:
Intersection of Arrow Highway (NS) and Project Driveway 5 (EW)

    - Construct a concrete right in/right out concrete intersection per City standard.
    - A stop control at Driveway 5.
    - Northbound Approach: Two through lanes (no left turn access).
    - Southbound Approach: One through lane and one shared through-right turn lane.
    - Eastbound Approach: One right turn lane.
    - Westbound Approach: N/A

14. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
I-605 SB Off-Ramp (NS) / Arrow Highway

    - Traffic Signal Modification per Caltrans Standard.
    - Construct a 2nd southbound left turn lane per Caltrans Standard.
    - Restripe intersection per Caltrans Standard.

15. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
Intersection of Live Oak Avenue and Arrow Highway (East Intersection)

    - Traffic Signal Modification adding video vehicle detection per City Standard.
    - Resurfacing and restripe intersection per City Standard.

16. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
Intersection of Arrow Highway and Rivergrade Road

    - Construct a concrete intersection per City standard.
    - Traffic Signal Modification adding video vehicle detection per City Standard.

17. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
Intersection of Live Oak Avenue and Rivergrade Road

    - Construct a concrete intersection per City standard.
    - Traffic Signal Modification adding video vehicle detection per City Standard.

18. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
Arrow Highway between Live Oak Avenue and I-605 Fwy

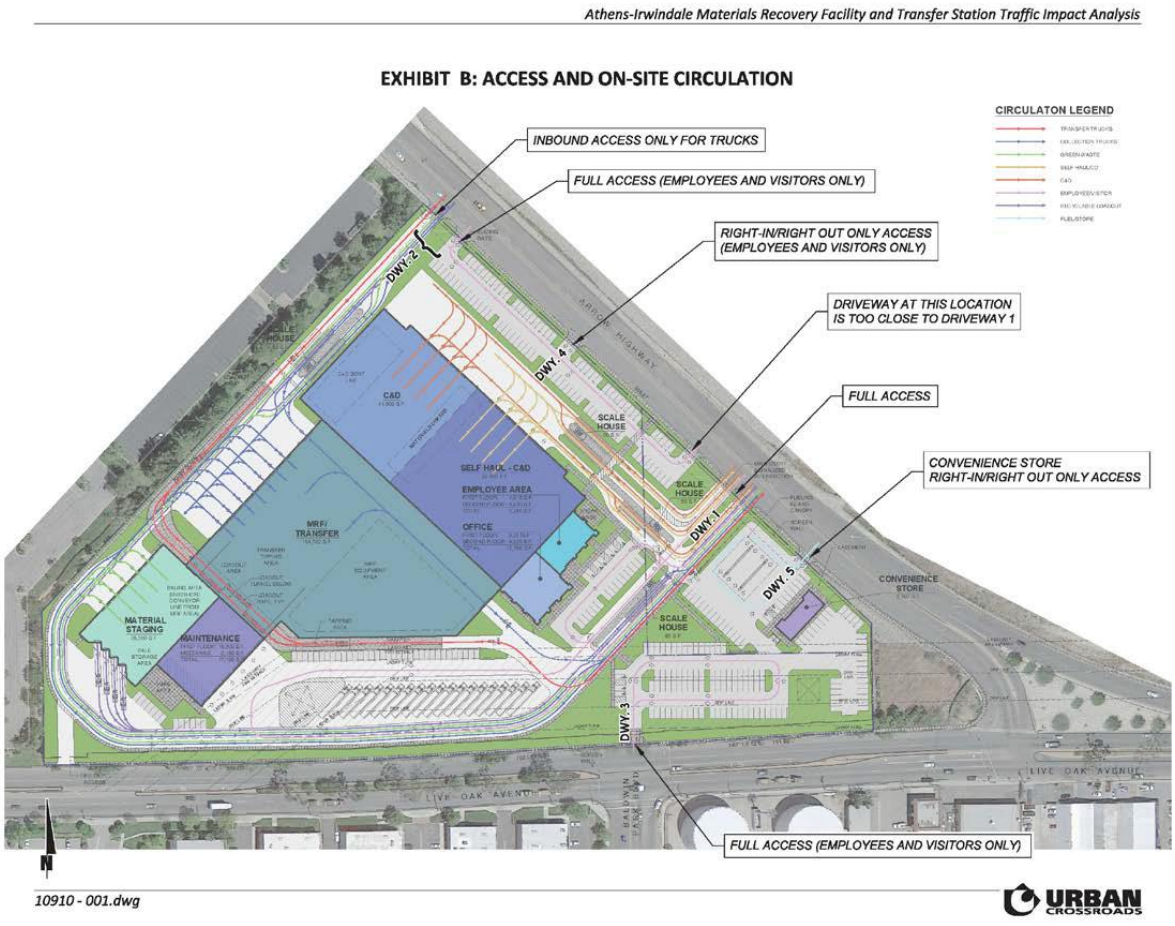
- Resurfacing and restripe the street per City Standard.

19. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
Live Oak Avenue between Arrow Highway (East) and I-605 Fwy

- Resurfacing and restripe the street per City Standard.

20. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
Rivergrade Road between Live Oak Avenue and Arrow Highway

- Resurfacing and restripe the street per City Standard



E. MISCELLANEOUS

1. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to

implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Construction Storm Water Unit, at (866) 563-3107 or by downloading the forms from their website at: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. The project shall also conform to the City's Ordinance regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"), and the requirements of Low Impact Development ("LID"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges.

2. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.

F. FIRE DEPARTMENT

1. Projects associated with a land development permit such as a tract or parcel map, conditional use permit, zone change or other such permits, shall submit plans to the Land Development Unit (LDU) for review and approval prior to submitting to Fire Prevention Engineering for building plan review. To contact LDU please call (323) 890-4243 or submit to our office located at 5823 Rickenbacker Road, Commerce, CA 90040.

2. Submit two sets of architectural plans to the Fire Prevention Engineering Office located at 231 W. Mountain Avenue, Glendora CA 91741. Plan sets shall contain a minimum of a site plan, floor plan(s), elevations, door and window schedules, wall details, and appropriate section details. Please provide architectural sheets only. **No civil, electrical, mechanical, plumbing, etc.**

3. Indicate on plans the project address, assessor's parcel number, type of construction, occupancy classification, area of each floor level and building area increase modifications in accordance with the Building Code.

4. Provide a minimum unobstructed width of 26 feet (commercial building), clear to the sky, Fire Department vehicular access to within 150 feet of all portions of exterior walls. Dead-end access roadways greater than 150 feet in length, shall be provided with an approved fire apparatus turnaround. The access width shall be increased to 28 feet when proposed buildings, or portions of buildings, are more than 3 stories, or more than 30 feet in height. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. A 32 foot centerline turning

radius is required at each change of direction in vehicle travel regardless of the required width. Fire Code 503.1.1 & 503.2.2.

5. On the site plan, show the location of all existing public fire hydrants within 300 feet (commercial building) of all property lines and 300 feet via vehicular access to building structure (residential building) and call out the hydrant size and dimensions to property lines. Additionally, show all existing on-site fire hydrants.

6. The required fire flow for public fire hydrants at this location is 8000 gallons per minute at 20 psi for duration of 4 hours over and above daily domestic demand in accordance with Fire Code Appendix B, Table B105.1. A 50% reduction in required fire flow may be applied for the installation of automatic fire sprinklers. The minimum reduced fire flow shall not be less than 2000 gallons per minute at 20psi per 903.3.1.1.

7. Complete and return the original “Fire Flow Availability” Form No 196.

8. Indicate on the site plan the location of high voltage transmission lines near the property. Structures proposed to be constructed adjacent to high voltage transmission lines, within 100 feet of the drip line, shall be subject to additional review by the Fire Marshal with regard to Fire Department operational procedures. Based on the Fire Marshal review additional building construction requirements may be imposed on the project in accordance with Regulation #27.

9. Indicate existing or proposed photovoltaic systems on the building rooftop or within the Fire Department access route.

10. Additional Requirements, including the installation of additional fire hydrants, may be imposed, in accordance with applicable codes, regulations, standards and policies after the above information is reviewed. Fire Department requirements are based on the information provided on the plans submitted for review.

11. Per the plans, it appears that additional public fire hydrant(s) will be required. On the site plan, show the location of all existing public fire hydrants within 300 feet of all property lines and call out the hydrant size and dimensions to property lines.

12. The parapets shall not exceed 48 inches high on at least two sides of the building. Fire Code 504.5

13. It appears that the building will be used for the storage of high piled combustible storage (HPS). The building design will need to meet the requirements for HPS per the Fire Code Chapter 32, which includes access doors each 100 feet, and smoke and heat venting. Plans for HPS shall be submitted separately for plan review and approval.

EXHIBIT G
2020 FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2013051029)

From the City of Irwindale Website:

Materials Recovery Facility & Transfer Station | Irwindale, CA - Official Website

EXHIBIT "H"

CC Item 2D
SA Item 2A

☒City Council
☒Successor Agency
☐Housing Authority
☐Reclamation Authority
☐Joint Powers Authority

City of
IRWINDALE
AGENDA REPORT

Date: November 13, 2019

To: Honorable Mayor and Members of the City Council

From: William K. Tam, City Manager

Issue: Rescission of Approvals for Material Recovery Facility/Transfer Station

City Manager's Recommendation:

It is recommended that the City Council Approve

1. City Resolution No. 2019-63-3147 entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, SETTING ASIDE AND VACATING RESOLUTION NOS.CC-2016-16-2830, CC-2017-18-2832, 2017-72-2970, 2017-75-2973, 2017-76-2974, 2017-77-2975, AND ORDINANCE NOS. 718 AND 719, PERTAINING TO THE DEVELOPMENT AND OPERATION OF A MATERIALS RECYCLING FACILITY/TRANSFER STATION (MRF/TS) BY ARAKELIAN ENTERPRISES, INC. D/B/A ATHENS SERVICES AT 2200 ARROW HIGHWAY;" and

2. SA Resolution No. 2019-64-3148 entitled "A RESOLUTION OF THE IRWINDALE SUCCESSOR AGENCY, SETTING ASIDE AND VACATING RESOLUTION NOS. SA-2016-17-2831 AND SA-2016-19-2833, PERTAINING TO THE DEVELOPMENT AND OPERATION OF A MATERIALS RECYCLING FACILITY/TRANSFER STATION (MRF/TS) BY ARAKELIAN ENTERPRISES, INC. D/B/A ATHENS SERVICES AT 2200 ARROW HIGHWAY"

Background:

In 2017, the City Council, acting for the City and the Irwindale Successor Agency, certified a Final EIR and approved land use entitlements and permits for a materials recycling facility and transfer station (MRF/TS) to be located at 220 Arrow Highway, at the northwestern intersection of Live Oak Avenue and Arrow Highway (Project). The property at that location is owned by the Irwindale Successor Agency and is to be sold to Arakelian Enterprises, Inc., a California corporation, dba Athens Services (Athens). Two lawsuits challenging the City Council's approval of those land use entitlements and permits were filed, one by the City of Baldwin Park, the other by Waste Management, which had bid for the opportunity to build and operate the MRF/TS.

The two lawsuits were processed together by the court and were predominantly based on challenges to the adequacy of the EIR for the project. After two hearings on the merits, the court found that the City's procedures in approving the entitlements was entirely appropriate and in accordance with the law and upheld the EIR on all aspects, except the following 4 items:

- the project description and analysis were inadequate with respect to truck fueling operations at the MRF/TS;
- transportation energy impacts were not sufficiently analyzed;
- the EIR does not sufficiently analyze the health risks associated with emissions of reactive organic gases (ROG), nitrogen oxides (NOx) and ozone; and
- the EIR does not sufficiently analyze greenhouse gas (GHG) emissions or the effectiveness of mitigation measure AQ-22 in reducing GHG emissions to a level that is less than significant.

Issues raised in the litigation with regard to the consistency of the MRF/TS with the City's general plan and zoning ordinance were found to be without merit.

The court has issued a writ of mandate requiring the City and the Successor Agency to set aside and vacate all of the approvals that were granted to authorize the Project.

The attached proposed resolutions set aside and vacate the approvals in question, which are listed below:

- Resolution Nos. CC-2016-16-2830 and SA-2016-17-2831, Certifying the Final Environmental Impact Report ("EIR"), Adopting Findings of Fact, Approving a Mitigation Monitoring and Reporting Program, and Adopting the Statement of Overriding Considerations
- Resolution Nos. CC-2017-18-2832 and SA-2016-19-2833, Approving a Disposition and Development Agreement Between the City and Successor Agency
- Resolution No. 2017-72-2970, Approving General Plan Amendment No. 02-2016 and Making Findings
- Resolution No. 2017-75-2973, Approving Conditional Use Permit No. 08-2016, Subject to Conditions, and Making Findings
- Resolution No. 2017-76-2974, Approving Site Plan and Design Review (DA) No. 06-2016, Conditional Use Permit No. 08-2016, Subject to Conditions, and Making Findings
- Resolution No. 2017-77-2975, Approving a Franchise and Facility Operations Agreement between the City and Athens Services, Subject to Conditions, and Making Findings
- Ordinance No. 718, Amending the City of Irwindale Municipal Code Re Solid Waste Franchises, Re Material Recovery Facilities in the M-2 Zone, and Re Distance Requirements for Alcohol Beverage Establishments
- Ordinance No. 719, Approving Development Agreement No. 02-2016 with Athens Service and Making Findings

City staff and the City Attorney's Office are working with Athens and the consultant who prepared the EIR to address the issues with the environmental analysis that were identified by the court and bring a revised final EIR to the City Council for certification within the next several months. Upon certification of the revised final EIR, these development approvals will be presented to the City Council and Successor Agency for re-approval.

Fiscal Impact:

None. Athens is required to reimburse the City for costs related to this application and the challenge to the entitlements

Review:

Fiscal Impact:  (Initial of CFO)

Legal Impact: *Electronically Approved by City Attorney* (Initial of Legal Counsel)

Prepared By/Contact: Fred Galante, City Attorney
Phone: (626) 430-2200



William Tam, City Manager

Attachment:

1. City Resolution No. 2019-63-3147 entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, SETTING ASIDE AND VACATING RESOLUTION NOS.CC-2016-16-2830, CC-2017-18-2832, 2017-72-2970, 2017-75-2973, 2017-76-2974, 2017-77-2975, AND ORDINANCE NOS. 718 AND 719, PERTAINING TO THE DEVELOPMENT AND OPERATION OF A MATERIALS RECYCLING FACILITY/TRANSFER STATION (MRF/TS) BY ARAKELIAN ENTERPRISES, INC. D/B/A ATHENS SERVICES AT 2200 ARROW HIGHWAY;" and

2. SA Resolution No. 2019-64-3148 entitled "A RESOLUTION OF THE IRWINDALE SUCCESSOR AGENCY, SETTING ASIDE AND VACATING RESOLUTION NOS. SA-2016-17-2831 AND SA-2016-19-2833, PERTAINING TO THE DEVELOPMENT AND OPERATION OF A MATERIALS RECYCLING FACILITY/TRANSFER STATION (MRF/TS) BY ARAKELIAN ENTERPRISES, INC. D/B/A ATHENS SERVICES AT 2200 ARROW HIGHWAY"

RESOLUTION NO. 2019-63-3147

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, SETTING ASIDE AND VACATING RESOLUTION NOS.CC-2016-16-2830, CC-2017-18-2832, 2017-72-2970, 2017-75-2973, 2017-76-2974, 2017-77-2975, AND ORDINANCE NOS. 718 AND 719, PERTAINING TO THE DEVELOPMENT AND OPERATION OF A MATERIALS RECYCLING FACILITY/TRANSFER STATION (MRF/TS) BY ARAKELIAN ENTERPRISES, INC. D/B/A ATHENS SERVICES AT 2200 ARROW HIGHWAY

WHEREAS, in 2017, the City Council and the Irwindale Successor Agency approved resolutions and ordinances pertaining to agreements, a general plan amendment, a zoning code amendment, a conditional use permit and site plan and design review in connection with the sale of the real property located at 2200 Arrow Highway to Athens Services and the development and operation of a materials recycling facility/transfer station (MRF/TS) by Arakelian Enterprises, Inc., a California corporation, doing business as Athens Services (the Project); and

WHEREAS, in connection with those actions, the City Council and the Successor Agency certified a Final Environmental Impact Report (FEIR), made findings of fact, and adopted a mitigation monitoring and reporting program and a statement of overriding considerations; and

WHEREAS, two lawsuits were filed challenging the resolutions and ordinances approving the Project on the basis of, among other things, alleged inadequacies in the FEIR, Waste Management Collection and Recycling, Inc. v. City of Irwindale, et al., Los Angeles Superior Court Case No. BS163450, and City of Baldwin Park v. City of Irwindale, et al., Los Angeles Superior Court Case No. 163400; and

WHEREAS, on September 5, 2019, the superior court issued its rulings in these cases, and on October 17, 2019, the court entered judgments granting in part and denying in part the petitions for writ of mandate; and

WHEREAS, on or about October 29, 2019, the City was served with the writs of mandate, issued by the clerk of the court pursuant to the above-referenced judgments, commanding the City and the Irwindale Successor Agency to set aside and vacate resolutions and ordinances approving agreements, a general plan amendment, a zoning code amendment, a conditional use permit and site plan and design review in connection with the Project; and

WHEREAS, the judgments and writs of mandate allow the City to certify a revised FEIR and re-approve the Project at a later date;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Irwindale as follows:

1. The following resolutions and ordinances are hereby set aside, vacated, and of no further force or effect:

- Resolution No. CC-2016-16-2830, Certifying the Final Environmental Impact Report ("EIR"), Adopting Findings of Fact, Approving a Mitigation Monitoring and Reporting Program, and Adopting the Statement of Overriding Considerations
- Resolution No. CC-2017-18-2832, Approving a Disposition and Development Agreement Between the City and Successor Agency
- Resolution No. 2017-72-2970, Approving General Plan Amendment No. 02-2016 and Making Findings
- Resolution No. 2017-75-2973, Approving Conditional Use Permit No. 08-2016, Subject to Conditions, and Making Findings
- Resolution No. 2017-76-2974, Approving Site Plan and Design Review (DA) No. 06-2016, Conditional Use Permit No. 08-2016, Subject to Conditions, and Making Findings
- Resolution No. 2017-77-2975, Approving a Franchise and Facility Operations Agreement between the City and Athens Services, Subject to Conditions, and Making Findings
- Ordinance No. 718, Amending the City of Irwindale Municipal Code Re Solid Waste Franchises, Re Material Recovery Facilities in the M-2 Zone, and Re Distance Requirements for Alcohol Beverage Establishments
- Ordinance No. 719, Approving Development Agreement No. 02-2016 with Athens Service and Making Findings

2. The Chief Deputy City Clerk shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 13th day of November 2019.

_____
Albert F. Ambriz, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2019-63-3147 adopted by the City Council of the City of Irwindale, at a regular meeting held on the 13th day of November, 2019 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

RESOLUTION NO. SA 2019-64-3148

A RESOLUTION OF THE IRWINDALE SUCCESSOR AGENCY, SETTING ASIDE AND VACATING RESOLUTION NOS. SA-2016-17-2831 AND SA-2016-19-2833, PERTAINING TO THE DEVELOPMENT AND OPERATION OF A MATERIALS RECYCLING FACILITY/TRANSFER STATION (MRF/TS) BY ARAKELIAN ENTERPRISES, INC. D/B/A ATHENS SERVICES AT 2200 ARROW HIGHWAY

WHEREAS, in 2017, the City Council of the City of Irwindale, California, and the Irwindale Successor Agency approved resolutions and ordinances pertaining to agreements, a general plan amendment, a zoning code amendment, a conditional use permit and site plan and design review in connection with the sale of the real property located at 2200 Arrow Highway to Athens Services and the development and operation of a materials recycling facility/transfer station (MRF/TS) by Arakelian Enterprises, Inc., a California corporation, doing business as Athens Services (the Project); and

WHEREAS, in connection with those actions, the City Council and the Successor Agency certified a Final Environmental Impact Report (FEIR), made findings of fact, and adopted a mitigation monitoring and reporting program and a statement of overriding considerations; and

WHEREAS, two lawsuits were filed challenging the resolutions and ordinances approving the Project on the basis of, among other things, alleged inadequacies in the FEIR, Waste Management Collection and Recycling, Inc. v. City of Irwindale, et al., Los Angeles Superior Court Case No. BS1643450, and City of Baldwin Park v. City of Irwindale, et al., Los Angeles Superior Court Case No. 163400; and

WHEREAS, on September 5, 2019, the superior court issued its rulings in these cases, and on October 17, 2019, the court entered judgments granting in part and denying in part the petitions for writ of mandate; and

WHEREAS, on or about October 29, 2019, the Successor Agency was served with the writs of mandate, issued by the clerk of the court pursuant to the above-referenced judgments, commanding the City and the Irwindale Successor Agency to set aside and vacate resolutions and ordinances approving agreements, a general plan amendment, a zoning code amendment, a conditional use permit and site plan and design review in connection with the Project; and

WHEREAS, the judgments and writs of mandate allow the Successor Agency to certify a revised FEIR and re-approve the Project at a later date;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Irwindale, as Successor Agency as follows:

1. The following resolutions and ordinances are hereby set aside, vacated, and of no further force or effect:

- Resolution No. SA-2016-17-2831, Certifying the Final Environmental Impact Report ("EIR"), Adopting Findings of Fact, Approving a Mitigation Monitoring and Reporting Program, and Adopting the Statement of Overriding Considerations
- Resolution No. SA-2016-19-2833, Approving a Disposition and Development Agreement Between the City and Successor Agency

2. The Chief Deputy City Clerk shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 13th day of November 2019.

_____
Albert F. Ambriz, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. SA 2019-64-3148 adopted by the City Council of the City of Irwindale, at a regular meeting held on the 13th day of November, 2019 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

LEGEND

PROPOSED (PHASE 2) / (PHASE 1)

- OFFICE (2-STORY)
- MRF/TRANSFER
- MATERIAL STAGING
- MAINTENANCE (FIRST FLOOR)
- MAINTENANCE (MEZZANINE)
- DECORATIVE CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- ASPHALT PAVING
- PAVING
- PHASE 2 LANDSCAPING
- C&D
- SELF HAUL - C&D
- EMPLOYEE AREA (2-STORY)
- CONVENIENCE STORE
- SCALE HOUSE
- EXISTING EASEMENT
- LANDSCAPING
- PROPERTY LINE
- PHASE LINE

PROJECT TEAM

ARCHITECT
J. R. MILLER & ASSOCIATES
2700 SATURN STREET
BREA, CA 92821
CONTACT: RICHARD JIMENEZ
PH: 714-524-1870
FX: 714-524-1875
INTERNET: richardj@jrma.com

PROPOSED OPERATOR
ARAKELIAN ENTERPRISES, INC.,
DBA ATHENS SERVICES
14048 VALLEY BLVD.
CITY OF INDUSTRY, CA 91716

CONTACT : GREG LOUGHNANE
PH: 626-855-7233
INTERNET:
GLoughnane@athensservices.com

PROJECT DESCRIPTION

PROPOSED MATERIALS RECOVERY AND TRANSFER STATION WITH FUELING FACILITY AND MAINTENANCE BUILDING

SITE ADDRESS

LIVE OAK AVENUE
IRWINDALE, CA 91706

BUILDING SUMMARY

C&D	41,500 S.F.
SELF HAUL - C&D	52,000 S.F.
EMPLOYEE AREA (2-STORY)	9,249 S.F.
CONVENIENCE STORE	2,587 S.F.
SCALE HOUSE (4-TOTAL)	200 S.F.
OFFICE (2-STORY)	12,780 S.F.
MRF/TRANSFER	104,732 S.F.
MATERIAL STAGING	25,000 S.F.
MAINTENANCE (2-STORY)	17,180 S.F.
TOTAL AREA	265,228 S.F.

SITE SUMMARY

BUILDING FOOTPRINT:	252,586 S.F.
LANDSCAPE:	110,057 S.F.
HARDSCAPE:	50,681 S.F.
CIRCULATION:	336,702 S.F.
TOTAL AREA (17.22 ACRES)	±750,026 S.F.

NET LAND AREA

SITE	(13.65) 594,607 S.F.
T/L EASEMENT (SHOWN HATCHED)	(3.57) 155,419 S.F.
TOTAL AREA	(17.22 ACRES) ±750,026 S.F.

ZONING - M-2

PARKING SUMMARY

PARKING REQUIRED

PER EIR, PARKING REQUIREMENTS ARE BASED UPON NUMBER OF EMPLOYEES. 345 EMPLOYEES DIVIDED BY 3 SHIFTS EQUAL 115 SPACES REQUIRED, PLUS OFFICE AND CONVENIENCE STORE PARKING OF 32 SPACES FOR A TOTAL OF 147 REQUIRED PARKING SPACES.

PARKING PROVIDED

MRF/TS

STANDARD STALLS	169
ADA STALLS	10
EV CHARGING STATIONS	68
SUBTOTAL:	247

CONVENIENCE STORE SITE

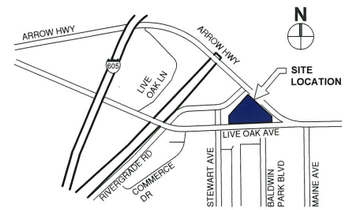
STANDARD STALLS	22
ADA STALLS	2
EV CHARGING STATIONS	2
SUBTOTAL:	26

OTHER

FLEXIBLE STALLS	34
TRANSFER TRUCK STALLS	19
SHORTTERM BICYCLE RACKS	14
LONG TERM BICYCLE RACKS	14

VICINITY MAP

NOT TO SCALE



KEYNOTES

PROPOSED

1. SCREEN WALL
2. LINE OF TUNNEL BELOW
3. RAMP TO TUNNEL
4. DECORATIVE PAVEMENT
5. EV CHARGING STATION
6. LANDSCAPING
7. PAVEMENT
8. STEEL PUSHWALL
9. 9'X18' H/C ACCESSIBLE PARKING STALL
10. SLIDING GATES
11. EQUIPMENT
12. CONCRETE RETAINING WALL
13. LOADING DOCK
14. ASPHALT
15. 8' HIGH C.M.U. WALL
16. DECORATIVE PAVEMENT
17. PAINTED TRAFFIC STRIPING
18. LANDSCAPING
19. PAVEMENT
20. SWING GATES
21. 70' X 10' SCALE
22. SCREEN WALL
23. 9'X18' H/C ACCESSIBLE PARKING STALL
24. TRASH ENCLOSURE
25. WROUGHT IRON FENCE
26. WROUGHT SLIDING GATE
27. RAMP
28. 6" HIGH CURB
29. 0" HIGH CURB

EXISTING

E1. EXISTING POWER LINE TOWER

E2. EXISTING CONCRETE PUBLIC SIDEWALK

CITY OF IRWINDALE
COMMUNITY DEVELOPMENT
DEC 08 2020
RECEIVED

SCALE: 1"=50'-0"
0' 25' 50' 100' 200'

TRUE NORTH / REFERENCE NORTH

Conceptual Site Plan

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

Job No. 3955
12.07.2020

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A1.1

LEGEND

- OFFICE (2-STORY)
- MRF/TRANSFER
- MATERIAL STAGING
- MAINTENANCE (FIRST FLOOR)
- MAINTENANCE (MEZZANINE)
- DECORATIVE CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- ASPHALT PAVING
- PAVING
- DEIR BUILDING FOOTPRINT
- C&D
- SELF HAUL - C&D
- EMPLOYEE AREA (2-STORY)
- CONVENIENCE STORE
- SCALE HOUSE
- EXISTING EASEMENT
- LANDSCAPING
- PROPERTY LINE

PROJECT TEAM

ARCHITECT
J. R. MILLER & ASSOCIATES
2700 SATURN STREET
BREA, CA 92821
CONTACT: RICHARD JIMENEZ
PH: 714-524-1870
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CONTACT : GREG LOUGHNANE
PH: 626-855-7233
INTERNET:
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PROJECT DESCRIPTION

PROPOSED MATERIALS RECOVERY AND TRANSFER STATION WITH FUELING FACILITY AND MAINTENANCE BUILDING

SITE ADDRESS

LIVE OAK AVENUE
IRWINDALE, CA 91706

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EMPLOYEE AREA (2-STORY)	9,249 S.F.
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SCALE HOUSE (4-TOTAL)	200 S.F.
OFFICE (2-STORY)	12,780 S.F.
MRF/TRANSFER	104,732 S.F.
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TOTAL AREA	265,228 S.F.

SITE SUMMARY

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ZONING - M-2

PARKING SUMMARY

PARKING REQUIRED

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PARKING PROVIDED

MRF/TS	
STANDARD STALLS	237
ADA STALLS	10
TOTAL:	247

CONVENIENCE	
STANDARD STALLS	24
ADA STALLS	2
TOTAL:	26

OTHER	
FLEXIBLE STALLS	34
TRANSFER TRUCK STALLS	19

VICINITY MAP

NOT TO SCALE

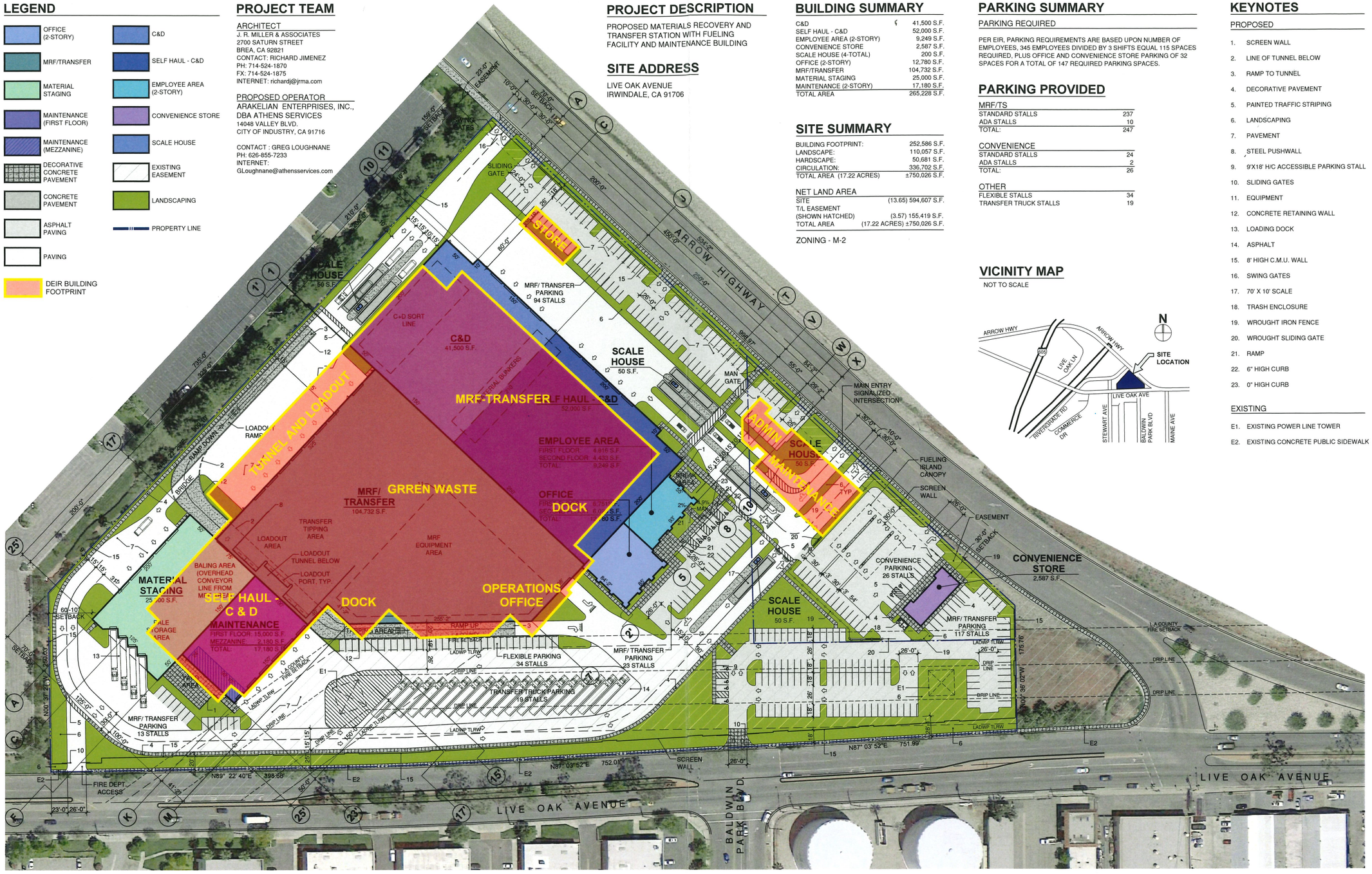
KEYNOTES

PROPOSED

1. SCREEN WALL
2. LINE OF TUNNEL BELOW
3. RAMP TO TUNNEL
4. DECORATIVE PAVEMENT
5. PAINTED TRAFFIC STRIPING
6. LANDSCAPING
7. PAVEMENT
8. STEEL PUSHWALL
9. 9'X18' H/C ACCESSIBLE PARKING STALL
10. SLIDING GATES
11. EQUIPMENT
12. CONCRETE RETAINING WALL
13. LOADING DOCK
14. ASPHALT
15. 8' HIGH C.M.U. WALL
16. SWING GATES
17. 70' X 10' SCALE
18. TRASH ENCLOSURE
19. WROUGHT IRON FENCE
20. WROUGHT SLIDING GATE
21. RAMP
22. 6" HIGH CURB
23. 0" HIGH CURB

EXISTING

E1. EXISTING POWER LINE TOWER
E2. EXISTING CONCRETE PUBLIC SIDEWALK



SCALE: 1"=50'-0"
0' 25' 50' 100' 200'

TRUE NORTH
REFERENCE NORTH

Conceptual Site Plan - Overlay

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

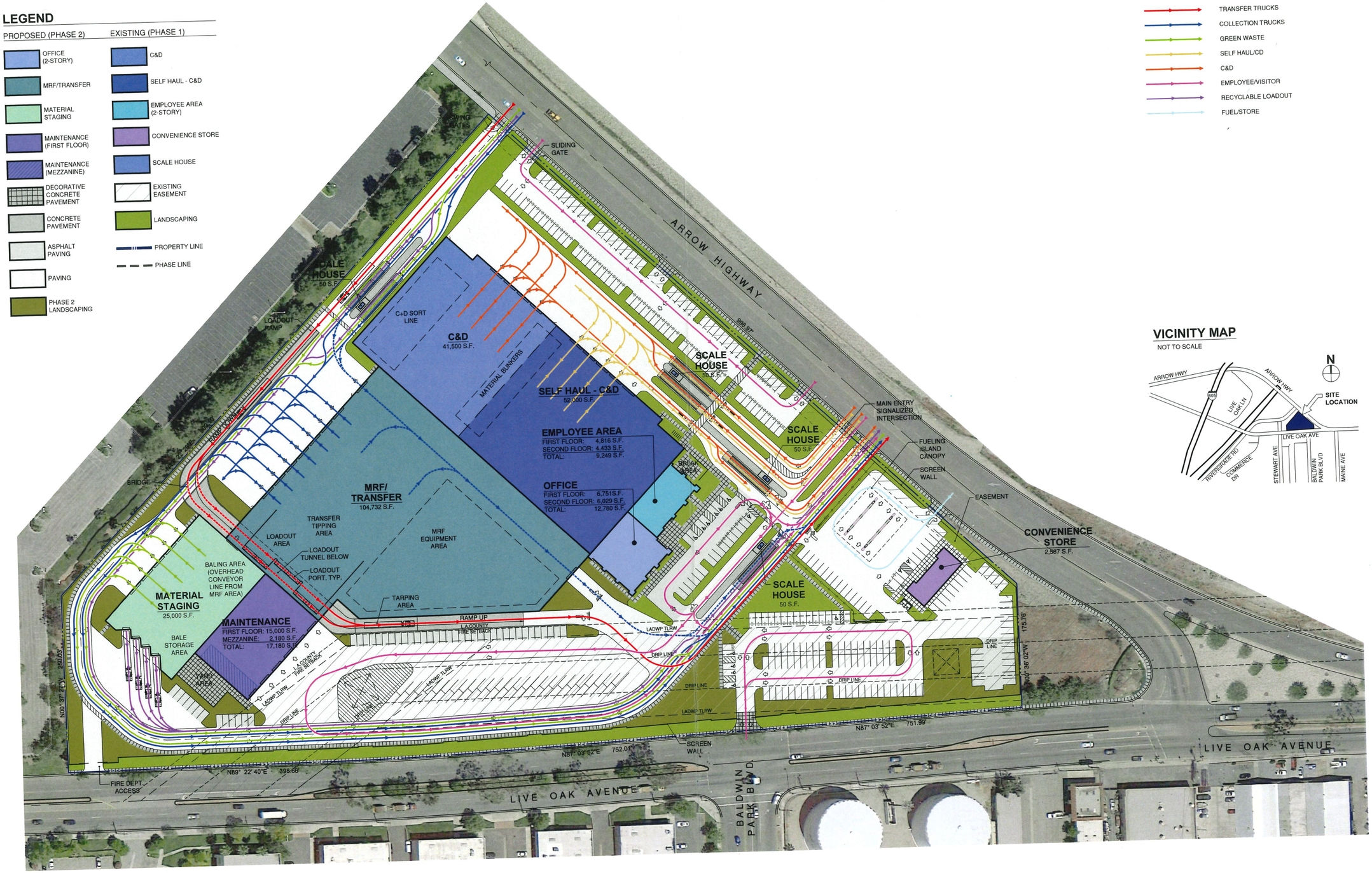
Job No. 3955
12.07.2020

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A1.2

LEGEND

PROPOSED (PHASE 2)	EXISTING (PHASE 1)
OFFICE (2-STORY)	C&D
MRF/TRANSFER	SELF HAUL - C&D
MATERIAL STAGING	EMPLOYEE AREA (2-STORY)
MAINTENANCE (FIRST FLOOR)	CONVENIENCE STORE
MAINTENANCE (MEZZANINE)	SCALE HOUSE
DECORATIVE CONCRETE PAVEMENT	EXISTING EASEMENT
CONCRETE PAVEMENT	LANDSCAPING
ASPHALT PAVING	PROPERTY LINE
PAVING	PHASE LINE
PHASE 2 LANDSCAPING	



CIRCULATON LEGEND

- TRANSFER TRUCKS
- COLLECTION TRUCKS
- GREEN WASTE
- SELF HAUL/CD
- C&D
- EMPLOYEE/VISITOR
- RECYCLABLE LOADOUT
- FUEL/STORE

VICINITY MAP

NOT TO SCALE

SCALE: 1"=50'-0"

TRUE NORTH

REFERENCE NORTH

Circulation Plan

Athens Irwindale

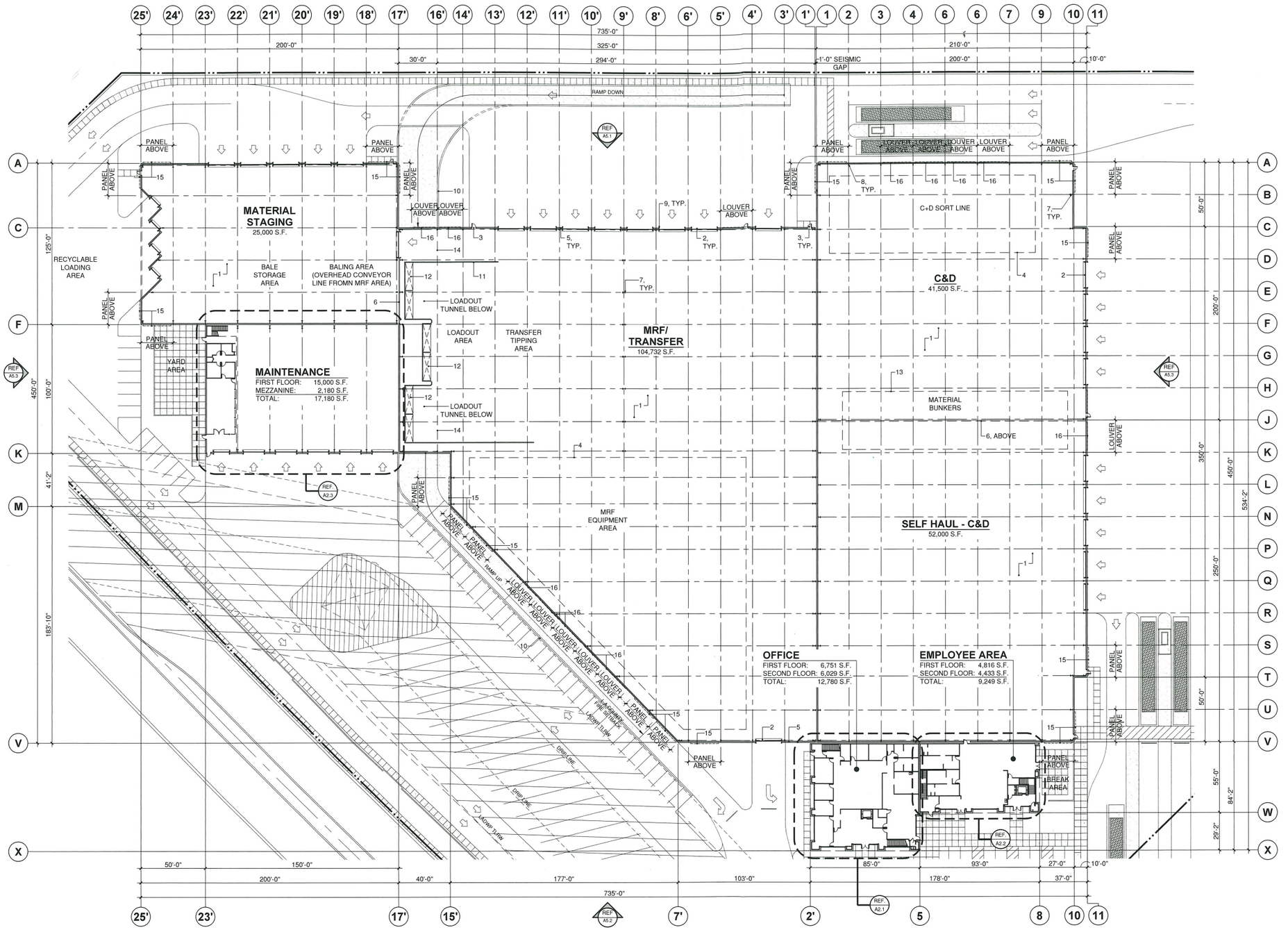
Material Recovery Facility and Transfer Station

2200 Arrow Hwy. Irwindale, CA

Job No. 3955
12.07.2020

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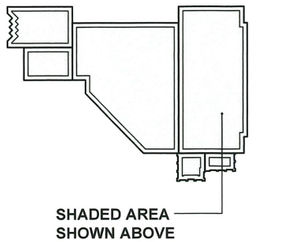
KEYNOTES

PROPOSED

1. CONCRETE FLOOR
2. OVERHEAD COILING DOOR
3. MAN DOOR
4. EQUIPMENT AREA
5. EXTERIOR CONC TILT UP WALL
6. INTERIOR WALL
7. STEEL COLUMN
8. STEEL ENDWALL COLUMN
9. BOLLARD
10. RETAINING WALL
11. STEEL PUSH WALL
12. LOADOUT PORTS
13. BUNKERS
14. LINE OF TUNNEL BELOW
15. ARCH/TRANSLUCENT PANELS, ABOVE
16. LOUVERS, ABOVE

BUILDING SUMMARY

C&D	41,500 S.F.
SELF HAUL - C&D	52,000 S.F.
EMPLOYEE AREA (2-STORY)	9,249 S.F.
OFFICE (2-STORY)	12,780 S.F.
MRF/TRANSFER	104,732 S.F.
MATERIAL STAGING	25,000 S.F.
MAINTENANCE (2-STORY)	17,180 S.F.
TOTAL AREA	262,441 S.F.



OVERALL KEY PLAN

JRMA ARCHITECTS ENGINEERS

SCALE: 1"=30'-0"

TRUE NORTH | REFERENCE NORTH

Overall Floor Plan

Athens Irwindale

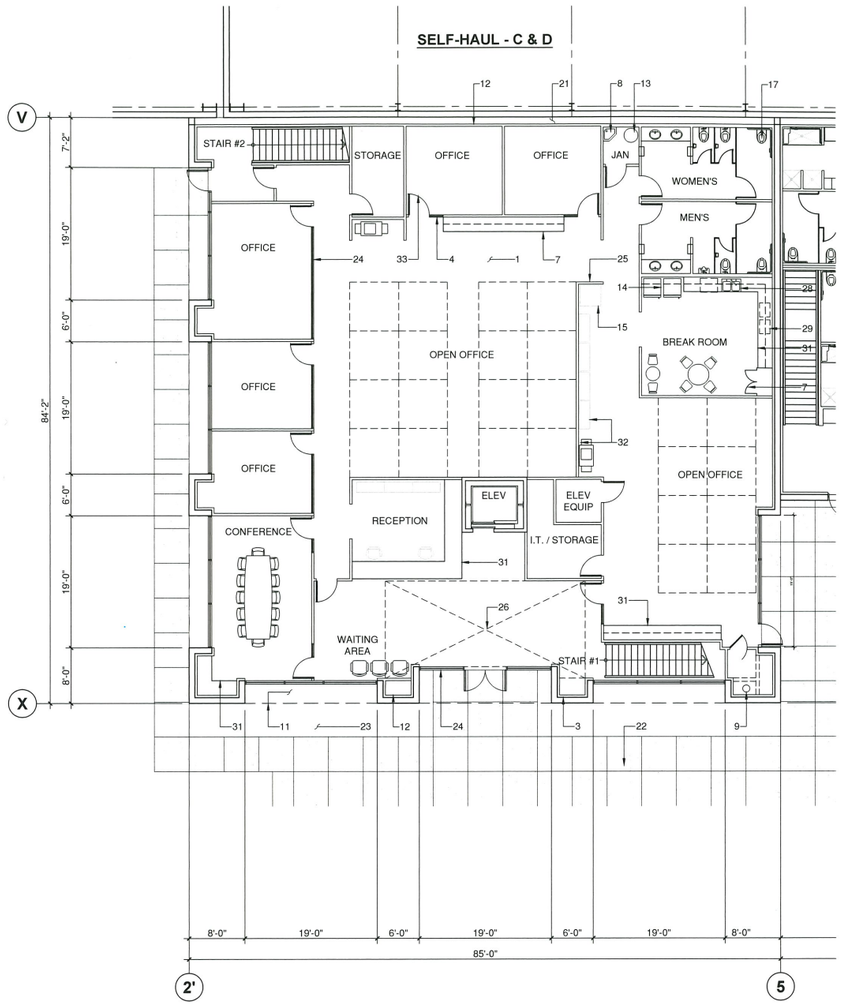
Material Recovery Facility and Transfer Station

2200 Arrow Hwy. Irwindale, CA

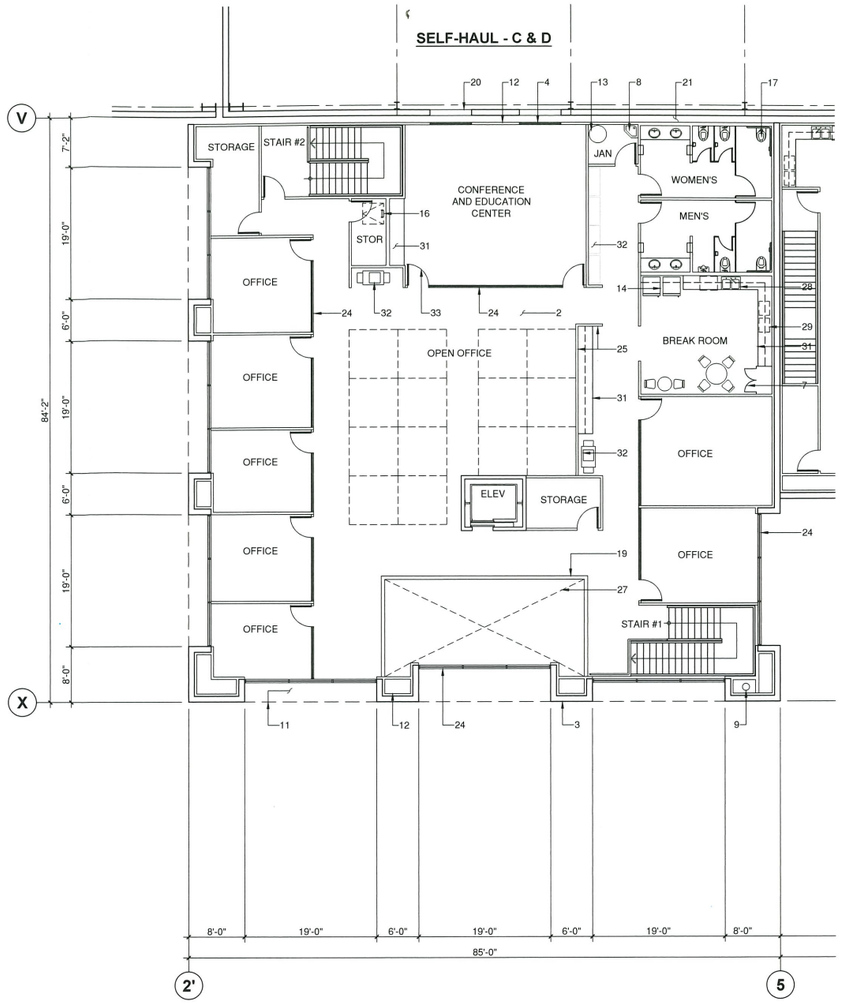
Job No. 3955
12.07.2020

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FIRST FLOOR PLAN



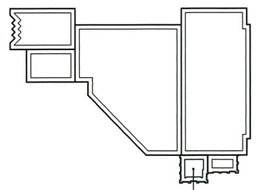
SECOND FLOOR PLAN

KEYNOTES

1. CONCRETE FLOOR
2. CONC SLAB ON METAL FLOOR DECK
3. EXTERIOR CONC TILT UP WALL
4. WINDOW
5. LOCKERS
6. DRINKING FOUNTAIN
7. CABINET
8. FLOOR SINK
9. FIRE RISER
10. ADA COMPLIANT SHOWER
11. PARAPET WALL ABOVE WITH SOFFIT
12. METAL STUD WALL
13. WATER HEATER
14. REFRIGERATOR
15. VENDING MACHINE
16. ROOF ACCESS LADDER
17. ADA COMPLIANT WATER CLOSET
18. SITTING BENCH
19. 43" HEIGHT GUARDRAIL WALL
20. OPENING IN CONC WALL
21. SEISMIC GAP
22. WALKWAY PAVEMENT
23. LANDSCAPING
24. STOREFRONT SYSTEM
25. 6'-0" HEIGHT METAL STUD WALL
26. OPEN TO ABOVE
27. OPEN TO BELOW
28. KITCHEN SINK
29. MICROWAVE
30. REGULAR SHOWER STALL
31. COUNTER TOP
32. FILE CABINET / COPIER
33. 3'-0" WIDE DOOR

OFFICE AREA SUMMARY

FIRST FLOOR	6,751 S.F.
SECOND FLOOR	6,029 S.F.
TOTAL OFFICE AREA	12,780 S.F.



OVERALL KEY PLAN

JRMA ARCHITECTS ENGINEERS

SCALE: 1/8"=1'-0"
0' 4' 8' 16' 32'

TRUE NORTH
REFERENCE NORTH

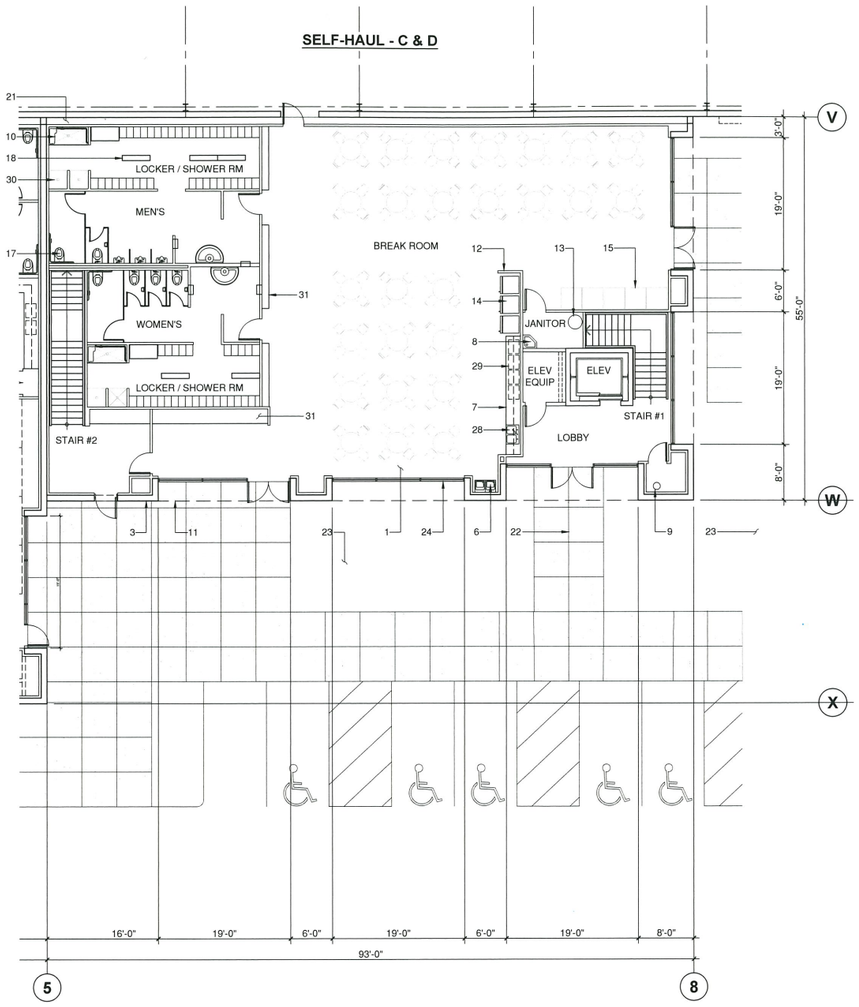
Enlarged Floor Plans - Office

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

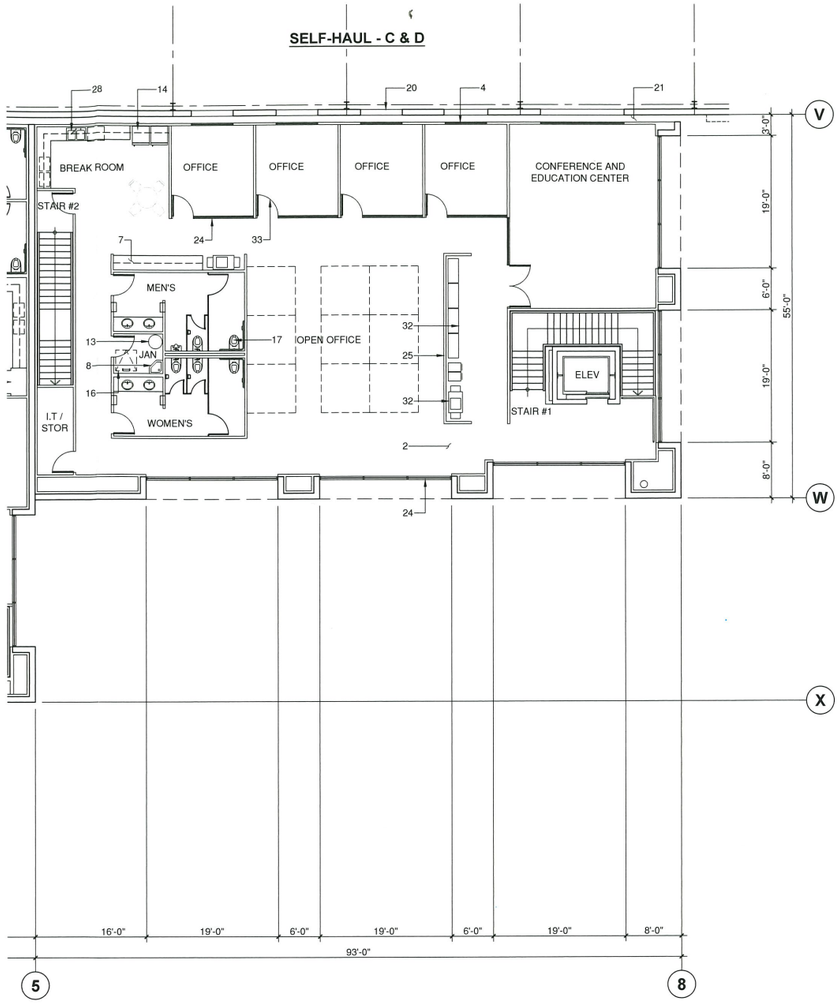
Job No. 3955
12.07.2020

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FIRST FLOOR PLAN



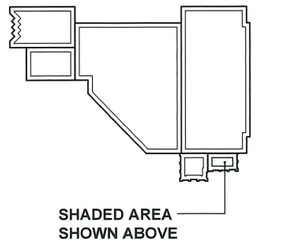
FIRST FLOOR PLAN

KEYNOTES

1. CONCRETE FLOOR
2. CONC SLAB ON METAL FLOOR DECK
3. EXTERIOR CONC TILT UP WALL
4. WINDOW
5. LOCKERS
6. DRINKING FOUNTAIN
7. CABINET
8. FLOOR SINK
9. FIRE RISER
10. ADA COMPLIANT SHOWER
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25. 6'-0" HEIGHT METAL STUD WALL
26. OPEN TO ABOVE
27. OPEN TO BELOW
28. KITCHEN SINK
29. MICROWAVE
30. REGULAR SHOWER STALL
31. COUNTER TOP
32. FILE CABINET / COPIER
33. 3'-0" WIDE DOOR

EMPLOYEE AREA SUMMARY

FIRST FLOOR	4,816 S.F.
SECOND FLOOR	4,433 S.F.
TOTAL OFFICE AREA	9,249 S.F.



OVERALL KEY PLAN

JRMA ARCHITECTS ENGINEERS

SCALE: 3/32"=1'-0"
0' 4' 8' 16' 32'

TRUE NORTH
REFERENCE NORTH

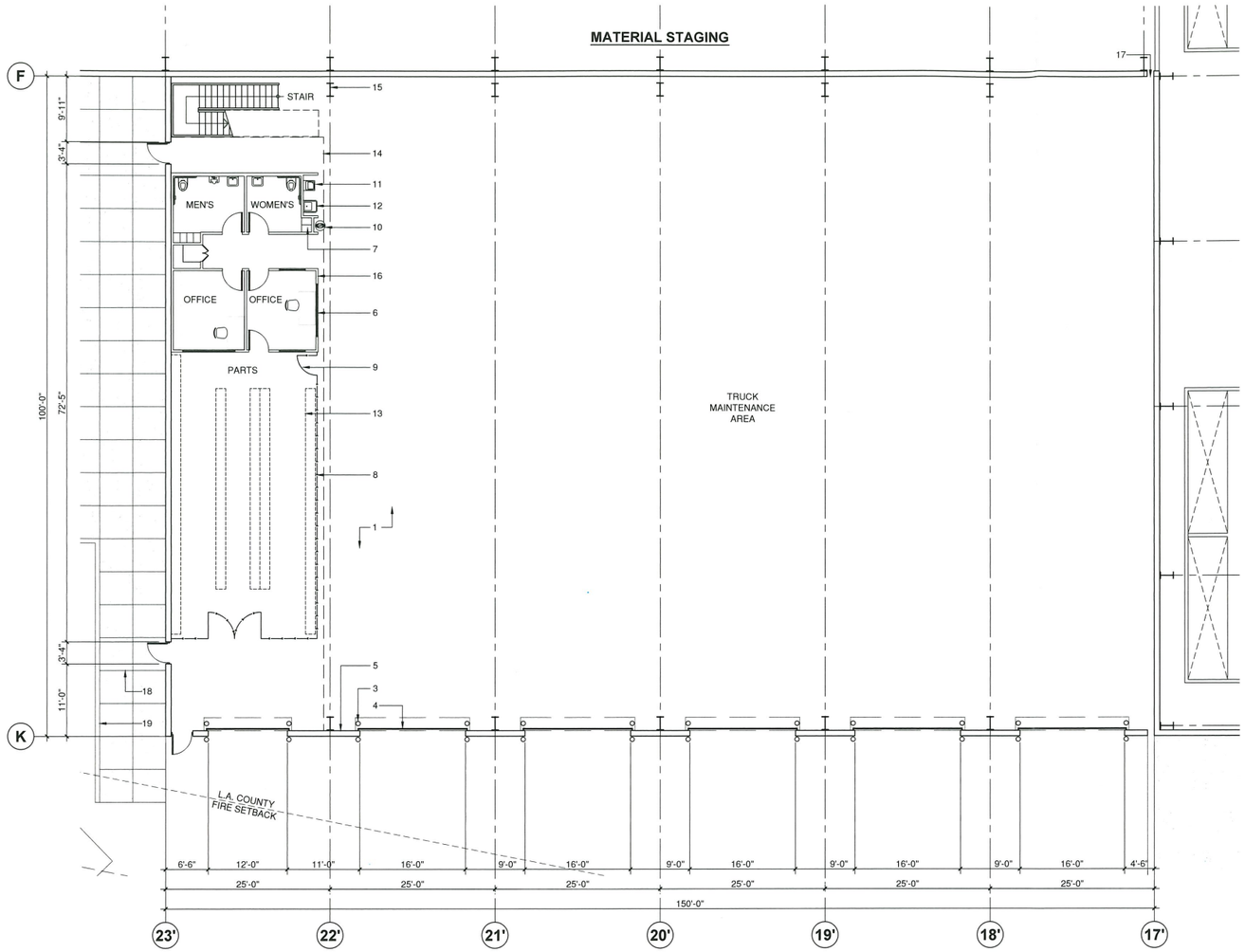
Enlarged Floor Plans - Employee

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

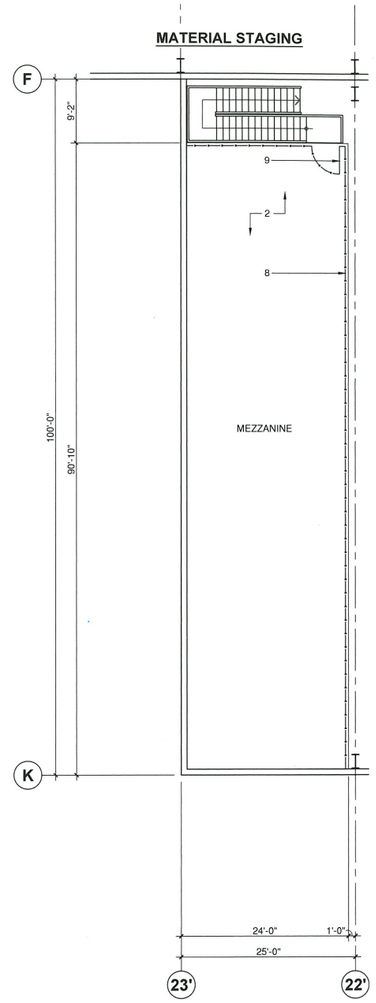
Job No. 3955
12.07.2020

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A2.2



FIRST FLOOR PLAN



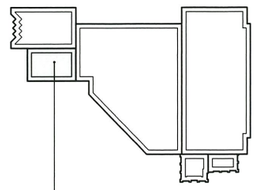
MEZZANINE FLOOR PLAN

KEYNOTES

1. CONCRETE FLOOR
2. CONC SLAB ON METAL FLOOR DECK
3. BOLLARD
4. OVERHEAD DOOR
5. EXTERIOR CONC TILT UP WALL
6. WINDOW
7. LOCKERS
8. 10'-0" CHAINLINK FENCE
9. CHAINLINK GATE
10. EYEWASH
11. DRINKING FOUNTAIN
12. HAND SINK
13. SHELF
14. MEZZANINE FLOOR LINE ABOVE
15. STEEL COLUMN
16. METAL STUD WALL
17. SEISMIC GAP
18. PAVEMENT
19. SCREEN WALL

MAINTENANCE AREA SUMMARY

FIRST FLOOR	15,000 S.F.
SECOND FLOOR	2,180 S.F.
TOTAL OFFICE AREA	17,180 S.F.



OVERALL KEY PLAN

JRMA ARCHITECTS ENGINEERS

SCALE: 1/8"=1'-0"
0' 4' 8' 16' 32'

TRUE NORTH
REFERENCE NORTH

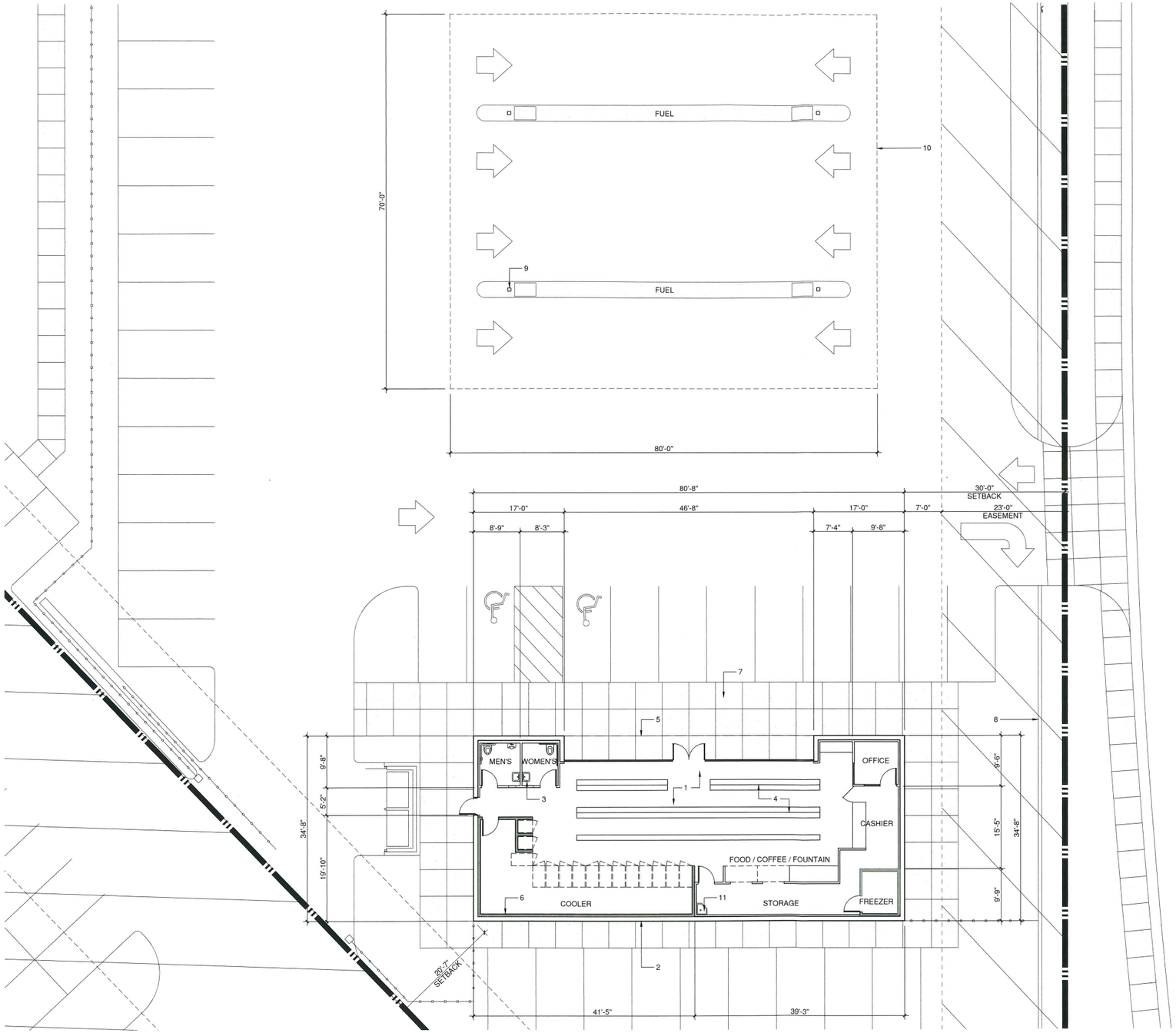
Enlarged Floor Plans-Maintenance

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

Job No. 3955
12.07.2020

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A2.3



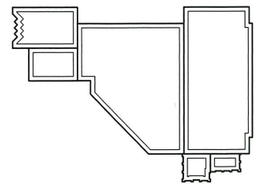
FLOOR PLAN

KEYNOTES

1. CONCRETE FLOOR
2. EXTERIOR CONC TILT UP WALL
3. HAND SINK
4. SHELF
5. PARAPET WALL ABOVE WITH SOFFIT
6. METAL STUD WALL
7. PAVEMENT
8. SCREEN WALL
9. STEEL COLUMN
10. CANOPY ABOVE
11. FLOOR SINK

CONVENIENCE STORE AREA SUMMARY

TOTAL AREA	2,587 S.F.



SHADED AREA SHOWN ABOVE

OVERALL KEY PLAN

JRMA ARCHITECTS ENGINEERS

SCALE: 1/4"=1'-0"
0' 4' 8' 16' 32'

TRUE NORTH | REFERENCE NORTH

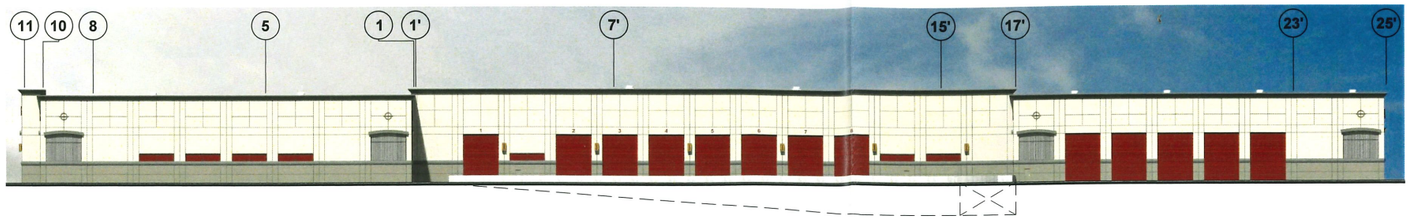
Convenience Store Floor Plan

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

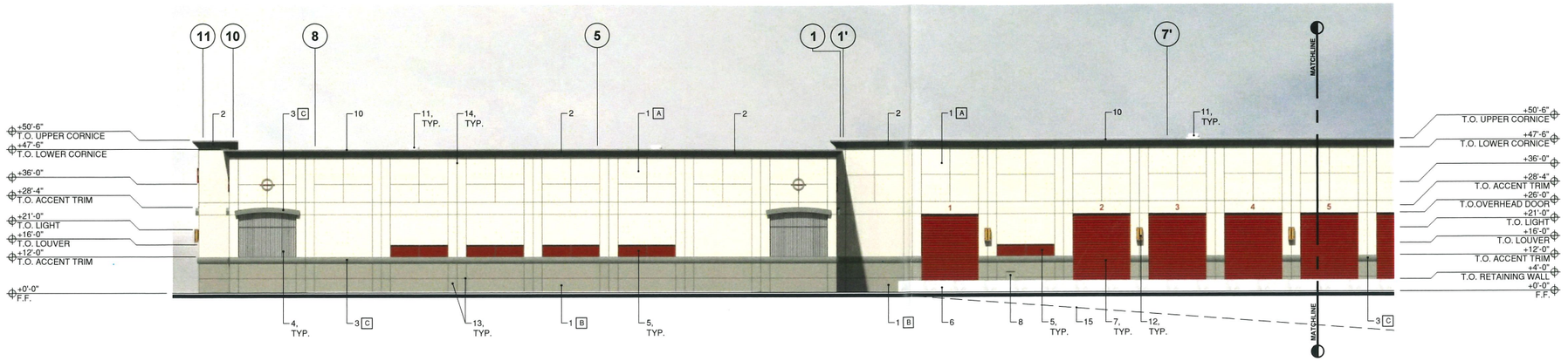
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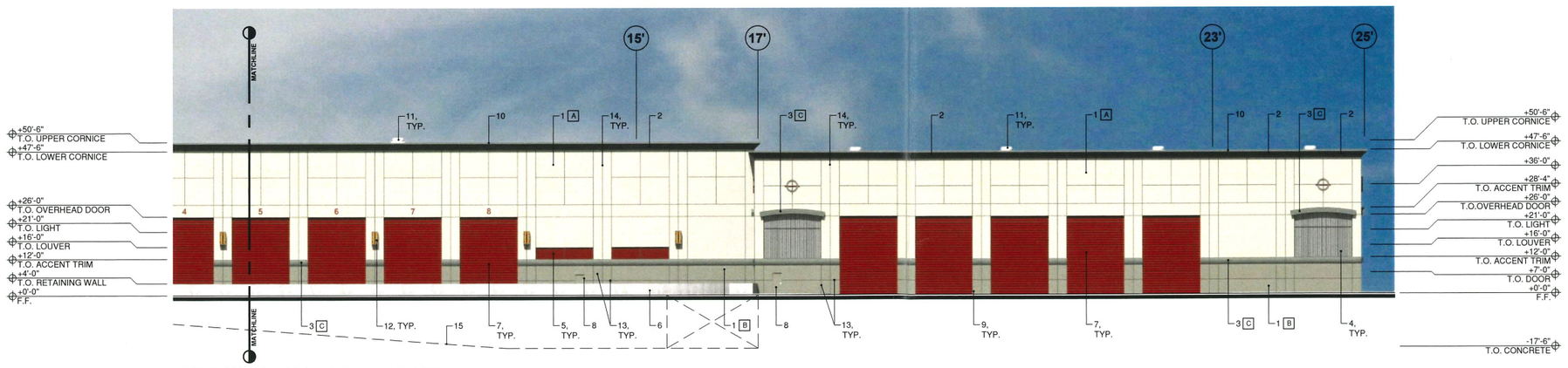
A2.4



OVERALL NORTH ELEVATION



ENLARGED NORTH ELEVATION



ENLARGED NORTH ELEVATION

KEYNOTES

1. CONCRETE TILT-UP WALL PANEL
2. CORNICE
3. ACCENT TRIM
4. TRANSLUCENT PANELS
5. LOUVERS
6. CONCRETE RETAINING WALL
7. OVERHEAD DOOR
8. MAN DOOR
9. CONC. FILLED METAL PIPE BOLLARD
10. ROOF
11. SKYLIGHT
12. WALL MOUNTED EXTERIOR LIGHTING
13. CONCRETE REVEAL
14. CONCRETE TILT-UP PANEL JOINT
15. RAMP, BEYOND

FINISH KEYNOTES

- A MAIN BUILDING COLOR: DUNN EDWARDS COLOR: DET625 RECLAIMED WOOD.
- B BUILDING BASE COLOR: DUNN EDWARDS COLOR: DET626 METAL FRINGE.
- C BUILDING TRIM: DUNN EDWARDS COLOR: DET629 FADE TO BLACK.
- D BUILDING ACCENT COLOR: DUNN EDWARDS COLOR: DET425 BARN RED.
- E GLAZING COLOR: PPG COLOR: SOLAR GRAY
- F STOREFRONT: ANODIZED ALUMINUM COLOR: DARK BRONCE

JRMA ARCHITECTS ENGINEERS

SCALE: 1/16"=1'-0"
0' 8' 16' 32' 64'

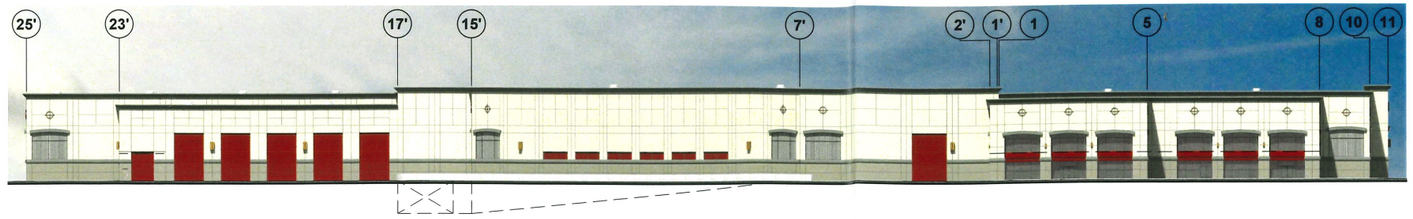
North Exterior Elevation

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

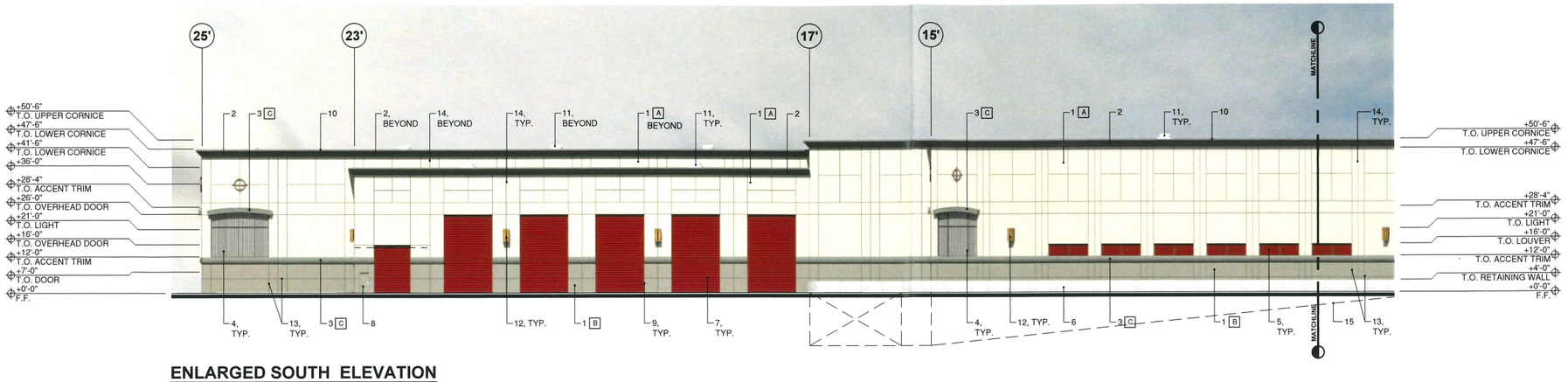
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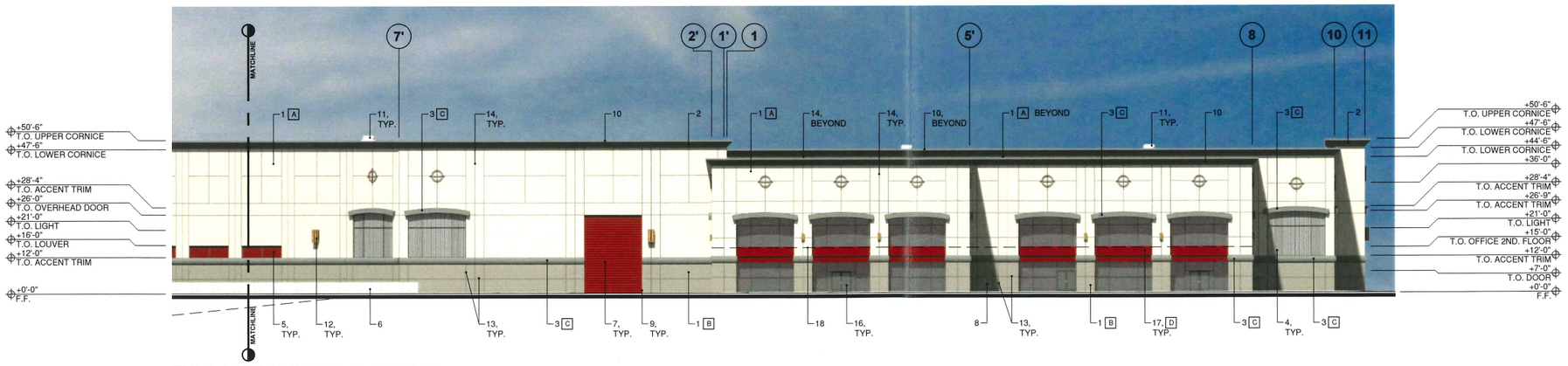
A5.1



OVERALL SOUTH ELEVATION



ENLARGED SOUTH ELEVATION



ENLARGED SOUTH ELEVATION

KEYNOTES

1. CONCRETE TILT-UP WALL PANEL
2. CORNICE
3. ACCENT TRIM
4. TRANSLUCENT PANELS
5. LOUVERS
6. CONCRETE RETAINING WALL
7. OVERHEAD DOOR
8. MAN DOOR
9. CONC. FILLED METAL PIPE BOLLARD
10. ROOF
11. SKYLIGHT
12. WALL MOUNTED EXTERIOR LIGHTING
13. CONCRETE REVEAL
14. CONCRETE TILT-UP PANEL JOINT
15. CONCRETE TUNNEL/RAMP, BEYOND
16. STOREFRONT SYSTEM
17. ACCENT PANEL
18. LINE OF SECOND FLOOR

FINISH KEYNOTES

- A MAIN BUILDING COLOR: DUNN EDWARDS COLOR: DET625 RECLAIMED WOOD.
- B BUILDING BASE COLOR: DUNN EDWARDS COLOR: DET626 METAL FRINGE.
- C BUILDING TRIM: DUNN EDWARDS COLOR: DET629 FADE TO BLACK.
- D BUILDING ACCENT COLOR: DUNN EDWARDS COLOR: DET425 BARN RED.
- E GLAZING COLOR: PPG COLOR: SOLAR GRAY
- F STOREFRONT: ANODIZED ALUMINUM COLOR: DARK BRONCE

JRMA ARCHITECTS ENGINEERS

SCALE: 1/16"=1'-0"
0' 8' 16' 32' 64'

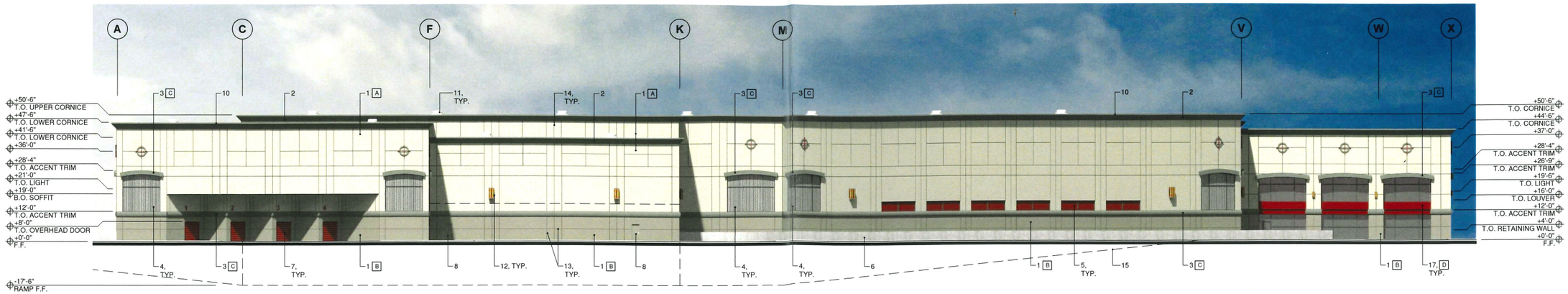
South Exterior Elevation

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Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

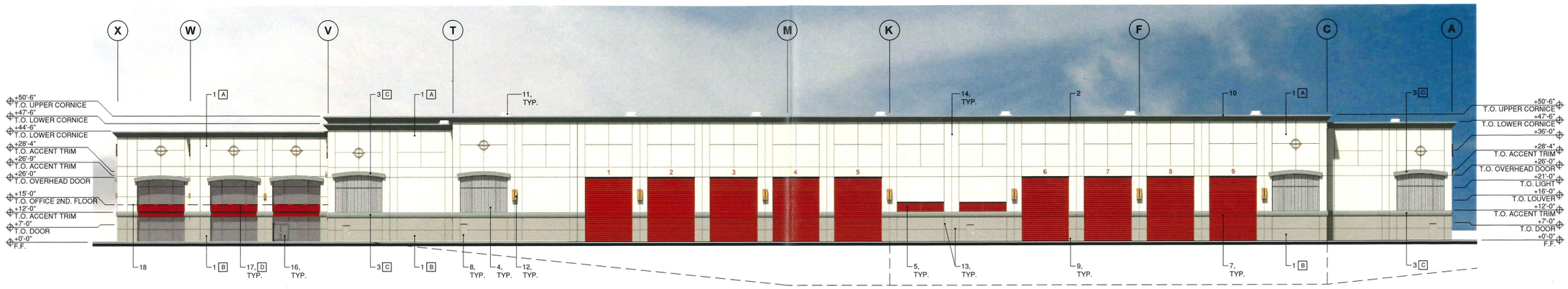
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A5.2



WEST ELEVATION



EAST ELEVATION

KEYNOTES

1. CONCRETE TILT-UP WALL PANEL
2. CORNICE
3. ACCENT TRIM
4. TRANSLUCENT PANELS
5. LOUVERS
6. CONCRETE RETAINING WALL
7. OVERHEAD DOOR
8. MAN DOOR
9. CONC. FILLED METAL PIPE BOLLARD
10. ROOF
11. SKYLIGHT
12. WALL MOUNTED EXTERIOR LIGHTING
13. CONCRETE REVEAL
14. CONCRETE TILT-UP PANEL JOINT
15. CONCRETE TUNNEL/RAMP,BEYOND
16. STOREFRONT SYSTEM
17. ACCENT PANEL
18. LINE OF SECOND FLOOR

FINISH KEYNOTES

[A] MAIN BUILDING COLOR: DUNN EDWARDS
COLOR: DET625 RECLAIMED WOOD.

[B] BUILDING BASE COLOR: DUNN EDWARDS
COLOR: DET626 METAL FRINGE.

[C] BUILDING TRIM: DUNN EDWARDS
COLOR: DET629 FADE TO BLACK.

[D] BUILDING ACCENT COLOR: DUNN
EDWARDS COLOR: DET425 BARN RED.

[E] GLAZING COLOR: PPG
COLOR: SOLAR GRAY

[F] STOREFRONT:
ANODIZED ALUMINUM
COLOR: DARK BRONCE

JRMA
ARCHITECTS ENGINEERS

SCALE: 1/16"=1'-0"
0' 8' 16' 32' 64'

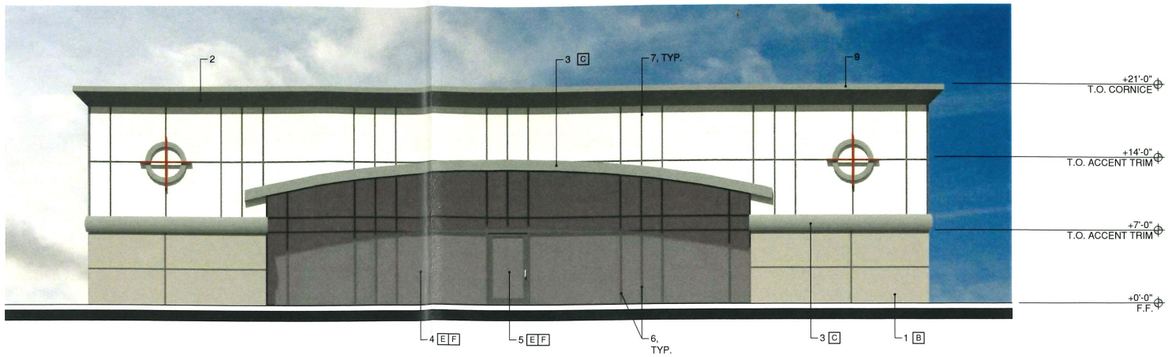
West & East Exterior Elevations

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

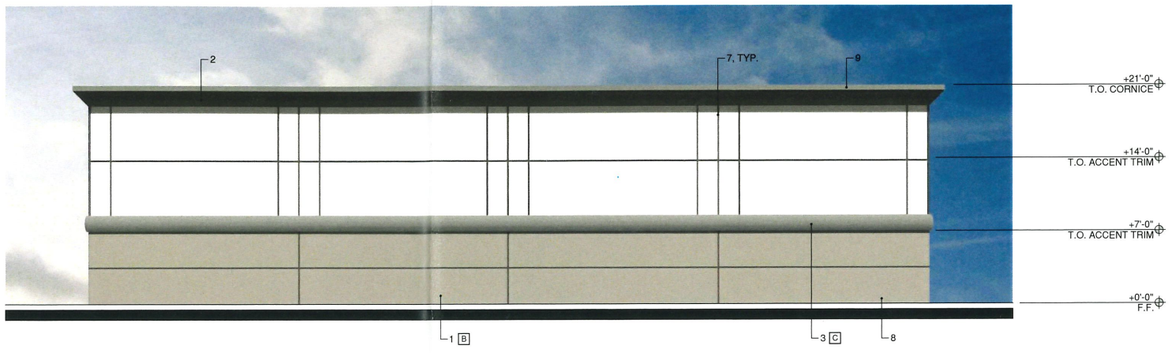
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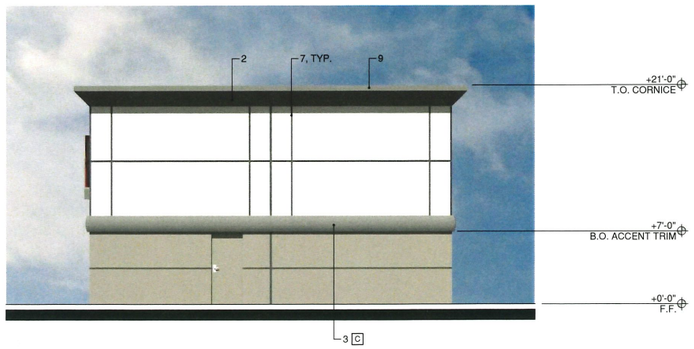
A5.3



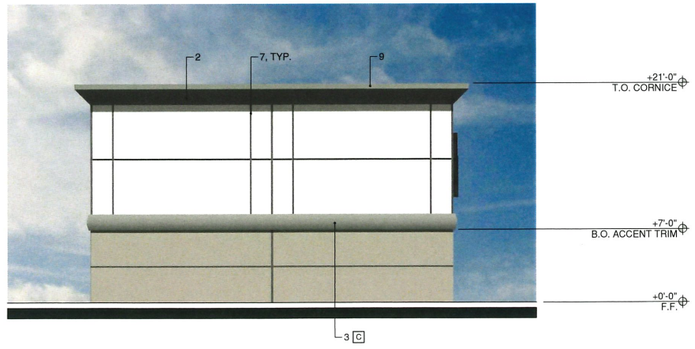
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

KEYNOTES

1. CONCRETE TILT-UP WALL PANEL
2. CORNICE
3. ACCENT TRIM
4. STOREFRONT GLAZING
5. STOREFRONT DOOR
6. CONCRETE REVEAL
7. CONCRETE TILT-UP PANEL JOINT
8. MAN DOOR
9. ROOF

FINISH KEYNOTES

A MAIN BUILDING COLOR: DUNN EDWARDS
COLOR: DET625 RECLAIMED WOOD.

B BUILDING BASE COLOR: DUNN EDWARDS
COLOR: DET626 METAL FRINGE.

C BUILDING TRIM: DUNN EDWARDS
COLOR: DET629 FADE TO BLACK.

D BUILDING ACCENT COLOR: DUNN
EDWARDS COLOR: DET425 BARN RED.

E GLAZING COLOR: PPG
COLOR: SOLAR GRAY

F STOREFRONT:
ANODIZED ALUMINUM
COLOR: DARK BRONCE

JRMA
ARCHITECTS ENGINEERS

SCALE: 3/16"=1'-0"
0' 4' 8' 16'

Exterior Elevations - Convenience Store

Athens Irwindale
Material Recovery Facility and Transfer Station
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12.07.2020

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A5.4



Project Aerial View From Live Oak Avenue



Project Aerial View From Live Oak and Arrow Highway



Project Aerial View Looking South



Project Aerial View from Arrow Highway

JRMA
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Aerial Perspectives

Athens Irwindale
Material Recovery Facility and Transfer Station
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A6.1



Street Level View from Westbound Live Oak Avenue



Street Level View From Arrow Southbound (Main Entry and Convenience)



Street Level View From Arrow Southbound (C+D and Self-Haul - C+D)



Street Level View From Arrow Northbound (Main Entry and Office)

JRMA
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Street Perspectives

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Material Recovery Facility and Transfer Station
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A6.2