CITY OF IRWINDALE

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

NOTICE AND AGENDA FOR THE AMENDED SPECIAL AND REGULAR MEETING OF THE

CITY COUNCIL

SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY

HOUSING AUTHORITY

August 27, 2025

SPECIAL MEETING – 4:45 P.M.
REGULAR MEETING – 6:00 PM

LARRY G. BURROLA - Mayor

H. MANUEL ORTIZ - Mayor Pro Tem

ALBERT F. AMBRIZ - Councilmember

MARK A. BRECEDA - Councilmember

MANUEL R. GARCIA - Councilmember

Via Zoom Webinar: https://us02web.zoom.us/j/87104592389
In the event that a Zoom broadcast is unavailable, staff will promptly notify the public through its social media platforms. The public meeting will proceed in accordance with The Brown Act.
Listen Over Phone: 1-669-900-6833; Webinar ID: 871-0459-2389

Spontaneous Communications: The public is encouraged to address the City Council on any matter listed on the agenda or on any other matter within its jurisdiction. The City Council will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The City Council 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 City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. 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 office of the Chief Deputy City Clerk, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).

Compensation for Board Members: Compensation for the members of the Irwindale City Council is $750.16 a month. In accordance with Government Code Section 54952.3, Councilmembers will not receive any additional compensation or stipend for the convening of the regular meetings of the Successor Agency to the Irwindale Community Redevelopment Agency. Councilmembers will receive additional compensation of $50/meeting, not to exceed $150 per month, for the convening the regular meetings of the Irwindale Housing Authority and an additional compensation of $300/meeting for convening the regular meetings of the Irwindale Reclamation Authority.

Code of Ethics

As City of Irwindale Council Members, 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 Council Member.

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

IRWINDALE CITY COUNCIL

SPECIAL MEETING

1. CALL TO ORDER

2. ROLL CALL: Councilmembers: Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia; Mayor Pro Tem H. Manuel Ortiz, Mayor Larry G. Burrola

3. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

4. SPONTANEOUS COMMUNICATIONS

Spontaneous communications are limited to the special meeting agenda items only.

5. RECESS TO CLOSED SESSION

A. Conference with Legal Counsel - Anticipated Litigation
Significant Exposure to Litigation
[Pursuant to Government Code section 54956.9 (d)(2), (e)(1)]

A point has been reached where, in the opinion of the City Council, upon the advice of its legal counsel based on existing facts and circumstances, that there is a significant exposure to litigation against the City. The facts and circumstances are those that might result in litigation against the City but which the City believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be discussed.

Number of Cases: Two (2)

B. Conference with Legal Counsel - Anticipated Litigation
Initiation of litigation [Pursuant to Government Code Section 54956.9 (d)(4)]

Number of Cases: Three (3)

C. Conference with Real Property Negotiator
Pursuant to California Government Code Section 54956.8

Property: 16202-16214 Arrow Highway and 16216-16300 Arrow Highway
Agency Negotiator - Julian Miranda, City Manager
Negotiating Parties: Lee Arce, LLC
Under Negotiation: Acquisition of Property

D. Conference with Labor Negotiator
Pursuant to California Government Code Section 54957.6

Agency Designated Representatives: Julian A. Miranda, City Manager; Adrian Guerra, Legal

Counsel; Mary Hull, Human Resources Manager

Employee Organizations: IPOA

6. RECONVENE IN OPEN SESSION

7. REPORT FROM CLOSED SESSION

8. ADJOURNMENT

REGULAR MEETING

9. CALL TO ORDER

10. PLEDGE OF ALLEGIANCE

11. INVOCATION

12. ROLL CALL: Councilmembers: Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia; Mayor Pro Tem H. Manuel Ortiz; Mayor Larry G. Burrola

13. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

14. CHANGES TO THE AGENDA

15. COUNCIL MEMBER TRAVEL REPORTS

16. COUNCILMEMBER COMMENTS

17. RECOGNITION OF RETIREES / INTRODUCTION OF NEW EMPLOYEES/PROMOTIONS

A. Recogniton of Retiree Eloise Beltran, Outgoing Senior Center Manager

B. Recognition of Retiree Benjamin Garcia, Outgoing Maintenance Worker II

C. Introduction of Irwindale Police Officer Vincent Carrillo

D. Introduction of Benefits Administrator Sandra Leon

18. PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

A. Valley County Water District Presentation - "District Update: Insights from Your Water District"

B. Recognition of Young Citizen of the Year Participants

19. CONSENT CALENDAR

A. Minutes of the Special and Regular Meetings Held April 23, 2025
Department: City Clerk

Recommendation: Approve

B. Warrants / Demands / Payroll
Department: Finance

Recommendation: Approve

C. Approve the Purchase of Two New Vehicles for the Police Department and Waive Formal Bidding Procedure
Department: Police

Recommendation: **Adopt Resolution No. 2025-89-3677 entitled**: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE WAIVING FORMAL BIDDING PROCEDURES PER IRWINDALE MUNICIPAL CODE SECTION 3.44.080(f), AND APPROVING THE USE OF ASSET FORFEITURE FUNDS FOR PURCHASE OF A 2026 DODGE DURANGO AND A 2026 CHEVROLET TRAVERSE."

D. Amendment No. 1 to Professional Services Agreement with Terra Realty Advisors Inc. to Provide Various Real Estate Services Including Outdoor Advertising
Department: Finance

Recommendation: **Adopt Resolution No. 2025-88-3676 entitled**: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE APPROPRIATION OF ONE HUNDRED TWENTY THOUSAND DOLLARS ($120,000) FROM GENERAL FUND RESERVES FOR VARIOUS REAL ESTATE SERVICES INCLUDING OUTDOOR ADVERTISING BETWEEN CITY OF IRWINDALE AND TERRA REALTY ADVISORS, INC. "; and (2) Approve Amendment No. 1 to Contract Services Agreement with Terra Realty Advisors, Inc.

E. E-Waste & Declaration of Surplus Equipment
Department: IT

Recommendation: Receive and file.

20. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience speak on items not on this agenda that are within the City Council's subject matter jurisdiction. State law prohibits any Council discussion or action on such communications unless 1) the Council by majority vote finds that a catastrophe or emergency exists; or 2) the Council by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Council cannot participate (except as stated), it is requested that all such communications be made in writing to be included on the next agenda for full discussion and action

All members of the public are asked to observe the City's Rules of Procedure and Public Meeting

Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies.

Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. Organized groups of persons wishing to address the Council on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. In no event shall the total amount of speaking time for exceed 6 minutes per person for the subject under discussion.

The Council may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within its subject matter jurisdiction. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting.

Public Comments will be heard in the following order:

1: In-person attendees

2: Teleconference attendees

3: In-person and teleconference attendees who have not previously provided comments on the matter(s) being discussed by the legislative body

21. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

A. Introduction and First Reading of Ordinance No. 808 to Amend Chapter 10 of the Irwindale Municipal Code
Department: Administration

Recommendation: Direct the City Attorney to **read by title only, waive reading of, and introduce Ordinance No. 808**, entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ADOPTING AND AMENDING CHAPTER 10.54 ("RECREATIONAL VEHICLES") TO TITLE 10 ("vEHICLES AND TRAFFIC") OF THE CITY OF IRWINDALE MUNICIPAL CODE, RELATING TO PARKING, STOPPING AND STANDING OF RECREATIONAL VEHICLES; ESTABLISHMENT OF CITY RECREATIONAL VEHICLE PARKING PERMITS; AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)".

22. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

A. Introduction and First Reading of Ordinance No. 799 Pertaining to Amending Chapter 17.20 "Billboards" of Title 17 of the Irwindale Municipal Code Related to Billboards.
Department: Community Development

Recommendation: Consider the Planning Commission's Resolution No. 854(25) recommending the City Council adopt Zone Ordinance Amendment No. 01-2025; and

Direct the City Attorney to read the title of the ordinance, waive further reading of the ordinance, and introduce for first reading Ordinance No. 799, entitled **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING CHAPTER 17.20 ("BILLBOARDS") OF TITLE 17 ("ZONING") OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING NEW AND CONVERTED DIGITAL DISPLAYS OF OUTDOOR ADVERTISING STRUCTURES AFFECTING PROPERTIES CITYWIDE AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)"**.

B. Housing Element Update 2021 - 2029
Department: Community Development

Recommendation: **City Manager's Recommendation:**

The City Council consider the Planning Commission's Resolution Nos. 866(25), 856(25), 865(25), 867(25), 857(25), 858(25), 859(25), 860(25), and 861(25) recommending the City Council certify the Final Program Environmental Impact Report (FPEIR) and approve the proposed Housing Element 2021-2029 and associated entitlements; and

1. **Adopt Resolution No. 2025-75-3663**, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE TO (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARINGHOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT (ZOA) NO. 05-2025 ; and

2. **Adopt Resolution No. 2025-76-3664**, entitled **"**A RESOLUTION OF THE city council OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 03-2025, TO ADOPT THE Irwindale HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW, AND FIND THE PROJECT CONSISTENT WITH THE Final Program Environmental Impact Report (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF"; and

3. **Adopt Resolution No. 2025-77-3665**, entitled "A RESOLUTION OF THE city council OF THE CITY

OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 06-2025, TO AMEND THE Irwindale COMMUNITY DEVELOPMENT ELEMENT and General plan map TO BE CONSISTENT WITH THE 2021-2029 HOUSING ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE Final Program Environmental Impact Report (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT "; and

4. Direct the City Attorney to read the title, waive further reading of, and **introduce for first reading Ordinance No. 803**, entitled " AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE adopting and Adding section 17.04.050 ("Residential Overlay") to Chapter 17.04 ("Residential Zone Districts"), of the Irwindale Municipal Code ("Zoning"), TO ADD rESIDENTIAL OVERLAY AS A ZONE DISTRICT, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH#2023120387) FOR THE 2021-2029 HOUSING ELEMENT UPDATE"; and

5. **Adopt Resolution No. 2025-80-3668**, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 05-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone a Parcel from m-2 (HEAVY industrial) Zone to R-2 (medium density residential) zone LOCATED AT 5100 Allen Drive (APN 8417-034-912); AND FIND that the California Environmental Quality Act ("CEQA") does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to Public Resources Code Section 21080.085"; and

6. **Adopt Resolution No. 2025-81-3669**, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 06-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone a Parcel from m-2 (HEAVY industrial) Zone to M-2/RO-R-3 (heavy industrial/residential overlay-residential multifamily) zone LOCATED AT 12881 ramona boulevard (APN 8546-031-082); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to Public Resources Code Section 21080.085"; and

7. **Adopt Resolution No. 2025-82-3670**, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 07-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone a Parcel from Single family residential Zone to R-1/RO-C-3 (RESIDENTIAL - LOW DENSITY/residential overlay - Commercial/ Residential) zone LOCATED AT 13201 ramona boulevard (APN 8546-002-088); AND FIND that the California Environmental Quality Act ("CEQA") does not apply to a rezoning that implements the schedule of actions contained in an approved housing element PURSUANT TO Public Resources Code Section 21080.085" and

8. **Adopt Resolution No. 2025-83-3671**, entitled " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 08-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone one (1) acre of the gold line/irwindale business center north (formerly known as reliance ii) site from sp (reliance ii specific plan Zone) to SP/RO-C-3 (SPECIFIC PLAN/residential overlay-Commercial residential) zone LOCATED AT 15990 foothill boulevard (APN 8604-019-001, APn 8604-019-003, APN 8604-019-010); AND FIND that the California

Environmental Quality Act ("CEQA") does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to Public Resources Code Section 21080.085"; and

9. Adopt Resolution No. 2025-84-3672, entitled " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 09-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone two (2) acres of irwindale avenue/avenida padilla from M-2 (heavy industrial Zone) to one (1) acre as M-2/RO-C-3 (heavy industrial/residential overlay-Commercial/Residential) zone LOCATED And one (1) acre as m-2/ro-r-2 (heavy industrial/residential overlay-medium density residential) 16009 Avenida Padilla (APN 8615-001-072), 16103 Avenida Padilla (APn 8615-001-047), 16117 Avenida Padilla (APN 8615-001-063), 16135 Avenida Padilla (APN 8615-001-049), 16147 Avenida padilla (APN 8615-001-050), 6370 N. Irwindale Avenue (apn 8615-021-005), 16006 Avenida Padilla (APN 8615-021-012), 6364 N. Irwindale Avenue (APN 8615-021-006), 6360 N. Irwindale Avenue (APN 8615-021-007), 6356 N. Irwindale avenue (APN 8615-021-008), 16016 Avenida padilla (APN 8615-021-017), 16120 Avenida padilla (APN 8615-021-018), 16015 adelante street (APN 8615-021-013), 16019 adelante street (APN 8615-021-011), 16021 adelante street (APN 8615-021-015); AND FIND that the California Environmental Quality Act ("CEQA") does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to Public Resources Code Section 21080.085

C. Safety Element / Environmental Justice
Department: Community Development

Recommendation: **City Manager's Recommendation:**

That the City Council consider the Planning Commission's Resolution Nos. 866(25), 863(25) and 864(25) recommending the City Council certify the Final Program Environmental Impact Report (FPEIR), adopt General Plan Amendment No. 04-2025 and General Plan Amendment No. 05-2025 for the updated Safety Element and new Environmental Justice Element; and

1. **Adopt Resolution No. 2025-75-3663**, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE TO (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARINGHOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT (ZOA) NO. 05-2025; and

2. **Adopt Resolution No. 2025-78-3666**, entitled, "A RESOLUTION OF THE city council OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 04-2025, TO ADOPT THE UPDATED SAFETY ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF" and

3. **Adopt Resolution No. 2025-79-3667**, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 05-2025, TO ADOPT THE Environmental justice ELEMENT, AND FINDING THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF"

D. Public Hearing on Resolution of Formation Establishing Community Facilities District 2025-1 (Sewer Maintenance), Authorizing the Levy of a Special Tax Therein, Approving a Funding Agreement with the Property Owner, Calling an Election and Approving and Authorizing Certain Actions Related Thereto

Department: Finance

Recommendation: It is recommended that the Irwindale City Council conduct a public hearing pursuant to the Mello-Roos Community Facilities Act of 1982 (Cal. Gov't Code §§ 53318-53329.6) and Resolution No. 2025-21-3609 concerning the City's intent to establish Community Facilities District No. 2025-1

That the City Council adopt Resolution No. 2025-85-3673 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ESTABLISHING THE CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE), AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN, APPROVING A FUNDING AGREEMENT WITH THE PROPERTY OWNER, CALLING AN ELECTION AND APPROVING AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO."

That the City Council adopt Resolution No. 2025-86-3674 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE) CERTIFYING ELECTION RESULTS."

That the City Council introduce for first reading by title only with further reading waived City Ordinance No. 809 entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE) AUTHORIZING THE LEVY OF

SPECIAL TAXES"

E. Request to Approve Site Plan & Design Review (DA) No. 02-2025 for the Property Located at 15801 E. 1st Street
Department: Community Development

Recommendation:

City Manager's Recommendation: That the City Council consider the Planning Commission's Resolution No. 862(25), recommending that the City Council approve the proposed Site Plan and Design Review for the construction of a 20,000 square foot addition to an existing brewery building; and

Adopt Resolution No. 2025-74-3662 entitled, " A RESOLUTION OF THE city council OF THE CITY OF IRWINDALE APPROVing SITE PLAN AND DESIGN REVIEW (DA) NO. 02-2025 FOR the CONSTRUCTION OF a 20,000 square foot addition ON AN EXISTING brewery BUILDING LOCATED at 15801 East 1st street, irwindale, CA 91706 (apn: 8533-009-025) in the M-2 (heavy Manufacturing) Zone SUBJECT TO CONDITIONS AS SET FORTH HEREIN, MAKING FINDINGS IN SUPPORT THEREOF, and finding the project exempt from the california environmental quality act (CEQA) pursuant to ceqa guidelines section 15302 (CLASS 2; REPLACEMENT OR RECONSTRUCTION)"

F. Approval of the Adjustment of the Schedule of Fees & Charges for both the Community Development and Public Works – Engineering Departments' Sections for Fiscal Year 2025-2026; and Integrating them into the Citywide Comprehensive Schedule of Fees and Charges Previously Adopted on July 9, 2025
Department: Finance

Recommendation: That the City Council:

1) Conduct the duly noticed Public Hearing regarding the proposed adoption of the Community Development and Public Works – Engineering Departments' fees adjustments; and

2) **Adopt Resolution No. 2025-87-3675 entitled**: "A RESOLUTION OF THE CITY OF IRWINDALE, CALIFORNIA, ADOPTING ADJUSTED FEES FOR CERTAIN CITY SERVICES IN THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS – ENGINEERING DEPARTMENTS' SECTIONS, AND TO AUTHORIZING THE INTEGRATION OF THESE FEES INTO THE CITYWIDE COMPREHENSIVE SCHEDULE OF FEES AND CHARGES ADOPTED ON JULY 9, 2025 VIA RESOLUTION NO. 2025-64-3652".

23. CITY MANAGER'S REPORT

24. REQUESTS FOR AGENDA ITEMS BY CITY COUNCIL

If a City Council Member is interested in a task or project, the City Council Member shall request that the item be agendized in this section.

25. ADJOURN

SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY

26. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

27. CONSENT CALENDAR

A. Minutes of the Regular Meeting Held April 23, 2025
Department: City Clerk

Recommendation: Approve

B. Warrants / Demands / Payroll
Department: Finance

Recommendation: Approve

28. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Successor Agency are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

29. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

30. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

31. ADJOURN

HOUSING AUTHORITY

32. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

33. CONSENT CALENDAR

A. Minutes of the Regular Meeting Held April 23, 2025
Department: City Clerk

Recommendation: Approve

34. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Housing Authority are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

35. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

36. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

37. ADJOURN

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Chief Deputy City Clerk, certify that I caused the agenda for the regular meeting of the City Council, Irwindale Successor Agency to the Irwindale Community Redevelopment Agency and Housing Authority, to be held on August 27, 2025, be posted at the City Hall, Library, and Post Office on August 21, 2025.

Laura M. Nieto

_____

Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS **APRIL 23, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **5:30 P.M.**

The Irwindale **CITY COUNCIL** met in a special meeting at the above time and place.

ROLL CALL: Present: Councilmembers Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia, Mayor Pro Tem H. Manuel Ortiz; Mayor Larry G. Burrola

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

SPONTANEOUS COMMUNICATIONS There were no speakers.

RECESS TO CLOSED SESSION At 5:03 p.m., the City Council met in Closed Session to discuss the following:

Liability Claims
Pursuant to Gov. Code Section 54956.95

Claimant: Do Hyung Kim
Agency claimed against: City of Irwindale

ACTION: Update provided, direction provided to staff; no reportable action

Claimant: Rudy Campos
Agency claimed against: City of Irwindale

ACTION: Information provided to Council; no action or direction taken by the City Council (Councilmember Garcia abstained from the discussion and did not participate)

Conference with Real Property Negotiator
Pursuant to California Government Code Section 54956.8

Property: 16336 Arrow Highway
Agency Negotiator: Julian A. Miranda, City Manager
Negotiating Parties: Granger, Lanette Trust; Lanette Granger
Under Negotiation: Price and terms of payment

ACTION: Update provided to Council; direction provided to City Manager; no reportable action

RECONVENE IN OPEN SESSION

At 6:02 p.m., the City Council reconvened in Open Session.

RECESS TO CLOSED SESSION

At 8:22 p.m., the City Council recessed to Closed Session to discuss the following:

Conference with Legal Counsel – Anticipated Litigation
Significant Exposure to Litigation
(Pursuant to Government Code sections 54954.5(c), 54956.9(d)(3), (e)(1)

Based on existing facts and circumstances, this closed session is only to decide whether a closed session is authorized pursuant to Government Code section 54956.9(d)(2), which provides: “A point has been reached where, in the opinion of the legislative body of the local agency and on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency.” Facts and circumstances are those that might result in litigation against the local agency but which the local agency believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed.

Number of cases: 1

RECONVENE IN OPEN SESSION

At 9:23 p.m., the City Council reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:24 p.m.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS **APRIL 23, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **6:03 P.M.**

The Irwindale **CITY COUNCIL** met in regular session at the above time and place.

ROLL CALL: Present: Councilmembers Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia, Mayor Pro Tem H. Manuel Ortiz; Mayor Larry G. Burrola

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was conducted.

INVOCATION

MAYOR PRO TEM ORTIZ: Mayor Pro Tem Ortiz requested a minute of silence in memory of Pope Francis, who passed away on Sunday.

AB 2449 DISCLOSURES None.

CHANGES TO THE AGENDA

CITY MANAGER MIRANDA: City Manager Miranda noted that there were no changes to the agenda; however, an updated ordinance for Item No. 21D was provided to the Council.

COUNCILMEMBER TRAVEL REPORTS None.

COUNCILMEMBER COMMENTS

COUNCILMEMBER GARCIA: Councilmember Garcia reported graffiti on the north side of the Los Angeles County bridge along Cypress and requested for staff to contact County employees to remediate the issue. He also reported a dead cat in front of City Hall.

CITY MANAGER MIRANDA: City Manager Miranda advised that City staff has contacted Flood Control District staff regarding the reported graffiti and indicated that City staff would reach out to the appropriate agency concerning the dead cat.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz reported that dog owners are taking their dogs to the horseshoe pits inside the park to relieve themselves and reported dogs with no leashes, to which City Manager Miranda advised that staff would follow up on the concerns.

COUNCILMEMBER BRECEDA — Councilmember Breceda indicated that some residents have complained that County employees have been placing contaminated materials at the Buena Vista site, and that the trucks that are transporting the materials are leaving the streets covered in dust to the point that the street lines are no longer visible. He requested staff to follow up on the request, to which City Manager Miranda advised that the County is engaged in an operation with sediment placement which is not part of the footprint of the recent fires. Rather, these materials are sediment from the nearby Sierra Madre area debris basin and consist of runoff that has taken place last February and March. He added that staff has met with County representatives, who have agreed to place more rumble strips and operate additional street sweepers to alleviate dust concerns. Staff will continue to monitor the issue.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz indicated that members of the audience would like to speak on Item No. 19B.

CITY ATTORNEY GUERRA — City Attorney Guerra recommended that Councilmember Breceda recuse himself from Item No. 19C.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS

None.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

ITEM NO. 18A
PROCLAMATION – PUBLIC SERVICE RECOGNITION WEEK

PROCLAMATION – PUBLIC SERVICE RECOGNITION WEEK

The proclamation was made.

ITEM NO. 18B
PROCLAMATION – TEACHER APPRECIATION WEEK

PROCLAMATION – TEACHER APPRECIATION WEEK

The proclamation was made.

CONSENT CALENDAR

MOTION — A motion was made by Councilmember Ambriz, seconded by Mayor Pro Tem Ortiz, to approve the Consent Calendar, except for Item No. 19B, which was removed for separate consideration. The motion was

unanimously approved; Councilmember Breceda abstaining on Item No. 19C.

ITEM NO. 19A
WARRANTS / DEMANDS / PAYROLL

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 19C
ACQUISITION OF 16249 ARROW HIGHWAY, IRWINDALE, CA

ACQUISITION OF 16249 ARROW HWY, IRWINDALE, CA

The acquisition of 16249 Arrow Highway, Irwindale, CA, was authorized; Councilmember Breceda abstaining.

ITEM NO. 19D
INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER ENDING MARCH 31, 2025

INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER ENDING MARCH 31, 2025

The Investment Quarterly Report received and filed the Investment Quarterly Report for the fiscal quarter ending March 31, 2025.

ITEM NO. 19E
FEE WAIVER FOR THE IRWINDALE CHAMBER OF COMMERCE E-WASTE RECYCLING EVENT

FEE WAIVER FOR THE IRWINDALE CHAMBER OF COMMERCE E-WASTE RECYCLING EVENT

RESOLUTION NO. 2025-35-3623 ADOPTED

Resolution No. 2025-35-3623, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE SPECIAL EVENT APPLICATION FEE WAIVER FOR THE IRWINDALE CHAMBER OF COMMERCE E-WASTE RECYCLING EVENT ON APRIL 26-27, 2025," was adopted.

ITEM NO. 19F
APPROPRIATION OF SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUNDS FOR THE CITIZENS' OPTION FOR PUBLIC SAFETY (COPS) PROGRAM

APPROPRIATION OF SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUNDS FOR THE CITIZENS' OPTION FOR PUBLIC SAFETY (COPS) PROGRAM

END OF CONSENT CALENDAR

ITEM NO. 19B
CLAIM REJECTION AND RETURN – RUDY CAMPOS

CLAIM REJECTION AND RETURN – RUDY CAMPOS

COUNCILMEMBER GARCIA

Councilmember Garcia recused from participating in discussing this matter and left the Council Chambers at 6:17 p.m.

DENA ZEPEDA — Dena Zepeda expressed disappointment that an officer has submitted a claim against the City.

ROBERT LOPEZ — Robert Lopez thanked the Council for approving the request for Senior Commissioners to attend a recent CPRS conference.

MOTION — A motion was made by Councilmember Ambriz, seconded by Mayor Burrola, to reject the claim losses which have arisen since September 12, 2024; deny that claim losses which have arisen between March 12, 2024, and September 11, 2024, may be considered for an application for late consideration; and return all other claim losses which have arisen prior to March 12, 2024. The motion was unanimously approved, Councilmember Garcia absent.

COUNCILMEMBER GARCIA — Councilmember Garcia returned to the Council Chambers at 6:25 p.m.

SPONTANEOUS COMMUNICATIONS

DENA ZEPEDA — Dena Zepeda commended Assistant to the City Manager Espino and Mayor Burrola for the success of the recent State of the City event.

MARIANA RODRIGUEZ — Mariana Rodriguez thanked the Council for the removal of dead/diseased trees near her house. She also expressed deep concern over what she perceives to be environmental injustices within the community. She alleged that debris from a recent fire is being dumped in the basin pit on Buena Vista and Bateman, and worried about the potential environmental effect such actions would cause. She stated that these actions would not take place in more affluent communities and wondered how the Council would protect residents.

MAYOR BURROLA — Responding to a question by Mayor Burrola, City Manager Miranda advised that he has been informed that the material being transported is natural sediment from undeveloped hillsides and is not from any burn areas. He noted that City and County staff will continue to discuss material transportation activities and noted that, if they drop off sediment, City staff will continue to monitor.

Mayor Burrola requested a report relating the matter to be presented at the next Council meeting.

DENA ZEPEDA — Dena Zepeda thanked City Manager Miranda and stated that she has videos of the fill being transported, which she would present to City staff.

ANONYMOUS — An anonymous individual, who indicated that he lives on Park Rose, asked whether the samples being transported are being tested, to which City Manager Miranda advised that County staff has specifically indicated that the material is not coming from a fire

footprint. Rather, it comes from the Sierra Madre debris basin, where they catch sediment, remove it, and transport it to various locations.

ANONYMOUS — The anonymous individual questioned the veracity of the information supplied to City staff and suggested that the City conduct its own investigation.

ROSIE BRECEDA — Rosie Breceda stated that she belongs to a local community named "DIA" and suggested that the City investigate the class of material being transported.

NEW BUSINESS

ITEM NO. 21A
AMENDMENT TO CONTRACT WITH CALPERS; ORDINANCE AUTHORIZING AMENDMENT TO CONTRACT

RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO THE CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF IRWINDALE; AND INTRODUCTION (FIRST READING) OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF IRWINDALE AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA EMPLOYEES' RETIREMENT SYSTEM

HUMAN RESOURCES MANAGER HULL — Human Resources Manager Hull presented the report.

RESOLUTION NO. 2025-33-3621 ADOPTED — **Resolution No. 2025-33-3621**, entitled:

"A RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO THE CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF IRWINDALE", was adopted, and

ORDINANCE NO. 794 INTRODUCED FOR FIRST READING — **Ordinance No. 794**, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF IRWINDALE AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM," was introduced for first reading, reading by title only and waiving further reading thereof, on the motion of Councilmember Ambriz, seconded by Mayor Pro Tem Ortiz, and unanimously approved.

ITEM NO. 21B
BESS URGENCY ORDINANCE NO. 793

BESS URGENCY ORDINANCE NO. 793

DIRECTOR SIMPSON — Director Simpson presented the report.

COUNCILMEMBER AMBRIZ

Councilmember Ambriz stated that it is imperative that the Council adopt the urgency ordinance since it would give the City the ability to ensure that any BESS facility that is constructed within the City follows stringent rules and regulations that the City enacts.

MAYOR PRO TEM ORTIZ

Responding to a question by Mayor Pro Tem Ortiz, Director Simpson advised that this matter relates to an urgency ordinance that the Council could adopt and enact immediately. Afterward, staff would present and recommend another ordinance that would follow the usual steps required for adoption and implementation.

City Attorney Guerra added that tonight's ordinance would not require a second reading to enact it. He further noted that a regular ordinance would be presented at a future Council meeting that would go through the typical process, and that another urgency ordinance would be presented at the May 8 meeting for adoption and implementation based on the updated Zoning code. Additionally, a Specific Plan for the Gateway Project has already been approved, and staff wanted this ordinance to be in effect for when that Specific Plan takes effect.

Mayor Pro Tem Ortiz asked clarifying questions regarding the maximum height for a BESS substation and landscaping, which Director Simpson expounded on.

MAYOR BURROLA

Mayor Burrola asked about the number of storage banks needed to generate 200 megawatts as well as the role of the California Energy Commission in the BESS approval process, to which Director Simpson advised that BESS applicants, through AB 205, may elect to bypass local control and take their application to the California Energy Commission. She noted that this process would cause the City to become a commenting agency with no direct control over the process.

CITY ATTORNEY GUERRA

City Attorney Guerra added that the process involving the CEC, which is intended to be a quicker, streamlined process, and would have to go through the CEQA process as well. He noted that the City would not be a participant in the process and would not have any decision-making authority, though it could submit comments. Although the applicant would be required to work toward offering some type of benefits to the community, the City may not be a party to that. The intent of tonight's ordinance is to ensure local regulations to give a developer the option to work with the City. Without the ordinance, there would effectively be no regulations in place for a BESS facility.

DENA ZEPEDA

Dena Zepeda stated that staff is employing scare tactics to pressure the Council into approving the BESS facility. She also stated that the proposed ordinance does not protect the city either.

CARMEN ROMAN

Carmen Roman stated that other cities have adopted ordinances to ban BESS facilities altogether and spoke on her opposition to a BESS

facility in Irwindale and suggested that the City prepare to fight the state.

ANONYMOUS — An anonymous individual stated that it is ok for the Council to vote against the ordinance if it had doubts.

PAT GONZALES — Pat Gonzales noted that approving the proposed ordinance does not approve any specific project. She also discussed her understanding of how a BESS facility operates, encouraged all to obtain a better understanding of the approval process, and thanked City Attorney Guerra for doing a great job.

FRED BARBOSA — Fred Barbosa stated that he has not seen any articles proving that a BESS facility would poison the City, though he has seen many articles showing how they would benefit the community.

DIRECTOR SIMPSON — Director Simpson clarified that the project would include landscaping around the perimeter of the site, but not around the individual containers. She also clarified that AB 205 is a state law that allows the applicant to bypass the City. She also concurred that this process would allow the City to provide comments only; whether the City's comments are heard is up to the CEC.

CITY ATTORNEY GUERRA — City Attorney Guerra discussed additional AB 205 provisions. He noted that it allows applicants to apply directly to the state and that the certificate that the state issues would be in lieu of any permit that would be required by the City's land use authority. It would apply to any storage system capable of storing more than 200MW hours and facilities such as a BESS manufacturing facility.

ARON BRANAM — Aron Branam with AYPA explained with an illustration that each container would store approximately 1.3 megawatts of power and advised that the site would have practically zero truck traffic, with only light duty pickup trucks and an employee visiting the site to ensure all is operating correctly. He also noted that the proposed ordinance goes beyond the requirements of AB205 and includes important items like those under Senate Bill 38 and stated his belief that the standards put forth would allow businesses to continue operating safely and keep the community safe.

DENA ZEPEDA — Dena Zepeda shared the results she obtained when searching for potential BESS problems that she found using artificial intelligence. She noted that accidents could lead to fire, explosions, and the release of taxic gasses, and stated that the ordinance does not offer protection for residents. She suggested waiting two to three years, once batteries are perfected.

SUZANNE GOMEZ — Suzanne Gomez agreed that the Council should not rush to decide and encouraged the Council to pause and revisit the matter in the future.

FRED BARBOSA

Fred Barbosa cautioned about misinformation being spread about the project and stated that the Fire Chief has already presented facts at a previous meeting. He encouraged the Council to “do the right thing”.

URGENCY ORDINANCE ADOPTED ON FIRST READING

Urgency Ordinance No. 793, entitled:

“AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, AMENDING SECTIONS 17.56.020 (“USES REQUIRING A CONDITIONAL USE PERMIT”) AND 17.56.025 (“USES REQUIRING A DEVELOPMENT AGREEMENT”) OF CHAPTER 17.56 (“M-2 HEAVY MANUFACTURING ZONE”) AND ADOPTING CHAPTER 17.140 (“BATTERY ENERGY STORAGE SYSTEMS”) OF TITLE 17 (“ZONING”) OF THE IRWINDALE MUNICIPAL CODE REGULATING BATTERY ENERGY STORAGE SYSTEMS IN THE M-2 ZONES AND FINDING THE URGENCY ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,” was passed, approved, and adopted, reading by title only and waiving further reading thereof, on the motion of Councilmember Ambriz, seconded by Councilmember Breceda, and unanimously approved.

ITEM NO. 21C
FEES & CHARGES FOR IRWINDALE RECREATION

FEES & CHARGES FOR IRWINDALE RECREATION

DIRECTOR RODRIGUEZ

Director Rodriguez presented the staff report.

COUNCILMEMBER AMBRIZ

Councilmember Ambriz noted the potential bodily harm that could result from young children lifting heavy weights and suggested requiring individuals to be at least 15 years old to use the weight room.

DIRECTOR RODRIGUEZ

Director Rodriguez noted that staff did not require a specific age since many parents have asked that their children be allowed to use the weight room.

COUNCILMEMBER GARCIA

Responding to a question by Councilmember Garcia, Director Rodriguez advised that the fees shown in the report are the same as those that the Council has previously approved.

DENA ZEPEDA

Dena Zepeda encouraged more community participation in Recreation events.

CARMEN ROMAN

Responding to a question by Carmen Roman, Director Rodriguez advised that employees receive the same benefits as residents.

LINDA MAREZ

Linda Marez cautioned that extending the no-fee benefits enjoyed by residents and employees to the families of employees of local businesses would be cost prohibitive.

MOTION

A motion was made by Mayor Burrola, seconded by Councilmember Ambriz, to receive and file the report. The motion was unanimously approved.

ITEM NO. 21D
INTRODUCTION AND FIRST READING OF ORDINANCE TO AMEND MUNICIPAL CODE TO IMPOSE PENALTIES FOR FIREWORKS VIOLATIONS

INTRODUCTION AND FIRST READING OF ORDINANCE NO. 760 TO AMEND IRWINDALE MUNICIPAL CODE CHAPTER 8.16 TO IMPOSE PENALTIES FOR FIREWORKS VIOLATIONS

CITY ATTORNEY GUERRA

City Attorney Guerra presented the staff report.

ORDINANCE NO. 760 INTRODUCED FOR FIRST READING

Ordinance No. 760, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, AMENDING CHAPTER 8.16 ("FIREWORKS") OF TITLE 8 ("HEALTH & SAFETY") OF THE IRWINDALE MUNICIPAL CODE TO IMPOSE PENALTIES FOR FIREWORKS VIOLATIONS AND PROVIDE OTHER ADMINISTRATIVE CHANGES FOR THE REGULATION OF FIREWORKS," was introduced for first reading, reading by title only and waiving further reading thereof, on the motion of Mayor Pro Tem Ortiz, seconded by Councilmember Ambriz, and unanimously approved; Councilmember Garcia abstaining.

ITEM NO. 21E
SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS HOMELESSNESS COMMITTEE DELEGATE

SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS HOMELESSNESS COMMITTEE DELEGATE

ASSISTANT TO THE CITY MANAGER ESPINO

Assistant to the City Manager Espino presented the staff report.

MAYOR BURROLA

Mayor Burrola asked to be part of the committee.

COUNCILMEMBER AMBRIZ

Councilmember Ambriz requested to be part of the committee since he serves as delegate to the Council of Governments, to which Mayor Burrola acquiesced.

MOTION — A motion was made by Councilmember Ambriz, seconded by Mayor Pro Tem Ortiz, to appoint Councilmember Ambriz to the SGVCOG Homelessness Committee, with Mayor Burrola appointed as an alternate. The motion was unanimously approved.

PUBLIC HEARINGS — None.

CITY MANAGER'S REPORT

CITY MANAGER MIRANDA — City Manager Miranda presented the following report:

1) The fiscal year 25/26 budget workshop meeting has been scheduled for May 8.
2) The Irwindale Chamber of Commerce is hosting a free drive-thru e-waste recycling event on April 26 and 27.
3) He also provided details on upcoming Recreation Division events and congratulated the Irwindale Cheer Team, which was recently recognized as state champions. He asked that the team be recognized by the Council at the next meeting.

DIRECTOR RODRIGUEZ — Director Rodriguez provided a short update on the progress of phases 4 and 4 of the Irwindale Park Improvement Project. She also detailed staff's efforts in keeping the lawns free of weeds.

REQUESTS FOR AGENDA ITEMS BY CITY COUNCIL

COUNCILMEMBER GARCIA — Councilmember Garcia requested updates on the Library project at future Council meetings, to which City Manager Miranda stated that updates would be provided and advised that the project is currently paused due to repairs to a gas leak that occurred on Tuesday.

COUNCILMEMBER BRECEDA — Councilmember Breceda requested that staff contact the owners of the gas station and former bank property at the corner of Irwindale Avenue and Arrow Highway and request that they maintain the landscaping at both sites, to which City Manager Miranda stated that he would provide an update at the next meeting.

Councilmember Breceda also stated that the new building at the site of the old Pepsi facility looks great with the palm trees they planted. He also commended the George Fisher building.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz added that the operator of the Arco gas station needs to power-wash the pumps.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz requested an update on construction of a traffic signal at Azusa Canyon Road and asked that the project be expedited, to which City Manager Miranda advised that Irwindale staff

are working with West Covina staff and will provide an update at the next meeting.

MAYOR BURROLA — Mayor Burrola mentioned the gas leak that occurred just outside City Hall recently and noted that some nearby residents were confused about what to do in this type of emergency, or during an earthquake, to which City Manager Miranda spoke on staff's actions in the follow-up to the gas leak and noted that staff met to discuss procedures and how future events could be better addressed. He stated that he would present an update at the second meeting in May.

Mayor Burrola thanked staff for their excellent work in addressing the gas leak. He also thanked all staff that worked in organizing the recent State of the City address.

ADJOURNMENT — There being no further business to conduct, the meeting was adjourned at 8:16 p.m.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Electronic Payments

July 2025

July 1 - 31, 2025

Number	Vendor Name	Date	Amount
ACH	US Bank	7/10/2025	43,260.78
WFB - 71	CJPIA Annual Contribution	7/2/2025	1,211,600.00
WFB - 72	CJPIA Excess Pool	7/1/2025	12,408.25
WFB - 74	CJPIA All Risk Property Insurance	7/28/2025	17,400.00
		Report Total:	1,284,669.03

CITY OF IRWINDALE
PAYROLL WARRANT REGISTER
July 2025

Payroll Batch	405-07-2025, 406-07-2025		
DATE OF ISSUE	DEPARTMENT		AMOUNT
7/10/25			
11	City Council		1,731.15
13	City Administrative Office		58,366.35
14	Finance Department		25,976.18
15	Summer Youth		9,149.25
35	Police Department		261,246.35
40	Recreation Department		41,553.06
41	Aquatics Department		30,974.44
42	Senior Citizens' Center		20,981.05
44	Library		14,088.56
51	Planning & Community Development		29,396.48
52	Public Works - Engineering		32,565.97
57	Public Works - Services		60,777.69
		Gross Payroll	586,806.53
		Required Deductions	(165,354.14)
		Voluntary Deductions	(23,888.62)
		Net Payroll	397,563.77

Payroll Batch	409-07-2025, 424-07-2025		
DATE OF ISSUE	DEPARTMENT		AMOUNT
7/24/25			
11	City Council		5,736.29
13	City Administrative Office		60,606.60
14	Finance Department		26,965.86
15	Summer Youth		8,901.75
35	Police Department		280,438.06
40	Recreation Department		44,600.03
41	Aquatics Department		32,632.96
42	Senior Citizens' Center		23,065.05
44	Library		14,637.06
51	Planning & Community Development		30,582.59
52	Public Works - Engineering		34,853.28
57	Public Works - Services		64,443.34
		Gross Payroll	627,462.87
		Required Deductions	(166,579.07)
		Voluntary Deductions	(25,371.76)
		Net Payroll	435,512.04

Accounts Payable

Checks by Date - Summary by Check Number

User: ccarlos
Printed: 8/19/2025 2:40 PM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
105684	ACCO01	ACCO Engineering Systems	07/17/2025	5,112.00
105685	ALLIAN02	Alliant Insurance Svcs, Inc.- Irvine Main	07/17/2025	132.00
105686	CINGULAR	AT & T Mobility	07/17/2025	241.44
105687	BAKER01	Baker & Taylor Books	07/17/2025	213.72
105688	BOCA20	Jane Bocanegra	07/17/2025	75.00
105689	BRECED04	Mark A. Breceda	07/17/2025	1,608.38
105690	BRITEW	BriteWorks, Inc.	07/17/2025	25,694.24
105691	CACE	California Association of	07/17/2025	54.00
105692	CAMPOS03	Manuel Campos	07/17/2025	4,289.00
105693	GALLARDC	Claudia Carlos	07/17/2025	3,500.00
105694	CHARTE01	Charter Communications	07/17/2025	200.00
105695	CHARTE04	Charter Communicatons	07/17/2025	136.23
105696	BALDWI02	City of Baldwin Park	07/17/2025	175.00
105697	CORNEJOD	Diego Cornejo	07/17/2025	2,103.00
105698	COUNTY04	County of Los Angeles	07/17/2025	11,628.59
105699	LOSANG33	County of Los Angeles	07/17/2025	2,661.28
105700	CWA01	CWA AIA, Inc	07/17/2025	11,013.38
105701	DELONG	Delong Unlimited	07/17/2025	3,537.16
105702	DIVISI01	Division of the State Architect	07/17/2025	333.04
105703	BATE01	Elior Inc.	07/17/2025	4,165.00
105704	EPOCH01	EPOCH	07/17/2025	7,380.00
105705	EWINGI	Ewing Irrigation Products, Inc.	07/17/2025	52.27
105706	FRONT01	Frontier Communications	07/17/2025	232.06
105707	GAMBIN01	Rosalia Gambino	07/17/2025	10.00
105708	SUHANTG	Suhant Garcia	07/17/2025	75.00
105709	HDL01	Hdl Software, LLC	07/17/2025	34.56
105710	IRWIND21	Irwindale Hand Wash & Auto Detail	07/17/2025	1,294.59
105711	JOHNNY02	Johnny's Pool Service	07/17/2025	198.80
105712	LASP10	LA Sound Panels	07/17/2025	10,396.24
105713	LEON10	Leonida Builders Inc	07/17/2025	5,692.19
105714	LG2WB01	LG2WB Engineers, Inc	07/17/2025	1,929.00
105715	LUCA01	Willard Lucas	07/17/2025	75.00
105716	MIDAS	Manuel C Muratalla	07/17/2025	709.51
105717	MARIPO	Mariposa Landscapes, Inc.	07/17/2025	19,213.08
105718	MEZA10	Jose Meza	07/17/2025	200.00
105719	OFFICE03	ODP Business Solutions, LLC	07/17/2025	2,330.85
105720	ORKINE01	Orkin Exterminating Co Inc.	07/17/2025	1,011.00
105721	PALACI01	Joanna Palacios	07/17/2025	259.07
105722	PARR01	Edlin Parra	07/17/2025	75.00
105723	PEER01	Peerless Network, Inc	07/17/2025	1,393.31
105724	PROFOR01	ProForce Law Enforcement	07/17/2025	2,217.22
105725	RIGHT01	Right of Way, Inc.	07/17/2025	1,842.00
105726	ROSENO	RSG	07/17/2025	802.50
105727	SCFUELS	SC Fuels	07/17/2025	7,180.99
105728	SHOK01	Shok Enterprises LLC	07/17/2025	1,749.00
105729	SOL10	LeeAnn Solis	07/17/2025	3.00
105730	SOUTH06	South Coast AQMD	07/17/2025	175.84

Check No	Vendor No	Vendor Name	Check Date	Check Amount
105731	SCE02	Southern California Edison	07/17/2025	1,562.61
105732	STGEO01	St. George's Medical Clinic	07/17/2025	1,885.00
105733	STERIC01	Stericycle, Inc.	07/17/2025	105.52
105734	TAPIA11	Sylvia Tapia	07/17/2025	3,500.00
105735	TELC01	Telcion Communications Group	07/17/2025	5,212.35
105736	WILLDAN	Willdan Financial Services	07/17/2025	500.00
105737	ALESHIRE	Aleshire & Wynder, LLP	07/24/2025	56,404.34
105738	ALLIAN	Alliant Insurance Services, Inc.	07/24/2025	2,715.00
105739	AMAZON1	Amazon Capital Services, Inc.	07/24/2025	608.75
105740	ATHENS	Athens Services	07/24/2025	6,049.43
105741	BLUE03	Blue Star Pools Inc	07/24/2025	47,196.07
105742	CALIFO42	California Building Standards	07/24/2025	240.30
105743	CITYOF18	City of Santa Fe Springs	07/24/2025	31,046.56
105744	CORNEJOD	Diego Cornejo	07/24/2025	201.43
105745	DEPART05	Department Of Conservation Accounting O	07/24/2025	1,217.10
105746	ENVIRO05	Environmental Science Associates (ESA)	07/24/2025	14,813.42
105747	FRAIJO02	John Fraijo	07/24/2025	179.09
105748	GEOLOG	Geologic Associates	07/24/2025	34,631.12
105749	SOUTHE17	Golden State Water Company	07/24/2025	590.64
105750	HARDY01	Joseph Hardy	07/24/2025	9.62
105751	LEXISN	LexisNexis Risk Solutions	07/24/2025	303.00
105752	MORS01	Collette L. Morse	07/24/2025	2,737.50
105753	NOVA01	Nova Geotechnical & Inspection Services -	07/24/2025	14,425.00
105754	ROB01	Robertson Industries, Inc.	07/24/2025	22,585.00
105755	SANCH01	Jaycon Sanchez	07/24/2025	31.62
105756	TAB01	TAB Products Co. LLC	07/24/2025	1,732.50
105757	ULINE01	Uline	07/24/2025	1,181.41
105758	verizonw	Verizon Wireless	07/24/2025	1,646.68
105759	VISION01	Vision Service Plan - (CA)	07/24/2025	2,362.43
105760	ALCOTA	Alco Target Co	07/24/2025	176.80
105761	AMAYAL	Elizabeth Amaya	07/24/2025	47.60
105762	AMBRIZ05	Albert Ambriz	07/24/2025	20.00
105763	B&BTIR	B & B Tires Service	07/24/2025	145.00
105764	BENE02	Benefit Coordinator Corporation (BCC)	07/24/2025	3,442.60
105765	BILLST	Bill's Truck Repair, Inc.	07/24/2025	801.81
105766	NEST01	Primo Brands Blue Triton Brands, Inc.	07/24/2025	1,585.71
105767	BRECED04	Mark A. Breceda	07/24/2025	1,710.95
105768	BURROL08	Larry Burrola	07/24/2025	194.93
105769	CALIFO02	California American Water	07/24/2025	41.66
105770	CALIFO01	California Contract Cities	07/24/2025	3,875.00
105771	CIVIC02	CivicPlus, LLC	07/24/2025	7,048.00
105772	CODE04	Code 4 Uniforms INC	07/24/2025	1,192.66
105773	PMIDEN	Delta Dental Insurance Company	07/24/2025	703.39
105774	GARC0	Edward Garcia	07/24/2025	1,700.00
105775	GARCIA03	Manuel Garcia	07/24/2025	1,389.55
105776	IRWIND11	Irwindale Sister City	07/24/2025	50.00
105777	JOHNNY02	Johnny's Pool Service	07/24/2025	59.65
105778	JOSEPH01	Joseph Pepe Miranda Sports	07/24/2025	50.00
105779	KNIGHT	Knights Of Columbus #5650	07/24/2025	50.00
105780	LEWISE	Lewis Engraving, Inc.	07/24/2025	236.47
105781	MOTOR02	Motorola Solutions	07/24/2025	568.04
105782	OPTUM01	OptumRx, Inc.	07/24/2025	24,953.61
105783	ORTIZH	H. Manuel Ortiz	07/24/2025	89.93
105784	PALACI01	Joanna Palacios	07/24/2025	181.61
105785	PENA001	Albert Penaloza	07/24/2025	79.94
105786	REGIST01	Registrar-Recorder/County Clerk	07/24/2025	75.00
105787	REGIST01	Registrar-Recorder/County Clerk	07/24/2025	75.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
105788	REGIST01	Registrar-Recorder/County Clerk	07/24/2025	75.00
105789	SANGAB13	San Gabriel Valley Council	07/24/2025	11,000.00
105790	TINAS	Tina Soliz	07/24/2025	1,118.00
105791	TORRES20	Elsy Torres	07/24/2025	151.60
105792	V&V01	V & V Manufacturing, Inc.	07/24/2025	161.64
105793	MELANYV	Melany Valdes	07/24/2025	37.00
105794	VISION01	Vision Service Plan - (CA)	07/24/2025	4,048.38
105795	WILLDAN	Willdan Financial Services	07/24/2025	2,958.30
105796	YTIRES	Y Tire Sales	07/24/2025	30.00
105797	CALIFO56	California State Disbursement Unit	07/24/2025	604.15
105798	CALIFO57	California State Disbursement Unit	07/24/2025	143.07
105799	CALIFO58	California State Disbursement Unit	07/24/2025	100.00
105800	CITY01	City of Hope	07/24/2025	34.00
105801	ICEA	Irwindale City Employee Assoc.	07/24/2025	988.00
105802	IMEA	Irwindale Mgmt Employee Assoc.	07/24/2025	540.00
105803	IRWIND02	Irwindale Police Officers Assoc.	07/24/2025	3,248.00
105804	LOSANG31	Los Angeles County Sheriff's Dept.	07/24/2025	112.23
105805	AMAZON1	Amazon Capital Services, Inc.	07/31/2025	213.09
105806	AZUSALW	Azusa Light & Water	07/31/2025	884.42
105807	DEMCOI	Demco, Inc.	07/31/2025	609.37
105808	DUDEK01	Dudek	07/31/2025	4,640.00
105809	DYNA01	Dynamic Planning, LLC	07/31/2025	6,483.75
105810	EGL01	EGL Associates Inc.	07/31/2025	5,445.00
105811	FCG01	FCG Consultants Inc.	07/31/2025	20,201.84
105812	INTER01	Interwest Consulting Group	07/31/2025	2,062.50
105813	IRWIND21	Irwindale Hand Wash & Auto Detail	07/31/2025	266.92
105814	JCL01	JCL Traffic	07/31/2025	855.54
105815	PETTYC05	City of Irwindale-Admin Petty Cash	07/31/2025	203.00
105816	RAINBO01	Rainbow Printing & Rainbow Magnets	07/31/2025	970.00
105817	SCFUELS	SC Fuels	07/31/2025	7,037.52
105818	SULLYM	Sully-Miller Contracting Co.	07/31/2025	163,200.30
105819	SUNBEL02	Sunbelt Rentals	07/31/2025	306.91
105820	VIDA01	Michael Vidal	07/31/2025	200.00
105821	WESTCO05	West Coast Arborists, Inc.	07/31/2025	4,786.55
105822	HDSUP01	WHITE CAP, L.P.	07/31/2025	908.48
105823	ACEVED	Valinda Acevedo	07/31/2025	300.00
105824	B&BTIR	B & B Tires Service	07/31/2025	1,741.95
105825	OROSCO05	Rebecca Bardales	07/31/2025	56.00
105826	CALIFO03	California JPIA	07/31/2025	6,702.00
105827	CARDEN01	Rudy Cardenas	07/31/2025	150.00
105828	CASTRO11	Veronica Castro	07/31/2025	75.00
105829	COLDDU	Cold Duck Prod. Inc.	07/31/2025	2,300.00
105830	CONCE01	Concentra	07/31/2025	106.00
105831	NELLIEC	Nellie Covarrubias	07/31/2025	40.00
105832	EWINGI	Ewing Irrigation Products, Inc.	07/31/2025	396.10
105833	SOUTHE17	Golden State Water Company	07/31/2025	1,612.84
105834	GOMEZG	Greg Gomez	07/31/2025	75.00
105835	HDLCOR	HdL Coren & Cone	07/31/2025	1,732.50
105836	INTERS02	Interstate Batteries	07/31/2025	82.12
105837	IRWIND04	Irwindale Chamber Of Commerce	07/31/2025	150.00
105838	ISLANDER	Islander Luau LLC	07/31/2025	5,659.65
105839	JOEAGO	Joe A. Gonsalves & Son	07/31/2025	2,375.00
105840	JOHNNY02	Johnny's Pool Service	07/31/2025	56.33
105841	LAWE01	Law Enforcement Medical Services, Inc.	07/31/2025	625.00
105842	LAWN01	Lawn Mower Corner West Covina	07/31/2025	109.73
105843	LOGAN01	Barbara Logan	07/31/2025	300.00
105844	MAINTE01	Maintex	07/31/2025	2,916.12

Check No	Vendor No	Vendor Name	Check Date	Check Amount
105845	MIDAS	Manuel C Muratalla	07/31/2025	2,314.85
105846	MOTOR02	Motorola Solutions	07/31/2025	10,824.46
105847	NATION40	Nationwide Fleet Installations	07/31/2025	380.00
105848	OFFICE03	ODP Business Solutions, LLC	07/31/2025	680.08
105849	PARA01	Paraclete Aviation Life Support	07/31/2025	4,378.51
105850	PAYN01	Payne Pest Management, Inc.	07/31/2025	144.00
105851	PETTYC05	City of Irwindale-Admin Petty Cash	07/31/2025	273.92
105852	PROPRINT	Pro Printing, Inc.	07/31/2025	1,911.71
105853	RIGHT01	Right of Way, Inc.	07/31/2025	1,560.88
105854	RIOS06	Jimmy Rios	07/31/2025	75.00
105855	RUBIOI	Daniel Rubio	07/31/2025	75.00
105856	SCPLRC01	SCPLRC Membership	07/31/2025	350.00
105857	SHARP02	Sharpline Solutions, Inc.	07/31/2025	729.01
105858	GASCOM	SoCalGas	07/31/2025	1,308.64
105859	SCE02	Southern California Edison	07/31/2025	36,620.11
105860	SWANK01	Swank Motion Pictures, Inc.	07/31/2025	550.00
105861	SWEET02	Sweet Moments Photobooth LLC	07/31/2025	450.00
105862	PENWOR	The Penworthy Company	07/31/2025	251.42
105863	VALLEF01	Fanny Valle	07/31/2025	75.00
105864	WILL01	April Williams	07/31/2025	360.00
105865	YTIRES	Y Tire Sales	07/31/2025	605.68
105866	CALIFO56	California State Disbursement Unit	08/07/2025	604.15
105867	CALIFO57	California State Disbursement Unit	08/07/2025	143.07
105868	FRANC06	Franchise Tax Board	08/07/2025	621.70
105869	FRANCH07	Franchise Tax Board	08/07/2025	102.17
105870	LOSANG31	Los Angeles County Sheriff's Dept.	08/07/2025	92.23
105871	AT&T06	AT & T	08/07/2025	1,810.46
105872	CINGULAR	AT & T Mobility	08/07/2025	1,775.36
105873	ATHENS	Athens Services	08/07/2025	6,049.42
105874	Ayala01	Leonor Ayala	08/07/2025	735.00
105875	CALIFO02	California American Water	08/07/2025	4,472.25
105876	SANGAB11	California Newspapers Partnership	08/07/2025	3,966.89
105877	CARDEN01	Rudy Cardenas	08/07/2025	150.00
105878	CERRIT01	Cerritos Center for the Performing Arts	08/07/2025	1,029.60
105879	CHAC03	Steven Chacon	08/07/2025	575.00
105880	CHARTE01	Charter Communications	08/07/2025	1,684.94
105881	CHARTE04	Charter Communicatons	08/07/2025	145.18
105882	ESPI11	Victoria M. Espino	08/07/2025	240.00
105883	EVANS02	Gloria Evans	08/07/2025	375.00
105884	FIGUER01	Maria Figueroa	08/07/2025	300.00
105885	FLORE01	Karla Flores	08/07/2025	1,120.00
105886	FRONT01	Frontier Communications	08/07/2025	1,434.10
105887	HOYEN	Noelle Hoye	08/07/2025	1,425.00
105888	HULL01	Mary Hull	08/07/2025	78.97
105889	MIRAND25	Blanche V. Miranda	08/07/2025	650.00
105890	OFFICE03	ODP Business Solutions, LLC	08/07/2025	347.39
105891	PENA001	Albert Penaloza	08/07/2025	329.13
105892	SANTIL01	Ramon Santillan Jr	08/07/2025	575.00
105893	SCFUELS	SC Fuels	08/07/2025	6,862.51
105894	SCHOCK01	Susan Schock	08/07/2025	180.00
105895	TULLIO01	Jim Tullio	08/07/2025	575.00
105896	TULL01	Robert Tullio	08/07/2025	575.00
105897	VALLEY01	Valley County Water District	08/07/2025	30,336.32
105898	VALLEY09	Valley View Mutual Water Co.	08/07/2025	156.17
105899	WAGN02	Jeanette Wagner	08/07/2025	200.00
105900	WAGONER	Pamela Wagoner	08/07/2025	1,050.00
105901	AT&T08	AT & T	08/07/2025	1,201.36

Check No	Vendor No	Vendor Name	Check Date	Check Amount
105902	SANGAB11	California Newspapers Partnership	08/07/2025	8,261.62
105903	PASTRA01	Calistra C. Pastrano	08/07/2025	1,344.00
105904	SOUTH09	Southern Computer Warehouse Inc,	08/07/2025	690.14
105905	METR01	Metrocell Construction, Inc.	08/07/2025	29,450.00
105906	BARNEY	Barney's Locksmith Service	08/14/2025	160.13
105907	ABSO01	Absolute Software, Inc	08/14/2025	3,112.72
105908	AMAZON1	Amazon Capital Services, Inc.	08/14/2025	610.89
105909	AMAZON01	Amazon Graphics	08/14/2025	208.85
105910	B&BTIR	B & B Tires Service	08/14/2025	85.00
105911	BAKER01	Baker & Taylor Books	08/14/2025	47.34
105912	barb02	Ray A. Barba	08/14/2025	2,103.32
105913	BRITEW	BriteWorks, Inc.	08/14/2025	14,047.12
105914	BURRO01	Burro Canyon Ent. Inc.	08/14/2025	40.00
105915	CALI12	California Consulting Inc.	08/14/2025	9,400.00
105916	COLLEY01	Colley Auto Cars, Inc.	08/14/2025	886.57
105917	CPOA	CPOA	08/14/2025	1,470.00
105918	EBSCOS	EBSCO Information Services	08/14/2025	1,676.62
105919	ESRI01	Esri, Inc.	08/14/2025	2,670.00
105920	FWEP01	FWEP Aquisitioin Inc	08/14/2025	248.21
105921	INTERS02	Interstate Batteries	08/14/2025	528.90
105922	JOHNNY02	Johnny's Pool Service	08/14/2025	409.89
105923	JTB01	JTB Supply Company Inc.	08/14/2025	2,248.23
105924	LED01	Larry La	08/14/2025	4,994.50
105925	LANDSC	Landscape Warehouse III Inc.	08/14/2025	295.22
105926	LAWN01	Lawn Mower Corner West Covina	08/14/2025	52.67
105927	MAVE01	Maverick Networks, Inc	08/14/2025	2,672.50
105928	PITNEY06	Pitney Bowes, Inc	08/14/2025	239.22
105929	PURCHA	Purchase Power	08/14/2025	2,000.00
105930	RIGHT01	Right of Way, Inc.	08/14/2025	65.70
105932	SANGAB20	San Gabriel Valley City Managers' Associat	08/14/2025	55.00
105933	SOUTHE26	Southern California Library Cooperative	08/14/2025	1,945.00
105934	SWANK01	Swank Motion Pictures, Inc.	08/14/2025	1,060.00
105935	UNITED05	United Rentals, Inc.	08/14/2025	1,543.27
105936	UNITED11	United Site Services of CA Inc	08/14/2025	589.70
105937	WALT01	Walters Wholesale Electric Co.	08/14/2025	388.41
105938	AMAZON1	Amazon Capital Services, Inc.	08/14/2025	154.92
105939	BAKER01	Baker & Taylor Books	08/14/2025	49.38
105940	CRAFT01	Craftwater Engineering, Inc.	08/14/2025	3,676.00
105941	CWE01	CWE	08/14/2025	5,845.44
105942	FCG01	FCG Consultants Inc.	08/14/2025	29,699.72
105943	HAZZAR01	Hazzard Backflow Inc	08/14/2025	95.00
105944	HDLCOR	HdL Coren & Cone	08/14/2025	795.00
105945	HOMEDE	Home Depot Credit Services	08/14/2025	1,575.48
105946	NOVA01	Nova Geotechnical & Inspection Services -	08/14/2025	186,504.70
105947	OFFICE03	ODP Business Solutions, LLC	08/14/2025	29.84
105948	TRAN01	Transtech Engineers, Inc.	08/14/2025	10,855.00
105949	WESTCO05	West Coast Arborists, Inc.	08/14/2025	1,000.00
			Report Total (265 checks):	1,193,576.70

Accounts Payable

Checks by Date - Summary by Check Number

User: ccarlos
Printed: 8/20/2025 5:56 PM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
105951	AMAZON1	Amazon Capital Services, Inc.	08/14/2025	648.62
105952	DF01	Anselmo Ryan Angulo	08/14/2025	200.00
105953	CALIFO03	California JPIA	08/14/2025	13,300.00
105954	eddcas	Employment Development Dept.	08/14/2025	9,184.00
105955	FLORE01	Karla Flores	08/14/2025	540.00
105956	INTIME01	InTime Services Inc.	08/14/2025	7,320.00
105957	LAIMPACT	LA IMPACT	08/14/2025	16,850.00
105958	LIEBERT	Liebert Cassidy Whitmore	08/14/2025	11,394.00
105959	LOSANG18	Los Angeles County	08/14/2025	409.00
105960	OFFICE03	ODP Business Solutions, LLC	08/14/2025	302.11
105961	PHASEII	PARS	08/14/2025	1,750.00
105962	SEMA02	SEMA INC	08/14/2025	463.00
105963	NORTHR	The Northridge Group, Inc.	08/14/2025	10,250.00
105964	AMAZON1	Amazon Capital Services, Inc.	08/14/2025	218.86
105965	AMBRIZ05	Albert Ambriz	08/14/2025	119.28
105966	AMERI02	American Business Bank	08/14/2025	22,187.92
105967	AMESOL01	Luis Amesola	08/14/2025	321.32
105968	ARMS01	James Armstrong	08/14/2025	141.53
105969	B&BTIR	B & B Tires Service	08/14/2025	30.00
105970	BRITEW	BriteWorks, Inc.	08/14/2025	12,847.12
105971	BURGUA01	Rene Burguan	08/14/2025	12,800.00
105972	BURROL08	Larry Burrola	08/14/2025	894.62
105973	CABRER04	Brandi Cabrera	08/14/2025	300.00
105974	CALIFO03	California JPIA	08/14/2025	15,243.02
105975	BATE01	Elior Inc.	08/14/2025	6,800.00
105976	FLOCK01	Flock Group, Inc	08/14/2025	1,600.00
105977	FLORE01	Karla Flores	08/14/2025	360.00
105978	IRWIND21	Irwindale Hand Wash & Auto Detail	08/14/2025	1,611.49
105979	LIEBERT	Liebert Cassidy Whitmore	08/14/2025	2,060.00
105980	M3	M3	08/14/2025	425.97
105981	MIDAS	Manuel C Muratalla	08/14/2025	606.06
105982	OFFICE03	ODP Business Solutions, LLC	08/14/2025	341.49
105983	OPTUM01	OptumRx, Inc.	08/14/2025	41,517.16
105984	ORTIMA	Manuel Ortiz	08/14/2025	894.62
105985	PALACI01	Joanna Palacios	08/14/2025	198.00
105986	LEGAL03	Pre-Paid Legal Services, Inc.	08/14/2025	110.65
105987	ROBERT10	RC Construction Service Inc. Robert Clapp	08/14/2025	421,570.55
105988	ROMERO05	Natanael Romero	08/14/2025	300.00
105989	SCFUELS	SC Fuels	08/14/2025	8,599.91
105990	SEMA02	SEMA INC	08/14/2025	4,076.06
105991	SEMA02	SEMA INC	08/14/2025	231.49
105992	SERRA10	Teresa Serrano	08/14/2025	24.00
105993	SCE02	Southern California Edison	08/14/2025	24,154.54
105994	STROBE03	Gary Strobehn	08/14/2025	479.00
105995	TERRA01	Terra Realty Advisors, Inc	08/14/2025	4,268.14
105996	verizonw	Verizon Wireless	08/14/2025	2,715.66
105997	ALLCI01	All City Management Services, Inc	08/27/2025	1,031.99

Check No	Vendor No	Vendor Name	Check Date	Check Amount
105998	DUDEK01	Dudek	08/27/2025	580.00
105999	IMPE01	Imperial County Office of Education	08/27/2025	3,153.83
106000	ITERIS	Iteris, Inc.	08/27/2025	2,000.00
106001	LSA01	LSA Associates, Inc.	08/27/2025	6,906.25
106002	SOURCE02	SourceOne Office Products, Inc.	08/27/2025	43.13
106003	ARAM01	Vestis Services, LLC	08/27/2025	492.98
106004	BARNEY	Barney's Locksmith Service	08/27/2025	49.34
106005	ACPROS01	AC Pros, Inc.	08/27/2025	4,246.22
106006	AMAZON1	Amazon Capital Services, Inc.	08/27/2025	684.96
106007	BALDWI02	City of Baldwin Park	08/27/2025	1,750.00
106008	CWA01	CWA AIA, Inc	08/27/2025	11,013.38
106009	ECORP01	ECORP Consulting, Inc.	08/27/2025	1,107.50
106010	EMERGE04	Emergency Response	08/27/2025	375.00
106011	FCG01	FCG Consultants Inc.	08/27/2025	5,125.84
106012	JTB01	JTB Supply Company Inc.	08/27/2025	11,108.23
106013	LANDSC	Landscape Warehouse III Inc.	08/27/2025	192.61
106014	LSA01	LSA Associates, Inc.	08/27/2025	16,735.00
106015	OFFICE03	ODP Business Solutions, LLC	08/27/2025	294.35
106016	PROPRINT	Pro Printing, Inc.	08/27/2025	56.48
106017	PROFOR01	ProForce Law Enforcement	08/27/2025	2,771.53
106018	ROSENO	RSG	08/27/2025	75.00
106019	SEMA02	SEMA INC	08/27/2025	3,053.05
			Report Total (69 checks):	733,505.86

Item #19.C.

City of IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Approve the Purchase of Two New Vehicles for the Police Department and Waive Formal Bidding Procedure

City Manager's Recommendation:

Adopt Resolution No. 2025-89-3677 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE WAIVING FORMAL BIDDING PROCEDURES PER IRWINDALE MUNICIPAL CODE SECTION 3.44.080(f), AND APPROVING THE USE OF ASSET FORFEITURE FUNDS FOR PURCHASE OF A 2026 DODGE DURANGO AND A 2026 CHEVROLET TRAVERSE."

Administrative Action:

Submitted & Prepared by:
Chris Hofford, Chief of Police



Reviewed by:

Adrian R. Guerra, City Attorney

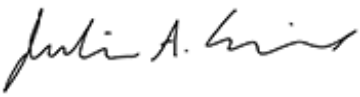


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

The Police Department'S fleet contains two vehicles that have passed the end of their serviceable lives and are in need of replacement.

The Detective Bureau is in possession of a 2016 Dodge Charger. Its engine has failed completely and

cannot be repaired. The Administration Division is in possession of a 2008 Dodge Charger that has become unreliable and in need of continual repairs. Detectives need reliable vehicles that are capable of being driven to field investigations, emergency situations, court hearings, and other related tasks in a dependable manner. Administrative personnel require reliable and capable vehicles to support day-to-day operational needs, including emergency response coordination, interdepartmental functions and transportation to regional meetings. Both vehicles being sought are well-suited for these uses due to their safety features, performance, and utility.

The City Council previously appropriated Asset Forfeiture funds to supplement the Irwindale Police Department budget. State and federal law requires these funds to be utilized by the Police Department for law enforcement investigations and operations, training, and/or equipment related to official law enforcement duties.

Irwindale Municipal Code section 3.44.080(F) provides that the City Council may dispense with formal bidding procedures when a purchase is beneficial to the interest of the city and is from a supplier who has been awarded a specific item or items in a contract resulting from a formal competitive bid process by another governmental agency within the State of California or by the federal government within the previous 365 days (one year.)

National Auto Fleet Group was awarded contract #091521-NAF from Sourcewell (formerly known as NJPA) based off a formal bid procedure for a 2026 Dodge Durango and a 2026 Chevrolet Traverse. In NJPA's summary of findings for the awarded Sourcewell/NJPA contract, it found that National Auto Fleet Group has pricing within a competitive range, is a national dealer network representing 15 car and truck manufacturers and has the ability to provide exceptional service. National Auto Fleet Group scored the best against three other bidders in the following categories: pricing, marketplace success, bidder's ability to sell and service contracts nationally, bidder's marketing plan, value-added attributes and selection and variety of products and services. Watsonville Fleet Group – a member of the National Auto Fleet Group – is offering the City of Irwindale a 2026 Dodge Durango at the national government multi-year contract price of $57,707.42, and is similarly offering the City of Irwindale a 2026 Chevrolet Traverse at the national government multi-year contract price of $52,392.23. The combined total is $110,099.65.

Both vehicles will require outfitting with emergency lights and sirens. While the purchase of the vehicles themselves can be made by waiving the formal bidding process described above, the purchase and installation of emergency lights and sirens cannot be similarly purchased. As such, and because purchase and installation is expected to cost approximately $10,000 per vehicle, the Police Department is currently seeking competitive bids from suitable vendors. Once a winning bid is identified, the purchase and installation will be conducted and are within the approved expenditure authority of the Chief of Police.

The Police Department's Vehicles Account has a current balance of $87,391.01. In order to support the purchase and outfitting of both vehicles, the Police Department is seeking City Council approval to do a budget transfer from the Asset Forfeiture Large Tools & Equipment Account No. 16-35-370-44500-0000 to Asset Forfeiture Vehicles Account No. 16-35-370-44400-0000 in the amount of $45,000. This transfer will amply supply the funds needed for the vehicles and emergency equipment needed.

Fiscal Impact:

There will be no impact on the General Fund as purchasing and outfitting this vehicle will be accomplished using Asset Forfeiture funds.

Attachments:

1. National Price Quote Durango
2. National Price Quote Traverse
3. Resolution No. 2025-89-3677 (2033378.1)

National Auto Fleet Group
A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

7/10/2025
8/13/2025 Re-Configured

Quote ID: **32419 R1**

Order Cut Off Date: **TBA**

Lt. Jose Vargas
Irwindale Police Department
5050 N. Irwindale Avenue
Irwindale, California, 91706

Dear Lt. Vargas,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration. **One (1) New/ Unused 2026 Dodge Durango (WDEE75) Pursuit AWD,** delivered to your specified location, each for:

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	$55,099.00	$52,057.62	5.520 %	$3,041.38
Tax (10.5000 %)		$5,466.05		
Tire fee		$8.75		
Transportation		$175.00		
Total		$57,707.42		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Yesenia Covarrubias
Fleet Department Account Manager
yesenia@watsonvillefleetgroup.com
(626) 457-5590

Vehicle Configuration Options

ENGINE	
Code	**Description**
EZH	Engine: 5.7L V8 HEMI MDS VVT, -inc: 160 mph Primary Certified Speedometer, 3.09 Rear Axle Ratio, Dual Rear Exhaust w/Bright Tips, 230MM Rear Axle, 800 Amp Maintenance Free Battery, 2 Speed On Demand Transfer Case, GVWR: 7,100 lbs
TRANSMISSION	
Code	**Description**
DFD	Transmission: 8-Speed Automatic (8HP70)
WHEELS	
Code	**Description**
WP1	Wheels: 18" x 8" Painted Aluminum, -inc: steel spare wheel w/matching tire
PRIMARY PAINT	
Code	**Description**
PAS	Vapor Gray
SEAT TYPE	
Code	**Description**
A7X9	Black, Cloth Bucket Seats w/Rear Vinyl, -inc: Vinyl 2nd Row Seat
AXLE RATIO	
Code	**Description**
DPM	3.09 Rear Axle Ratio
GVWR	
Code	**Description**
Z6J	GVWR: 7,100 lbs
ADDITIONAL EQUIPMENT	
Code	**Description**
ADL	Skid Plate Group, -inc: Transfer Case Skid Plate Shield, Front Suspension Skid Plate, Fuel Tank Skid Plate Shield, Underbody Skid Plate
ADG	Technology Group, -inc: Adaptive Cruise Control w/Stop, Advanced Brake Assist, Rain Sensitive Windshield Wipers, Full Speed Forward Collision Warning Plus, Lane Departure Warning Plus
CKD	Floor Carpet, -inc: Luxury Front & Rear Floor Mats
CUF	Full Length Floor Console, -inc: 115V Auxiliary Power Outlet, Illuminated Cupholders

LSA	Security Alarm

2026 Fleet/Non-Retail Dodge Durango Pursuit AWD

WINDOW STICKER

2026 Dodge Durango Pursuit AWD

CODE	MODEL	MSRP
WDEE75	2026 Dodge Durango Pursuit AWD	$44,879.00
	OPTIONS	
EZH	Engine: 5.7L V8 HEMI MDS VVT, -inc: 160 mph Primary Certified Speedometer, 3.09 Rear Axle Ratio, Dual Rear Exhaust w/Bright Tips, 230MM Rear Axle, 800 Amp Maintenance Free Battery, 2 Speed On Demand Transfer Case, GVWR: 7,100 lbs	$3,240.00
DFD	Transmission: 8-Speed Automatic (8HP70)	$0.00
WP1	Wheels: 18" x 8" Painted Aluminum, -inc: steel spare wheel w/matching tire	$430.00
PAS	Vapor Gray	$395.00
A7X9	Black, Cloth Bucket Seats w/Rear Vinyl, -inc: Vinyl 2nd Row Seat	$160.00
DPM	3.09 Rear Axle Ratio	INC
Z6J	GVWR: 7,100 lbs	INC
ADL	Skid Plate Group, -inc: Transfer Case Skid Plate Shield, Front Suspension Skid Plate, Fuel Tank Skid Plate Shield, Underbody Skid Plate	$370.00
ADG	Technology Group, -inc: Adaptive Cruise Control w/Stop, Advanced Brake Assist, Rain Sensitive Windshield Wipers, Full Speed Forward Collision Warning Plus, Lane Departure Warning Plus	$2,910.00
CKD	Floor Carpet, -inc: Luxury Front & Rear Floor Mats	$160.00
CUF	Full Length Floor Console, -inc: 115V Auxiliary Power Outlet, Illuminated Cupholders	$370.00
LSA	Security Alarm	$190.00

Please note selected options override standard equipment

SUBTOTAL	**$53,104.00**
Advert/ Adjustments	$0.00
Manufacturer Destination Charge	$1,995.00
TOTAL PRICE	**$55,099.00**

Est City: 14 (2025) MPG
Est Highway: 22 (2025) MPG
Est Highway Cruising Range: 541.20 mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Notes

Standard Equipment

MECHANICAL

Engine: 3.6L V6 24V VVT UPG I w/ESS (STD)
Transmission: 8-Speed Automatic (850RE) (STD)
3.45 Rear Axle Ratio (STD)
GVWR: 6,500 lbs (STD)

EXTERIOR

Wheels: 18" x 8" Black Steel (STD)

TIRES

Tires: 255/60R18 BSW On/Off Road

ADDITIONAL EQUIPMENT

50 State Emissions
Transmission w/Sequential Shift Control
Full-Time All-Wheel
Engine Oil Cooler
650CCA Maintenance-Free Battery w/Run Down Protection
220 Amp Alternator
Class IV Towing Equipment -inc: Hitch and Trailer Sway Control
Trailer Wiring Harness
Police/Fire
1250# Maximum Payload
Front And Rear Anti-Roll Bars
Gas-Pressurized Front Shock Absorbers and Nivomat Brand Name Rear Shock Absorbers
Nivomat Suspension
HD Suspension
Electric Power-Assist Speed-Sensing Steering
24.6 Gal. Fuel Tank
Single Stainless Steel Exhaust
Permanent Locking Hubs
Short And Long Arm Front Suspension w/Coil Springs
Multi-Link Rear Suspension w/Coil Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control
Upfitter Switches

Wheels w/Chrome Hub Covers
Steel Spare Wheel
Compact Spare Tire Stored Underbody w/Crankdown
Body-Colored Front Bumper w/Black Rub Strip/Fascia Accent
Body-Colored Rear Step Bumper w/Black Rub Strip/Fascia Accent
Black Side Windows Trim
Body-Colored Door Handles
Chrome Bodyside Insert and Black Wheel Well Trim
Black Power Heated Side Mirrors w/Manual Folding
Fixed Rear Window w/Wiper and Defroster
Deep Tinted Glass
Speed Sensitive Variable Intermittent Wipers
Galvanized Steel/Aluminum Panels
Lip Spoiler
Black Grille
Liftgate Rear Cargo Access
Tailgate/Rear Door Lock Included w/Power Door Locks
Auto On/Off Projector Beam Led Low/High Beam Daytime Running Headlamps w/Delay-Off
Perimeter/Approach Lights
LED Brakelights
Laminated Glass
Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Aux Audio Input Jack, Steering Wheel Controls, Voice Activation and Radio Data System
Radio: Uconnect 5 Nav w/10.1" Display
6 Speakers
Streaming Audio
Integrated Roof Antenna
Uconnect w/Bluetooth Wireless Phone Connectivity
2 LCD Monitors In The Front
Connected Travel & Traffic Services Real-Time Traffic Display
Front Seats w/Power 4-Way Driver Lumbar
12-Way Power Driver Seat -inc: Power Recline, Height Adjustment, Fore/Aft Movement, Cushion Tilt and Power 4-Way Lumbar Support
4-Way Passenger Seat -inc: Manual Recline, Fore/Aft Movement and Fold Flat
60-40 Folding Split-Bench Front Facing Fold Forward Seatback Rear Seat
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Voltmeter, Oil Pressure, Engine Coolant Temp, Tachometer, Oil Temperature, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
Power Rear Windows and Fixed 3rd Row Windows
4G LTE Wi-Fi Hot Spot (3-month or 3 GB trial included) Mobile Hotspot Internet Access
Leather Steering Wheel

Front Cupholder
Rear Cupholder
Compass
Proximity Key For Doors And Push Button Start
Valet Function
Remote Keyless Entry w/Integrated Key Transmitter, 2 Door Curb/Courtesy, Illuminated Entry and Panic Button
Cruise Control w/Steering Wheel Controls
Voice Activated Dual Zone Front Automatic Air Conditioning
Rear HVAC w/Separate Controls
HVAC -inc: Auxiliary Rear Heater, Headliner/Pillar Ducts and Console Ducts
Illuminated Locking Glove Box
Driver Foot Rest
Interior Trim -inc: Leatherette/Metal-Look Instrument Panel Insert, Metal-Look Door Panel Insert and Chrome Interior Accents
Full Cloth Headliner
Cloth Bucket Seats w/Shift Insert -inc: cloth rear seat
Day-Night Auto-Dimming Rearview Mirror
Driver And Passenger Visor Vanity Mirrors
Partial Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 3 12V DC Power Outlets
Front And Rear Map Lights
Fade-To-Off Interior Lighting
Carpet Floor Trim
Full Vinyl/Rubber Floor Covering
Cargo Area Concealed Storage
Cargo Space Lights
Smart Device Integration
FOB Controls -inc: Keyfob Cargo Access and Keyfob Window Activation
Driver / Passenger And Rear Door Bins
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks w/Autolock Feature
Driver Information Center
Redundant Digital Speedometer
Trip Computer
Outside Temp Gauge
Digital/Analog Appearance
Manual w/Tilt Front Head Restraints and Fixed Rear Head Restraints
Front Center Armrest w/Storage and Rear Center Armrest
#7 Seat Foam Cushion

Sentry Key Immobilizer
3 12V DC Power Outlets
Air Filtration
Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Dodge Connect Emergency Sos Capability
ParkSense with Stop Rear Parking Sensors
Rear Cross Path Detection
Blind Spot w/Trailer Detection Blind Spot
Tire Specific Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags
Curtain 1st, 2nd And 3rd Row Airbags
Airbag Occupancy Sensor
Driver Knee Airbag
Rear Child Safety Locks
Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
ParkView Back-Up Camera

National Auto Fleet Group
A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

8/19/2025

Quote ID: **40312**

Order Cut Off Date: **TBA**

Jose Vargas
City of Irwindale
Police

5050 N. Irwindale Avenue

Irwindale, California, 91706

Dear Jose Vargas,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.
One (1) New/Unused (2026 Chevrolet Traverse (1LB56) AWD 4dr LT w/2LT,) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	$48,680.00	$47,298.85	2.837 %	$1,381.15
Tax (10.7500 %)		$5,084.63		
Tire fee		$8.75		
Total		$52,392.23		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Yesenia Covarrubias / Joshua Jerome Fleet Department
Account Manager
Email: yesenia@watsonvillefleetgroup.com
Office: (626) 457-5590
Fax: (831) 480-8497

Purchase Order Instructions & Resources

Once units are scheduled by OEM, no cancellations are accepted

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: Fleet@NationalAutoFleetGroup.com

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

Additional Resources

Learn how to track your vehicle:	**www.NAFGETA.com**
Use the upfitter of your choice:	**www.NAFGpartner.com**
Vehicle Status:	**ETA@NationalAutoFleetGroup.com**
General Inquiries:	**Fleet@NationalAutoFleetGroup.com**

For general questions or assistance please contact our main office at:

1-855-289-6572

Vehicle Configuration Options

EMISSIONS	
Code	**Description**
FE9	Emissions, Federal requirements
ENGINE	
Code	**Description**
LK0	Engine, 2.5L Turbo DOHC SIDI with Variable Valve Timing (VVT), (STD)
TRANSMISSION	
Code	**Description**
MF8	Transmission, 8-speed automatic, (STD)
PREFERRED EQUIPMENT GROUP	
Code	**Description**
2LT	LT Preferred Equipment Group, includes standard equipment
WHEELS	
Code	**Description**
SLV	Wheels, 20" (50.8 cm) High Gloss Black painted aluminum
TIRES	
Code	**Description**
Q3N	Tires, 255/55R20 all-season blackwall
PAINT	
Code	**Description**
GXD	Sterling Gray Metallic
SEAT TYPE	
Code	**Description**
AR9	Seats, front bucket, (STD)
SEAT TRIM	
Code	**Description**
H41	LT Jet Black/Gideon, Premium cloth seat trim
ADDITIONAL EQUIPMENT	
Code	**Description**

WJU	Midnight/Sport Edition, includes Black grille with unique finish, Chevrolet Black bowties, Black nameplate (and AWD badge on AWD models), (BSW) high gloss Black door upper and low gloss Black belt moldings, (SLV) 20" High Gloss Black painted aluminum wheels and (Q3N) 255/55R20 all-season blackwall tires
BGP	Driver Confidence Package, Includes Key card, (DRZ) Rear camera mirror, (KI6) 120V-volt power outlet, (UKK) Rear Pedestrian Alert, (UV2) HD Surround Vision and (UVX) Traffic Sign Recognition
PDH	LPO, Interior Protection Package, includes (VLI) Cargo mat, LPO, (VAV) first and second row all-weather floor mats, LPO and (RIB) third row all-weather floor liner, LPO
BSW	Molding, high gloss Black door upper and low gloss Black belt
RIB	LPO, All-weather floor liner, third row
VAV	LPO, All-weather floor mats, first and second row
___	Key Card
KI6	Power outlet, 120-volt, located on the rear of center console
DRZ	Rear Camera Mirror
VLI	LPO, Cargo mat
UV2	HD Surround Vision
UVX	Traffic Sign Recognition
UKK	Rear Pedestrian Alert
SEATING ARRANGEMENT	
Code	**Description**
ABE	Seating, 7-passenger (2-2-3 seating configuration), (STD)

2026 Fleet/Non-Retail Chevrolet Traverse AWD 4dr LT w/2LT

WINDOW STICKER

2026 Chevrolet Traverse AWD 4dr LT w/2LT

CODE	MODEL	MSRP
1LB56	2026 Chevrolet Traverse AWD 4dr LT w/2LT	$42,800.00
	OPTIONS	
FE9	Emissions, Federal requirements	$0.00
LK0	Engine, 2.5L Turbo DOHC SIDI with Variable Valve Timing (VVT), (STD)	$0.00
MF8	Transmission, 8-speed automatic, (STD)	$0.00
2LT	LT Preferred Equipment Group, includes standard equipment	$0.00
SLV	Wheels, 20" (50.8 cm) High Gloss Black painted aluminum	INC
Q3N	Tires, 255/55R20 all-season blackwall	INC
GXD	Sterling Gray Metallic	$0.00
AR9	Seats, front bucket, (STD)	$0.00
H41	LT Jet Black/Gideon, Premium cloth seat trim	$0.00
WJU	Midnight/Sport Edition, includes Black grille with unique finish, Chevrolet Black bowties, Black nameplate (and AWD badge on AWD models), (BSW) high gloss Black door upper and low gloss Black belt moldings, (SLV) 20" High Gloss Black painted aluminum wheels and (Q3N) 255/55R20 all-season blackwall tires	$2,285.00
BGP	Driver Confidence Package, Includes Key card, (DRZ) Rear camera mirror, (KI6) 120V-volt power outlet, (UKK) Rear Pedestrian Alert, (UV2) HD Surround Vision and (UVX) Traffic Sign Recognition	$1,225.00
PDH	LPO, Interior Protection Package, includes (VLI) Cargo mat, LPO, (VAV) first and second row all-weather floor mats, LPO and (RIB) third row all-weather floor liner, LPO	$475.00
BSW	Molding, high gloss Black door upper and low gloss Black belt	INC
RIB	LPO, All-weather floor liner, third row	INC
VAV	LPO, All-weather floor mats, first and second row	INC
___	Key Card	INC
KI6	Power outlet, 120-volt, located on the rear of center console	INC
DRZ	Rear Camera Mirror	INC
VLI	LPO, Cargo mat	INC
UV2	HD Surround Vision	INC
UVX	Traffic Sign Recognition	INC
UKK	Rear Pedestrian Alert	INC
ABE	Seating, 7-passenger (2-2-3 seating configuration), (STD)	$0.00

Please note selected options override standard equipment

SUBTOTAL	**$46,785.00**
Advert/ Adjustments	$0.00
Manufacturer Destination Charge	$1,895.00
TOTAL PRICE	**$48,680.00**

Est City: N/A MPG
Est Highway: N/A MPG
Est Highway Cruising Range: N/A mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Notes

Standard Equipment

MECHANICAL

Engine, 2.5L Turbo DOHC SIDI with Variable Valve Timing (VVT) (328 hp [244 kW] @ 5500 rpm, 326 lb-ft of torque [442 N-m] @ 3500 rpm) (STD)
Transmission, 8-speed automatic (STD)

EXTERIOR

Wheels, 18" (45.7 cm) Grazen Metallic machined-face aluminum (STD)
Tires, 255/65R18 all-season blackwall (STD)

INTERIOR

Seats, front bucket (STD)
Seating, 7-passenger (2-2-3 seating configuration) (STD)

ADDITIONAL EQUIPMENT

Convenience Package includes (BTV) Remote Start, (KA1) heated driver and front passenger seats and (KI3) heated steering wheel
Chevy Safety Assist includes (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam
Safety Package 1 includes (UGN) Enhanced Automatic Emergency Braking, (KSG) Adaptive Cruise Control , (CTB) Intersection Automatic Emergency Braking, (UOW) Side bicyclist Alert, (UKM) Lane keep assist with Lane Departure Warning, enhanced and (UVZ) Reverse Automatic Braking
Trailering Package includes Hitch with hitch cover, (PZ8) Hitch View, (CTT) Hitch Guidance, (V08) heavy-duty cooling system and (KW5) 220 amp alternator
Engine control, stop-start system
Engine control, stop-start system override
Electronic Precision Shift, electronic transmission range selector
Cooling system, heavy-duty
Alternator, 220 amps
GVWR, 6394 lbs (2900 kg)
All-wheel drive
Hitch Guidance
Hitch View
Suspension, Ride and Handling
Brake lining wear indicator
Brakes, 4-wheel antilock, 4-wheel disc
Wheel, spare, 18" (45.7 cm) steel

Tire, compact spare, T135/70R18, blackwall
Roof rails, Black
Molding, bright door upper and low gloss Black belt
Moldings, molded color bodyside
Moldings, rocker, narrow, molded color
Wheel moldings, mold-in-color Black
Door handles, body-color
Headlamps, LED, automatic on/off
IntelliBeam, auto high beam
Glass, deep-tinted
Glass, rear, deep tint
Mirrors, outside heated, power-adjustable, manual-folding Black, with integrated turn signal indicators
Rear Camera Washer
AutoSense Power Liftgate, programmable, hands free
Audio system, 17.7" diagonal advanced color high-contrast LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration for Wireless Apple CarPlay and Wireless Android Auto for compatible phones
Audio system feature, 6-speaker system
SiriusXM with 360L Trial Subscription. SiriusXM with 360L transforms your customers' ride with our most extensive and personalized radio experience on the road. (IMPORTANT: The SiriusXM trial subscription is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. Trial subscription is subject to the SiriusXM Customer Agreement and privacy policy, visit siriusxm.com which includes full terms and how to cancel. All fees, content, features, and availability are subject to change. Some features require GM connected vehicle services.)
Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)
Active Noise Cancellation, driveline
Seat trim, premium cloth
Seat adjuster, driver 8-way power
Seat adjuster, front passenger 4-way manual
Seats, heated driver and front passenger
Headrest, 3rd row center
Floor mats, front, carpeted (Deleted when LPO floor mats or floor liners are ordered.)
Floor mats, rear, carpeted (Deleted when LPO floor mats or floor liners are ordered.)
Steering column, manual tilt and telescopic
Steering wheel, wrapped, round bottom
Steering wheel, heated
Driver Information Center, 11" diagonal display
Vehicle health management provides advanced warning of vehicle issues
Windows, remote express-up/-down driver and express-down all passengers
Keyless Open, all doors includes extended range Remote Keyless Entry with lock/unlock feature
Remote Start

Adaptive Cruise Control
Wireless Phone Charging
USB ports, 2, one type A and one type-C data/charge, located in the front area of the center console
USB ports, 2 type-A, charge-only located on the rear of the center console
USB ports, 2 type-A, charge-only one on each outboard location
Air conditioning, tri-zone automatic climate control with individual climate settings for driver, front passenger and rear seat passengers
Air conditioning, rear
Sensor, cabin humidity and windshield temperature
Mirror, inside rearview manual day/night
Heater, electric, heater defroster system, reinforced
Enhanced Automatic Emergency Braking
Front Pedestrian and Bicyclist Braking
Intersection Automatic Emergency Braking
Rear Cross Traffic Braking
Reverse Automatic Braking
Mechanical jack with tools
Airbags, driver and front passenger frontal, seat-mounted side-impact first and second row outboard seating positions and roof rail-mounted head-curtain for all outboard seating positions and Passenger Sensing System for front passenger (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)
OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)
Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver
Rear Park Assist
HD Rear Vision Camera
Blind Zone Steering Assist
Lane Keep Assist with Lane Departure Warning, enhanced
Following Distance Indicator
Forward Collision Alert
Side Bicyclist Alert
LED Reflective Windshield Collision Alert

Seat belt restraint pretensioner, rear
Seat belt, 3-point, front passenger with pretensioner and load limiter
Seat belt, 3-point, driver with pretensioner and load limiter
Seat belts, all rows 3-point with pretensioners, driver and front passenger height-adjustable
Seat belt indicator, second row
Seat belt indicator, third row
Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu
LATCH system (Lower Anchors and Tethers for CHildren), for child restraints seats
Display, automatic occupant sensing
Passenger Sensing System sensor indicator inflatable restraint, front passenger/child presence detector
Safety Alert Seat
Tire Pressure Monitor System, auto learn

RESOLUTION NO. 2025-89-3677

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE WAIVING FORMAL BIDDING PROCEDURES PER IRWINDALE MUNICIPAL CODE SECTION 3.44.080(f), AND APPROVING THE USE OF ASSET FORFEITURE FUNDS FOR PURCHASE OF A 2026 DODGE DURANGO AND A 2026 CHEVROLET TRAVERSE

WHEREAS, the Irwindale Police Department Detective Bureau and Administration Division require reliable replacement vehicles to support daily operational and interdepartmental functions; and

WHEREAS, the City of Irwindale Police Department has assisted federal, state and local law enforcement agencies with investigations related to illegal narcotics and other criminal activity over the past years; and

WHEREAS, the United States Department of Justice and the California Department of Justice have an Equitable Sharing Program that allows law enforcement agencies to share in federal forfeiture proceeds from property seized during these investigations; and

WHEREAS, federal and state laws dictate that these funds must be utilized by the Police Department for investigations and operations related to asset forfeiture investigations and/or training and equipment related to official law enforcement duties; and

WHEREAS, National Auto Fleet Group was awarded a government fleet contract by a Minnesota governmental agency, Sourcewell (formerly National Joint Powers Alliance – “NJPA”), based off a formal bid procedure for the same vehicles - a 2026 Dodge Durango and a 2026 Chevrolet Traverse; and

WHEREAS, in NJPA's summary of findings for the awarded Sourcewell/NJPA contract, it found that National Auto Fleet Group has pricing within competitive range, is a national dealer network representing 15 car and truck manufacturers and has the ability to provide exceptional service; and

WHEREAS, Watsonville Auto Fleet Group, as a member of the National Auto Fleet Group, is offering the sale of vehicles to the City at the national government multi-year contract price; and

WHEREAS, Watsonville Auto Fleet Group, a member of the National Auto Fleet Group, has provided a quote for one (1) new 2026 Dodge Durango for $57,707.42 and one (1) new 2026 Chevrolet Traverse for $52,392.23 under Sourcewell Contract #091521-NAF; and

WHEREAS, Irwindale Municipal Code section 3.44.080(F) provides that the City Council may dispense with formal bidding procedures when no public work of a total

value in excess of the public works bidding limit is involved, and the purchase is beneficial to the interests of the city, and is from a supplier who has been awarded a specific item or items in a contract resulting from a formal competitive bid process by another governmental agency within the state of California or by the federal government within the previous 365 days (one year); and

WHEREAS, the City Council now desires to waive formal bidding procedures pursuant to Irwindale Municipal Code section 3.44.080(F), approve the purchase and outfitting of the two listed vehicles to be utilized by the Irwindale Police Department, and authorize the issuance of a purchase order to Watsonville Auto Fleet Group; and

WHEREAS, the City Council previously appropriated Asset Forfeiture funds to supplement the Irwindale Police Department budget, and state and federal law requires these funds to be utilized by the Police Department for law enforcement investigations and operations, training, and/or equipment related to official law enforcement duties; and

WHEREAS, the City Council recognizes that a budget transfer from the Asset Forfeiture Large Tools & Equipment account to Asset Forfeiture Vehicles account in the amount of $45,000 is required to support these purchases.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

SECTION 1. The recital set forth above is true and correct and incorporated here and by this reference.

SECTION 2. The City Council hereby waives the formal bidding process pursuant to Irwindale Municipal Code section 3.44.080(F) and authorizes the issuance of a purchase order in the amount of $110,099.65 to Watsonville Auto Fleet Group for the use of Asset Forfeiture funds to purchase two police service vehicles, a 2026 Chevrolet Travers and 2026 Dodge Durango, to be utilized by the Irwindale Police Department.

SECTION 3. The City Council hereby finds that the use of Asset Forfeiture funds for the purchase of the police service vehicles is related to and in support of Irwindale Police Department's official law enforcement operations and investigations and provides equipment for official enforcement duties and is therefore compliant with federal and state law requirements.

SECTION 4. The City Council hereby approves a budget transfer of $45,000 from the Asset Forfeiture Large Tools & Equipment account to Asset Forfeiture Vehicles.

SECTION 5. The Chief Deputy City Clerk shall attest to the adoption of this resolution which shall, in turn, have an immediate effect.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2025-xx-xxxx was duly adopted by the City Council of the City of Irwindale at a regular meeting thereof held on the 237th day of August 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSTAIN: Councilmembers:

ABSENT: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Item #19.D.

City of IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Amendment No. 1 to Professional Services Agreement with Terra Realty Advisors Inc. to Provide Various Real Estate Services Including Outdoor Advertising

City Manager's Recommendation:

Adopt Resolution No. 2025-88-3676 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE APPROPRIATION OF ONE HUNDRED TWENTY THOUSAND DOLLARS ($120,000) FROM GENERAL FUND RESERVES FOR VARIOUS REAL ESTATE SERVICES INCLUDING OUTDOOR ADVERTISING BETWEEN CITY OF IRWINDALE AND TERRA REALTY ADVISORS, INC. "; and (2) Approve Amendment No. 1 to Contract Services Agreement with Terra Realty Advisors, Inc.

Administrative Action:

Submitted & Prepared by:
Kambiz Borhani, Finance Director / City Treasurer

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

On November 19, 2024, the City Manager, on behalf of the City of Irwindale ("City"), entered into a Contract Services Agreement ("Agreement") with Terra Realty Advisors, Inc. ("Consultant") for updating the existing Billboard Ordinance and its fee study for the City in the amount not-to-exceed

Thirty Thousand dollars ($30,000). Due to the number and scope of applications, analysis, and processes involved, the original contract will need to be amended to increase the contract amount from Thirty Thousand dollars ($30,000) to One Hundred and Twenty Thousand dollars ($120,000). The proposed amendment will provide the necessary funding to cover the additional analysis review required to complete the ongoing processes and procedures needing to be discussed and established.

Irwindale Municipal Code (IMC) 3.44.020 Definition of “Services” exempts professional or other contractual services for which the procedure for procurement is specifically provided by law or approved city procedures or are in their nature unique and not subject to competition. The City has adopted a Purchasing Policy, which sets forth the procurement process for Professional Services. City staff have complied with Irwindale Purchasing Policy Section 5 Professional Consultant Selection requirements such that the contract is exempt from the centralized purchasing requirements of IMC Chapter 3.44, per IMC sections 3.44.060 and 3.44.080(D).

The attached contract agreement amendment has been reviewed and approved as to form by the City Attorney's office.

Fiscal Impact:

Adoption of Resolution No. 2025-88-3676 authorizes the Finance Director to amend the Fiscal Year 2025-2026 adopted budget and appropriate One Hundred and Twenty Thousand dollars ($120,000) from the General Fund Reserves.

Attachments:

1. (IRW) Terra Realty Contract Services Agreement Amendment No. 1 (2032733.1)
2. (IRW) Terra Realty Contract Services Agreement Amendment No. 1 (2032733.1)

AMENDMENT NO. 1 TO AGREEMENT FOR CONTRACT SERVICES BETWEEN THE CITY OF IRWINDALE AND TERRA REALTY ADVISORS, INC.

This AMENDMENT NO. 1 TO AGREEMENT FOR CONTRACT SERVICES (herein "Amendment No. 1") is made and entered into this 27th day of August 2025, by and between the City of Irwindale, a California municipal corporation ("City"), and Terra Realty Advisors, Inc., a California corporation ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as "Parties."

RECITALS

A. Pursuant to the City of Irwindale's Municipal Code, City has the authority to enter into and execute this Amendment No. 1

B. City and Consultant entered into that certain Contract Services Agreement (herein "Agreement") dated November 19, 2024, for the preparation of various real estate services including outdoor advertising billboard signs and on-call services as needed by City staff. The Agreement established a Contract Sum of Thirty Thousand Dollars ($30,000.00).

C. Pursuant to Section 2.3 of the Agreement, any increase in compensation up to ten percent (10%) of the Contract Sum or $5,000 may be approved by the Contract Officer. Any greater increases in compensation, taken either separately or cumulatively, must be approved by the City Council.

D. By this Amendment No. 1, City and Consultant desire to amend the Agreement in accordance with the provisions of Sections 2.1 of the Agreement to increase in the Contract Sum by One Hundred Five Thousand Dollars ($105,000.00), bringing the final total to One Hundred Twenty Thousand Dollars ($120,000.00).

E. Additionally, by this Amendment No. 1, City and Consultant desire to amend the Agreement in accordance with the provisions of Section 3.4 of the Agreement to extend the initial term of the Agreement.

TERMS

1. **Contract Changes.** The Agreement is amended as provided herein (added text shown in ***bold italics***, deleted text shown in ~~strikethrough~~).

A. **Section 2.1 of the Agreement, entitled "Contract Sum" shall be amended to read in its entirety as follows:**

> "2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. ~~For Phase I as set forth in Exhibit "A", the total compensation shall not exceed Twelve Thousand Five Hundred Dollars ($12,500), and the reimbursable~~

~~expense allowance shall not exceed One Thousand Dollars ($1,000). For Phase 2 as set forth in Exhibit "A", Consultant shall be compensated in accordance with its hourly rates as set forth in Exhibit "C", but in no event shall total compensation for Phase 2 exceed Fifteen Thousand Dollars ($15,000.)~~ The total Contract Sum***, including reimbursement for actual expenses,*** shall not exceed ~~Thirty Thousand Dollars ($30,000)~~ ***One Hundred Twenty Thousand Dollars ($120,000.00)*** ("Contract Sum")."

B. **Section 3.4 of the Agreement, entitled "Term" shall be amended to read in its entirety as follows:**

"3.4 Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ~~one (1) year~~ ***three (3) years with an option to renew for up two additional one (1) year terms*** from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D")."

C. **Exhibit "A" of the Agreement entitled "Scope of Services" shall be substituted and superseded in its entirety by the "Scope of Services" contained in Exhibit "A" attached hereto.**

D. **Exhibit "C" of the Agreement entitled "Schedule of Compensation" shall be substituted and superseded in its entirety by "Schedule of Compensation" contained in Exhibit "C" attached hereto.**

E. **Exhibit "D" of the Agreement entitled "Schedule of Performance" shall be substituted and superseded in its entirety by the "Schedule of Performance" attached hereto.**

2. **Continuing Effect of Agreement.** Except as expressly modified herein, all other provisions of the Agreement shall remain unmodified and in full force and effect. From and after the date of this Amendment No. 1, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

5. **Authority.** The persons executing this Amendment 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 Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other agreement to which said party is bound.

6. **Electronic Signatures.** The words "execution," "signed," "signature," and words of like import in this Agreement or in any other certificate, agreement or document related to this Agreement, shall include images of manually executed signatures transmitted by facsimile or other electronic format (including, without limitation, "pdf", "tif" or "jpg") and other electronic signatures (including, without limitation, DocuSign and AdobeSign). The use of electronic signatures and electronic records (including, without limitation, any contract or other record created, generated, sent, communicated, received, or stored by electronic means) shall be of the same legal effect, validity and enforceability as a manually executed signature or use of a paper-based record-keeping system to the fullest extent permitted by applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, the California Uniform Electronic Transactions Act and any other applicable law, including, without limitation, any state law based on the Uniform Electronic Transactions Act or the Uniform Commercial Code.

7. **Counterparts.** This Amendment No. 1 may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles, or digital. All such counterparts shall together constitute but one and the same Amendment No. 1.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1 on the date and year first-above written.

CITY:

CITY OF IRWINDALE, a California charter city and municipal corporation

_____
Julian A. Miranda, City Manager

ATTEST:

_____
Laura M. Nieto, Chief Deputy City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Adrian R. Guerra, City Attorney

CONSULTANT:

TERRA REALTY ADVISORS, INC., a California corporation

By:_____
Name: Scott Sheldon
Title: President

By:_____
Name: Anna M. Sheldon
Title: Secretary
Address: 450 Chadbourne Rd., Suite G
Fairfield, CA 94534

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will perform the following Services in connection with the City's various real estate needs:

A. Continue to provide advice, direction and coordination for City, working with Outfront Media (OFM) to negotiate development agreements, obtain entitlements through construction and close-out for their proposed signs.

B. Continue to provide advice, direction and coordination for City, working with Metro/All Vision Media (Metro) to negotiate a Development Agreement, coordinate public entitlements through construction and close-out for a new proposed digital sign on Metro land.

C. Work with City and OFM, Clear Channel Outdoor (CCO), Regency Outdoor Media (ROM) to identify, negotiate and finalize new Development Agreements for new and potential sign conversions and takedowns for locations on I-605 and I-210.

D. Provide strategic advisory services to City for all sign related matters, as needed.

E. Work with City to develop reimbursable fee payments to be paid by the sign companies to offset consulting costs to identify, negotiate and coordinate all sign proposals through entitlement and construction closeout.

F. As necessary, prepare and distribute a Request for Qualification and Proposal to qualified outdoor advertising sign companies for identified City owned sites, if any.

G. Coordinate all work with City staff and legal counsel.

H. Attend Planning Commission and City Council meetings as directed by City staff.

II. All work product is subject to review and acceptance by City, and must be revised by Consultant without additional charge to City until found satisfactory and accepted by City.

III. Consultant will utilize the following primary personnel to accomplish the services:

a) Scott Sheldon
b) Michelle Hightower

EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Consultant shall perform the following Services at the following hourly rates:

		RATE
A.	President	$320/hour
B.	Executive Vice President	$275/hour
C.	Senior Vice President	$240/hour
D.	Vice President	$220/hour
E.	Director of Due Diligence/Research	$150/hour
F.	Administrative/Clerical	$95/hour

Service as a witness in any litigation, arbitration, or other legal proceeding shall incur 1.5 times the hourly rates shown above.

II. A retention of ten percent (10%) shall be held from each payment as a contract retention to be paid as a part of the final payment upon satisfactory completion of services.

III. Within any budgeted amounts for each task, and with the approval of the Contract Officer, funds may be shifted from one task subbudget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 2.3.

IV. City will compensate Consultant for the Services performed upon submission of a valid invoice, in accordance with Section 2.2. Each invoice is to include:

A. Line items for all the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

V. City will reimburse Consultant, at actual cost, for expenses reasonably incurred in connection with the Services, such as phone, fax, or travel outside the Bay Area or Sacramento, overnight delivery charges, blueprints, and additional costs at cost.

VI. The total compensation for the Services, including reimbursement for actual expenses, shall not exceed $120,000.00 as provided in Section 2.1 of this Agreement.

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Consultant shall perform all Services timely on an as-needed basis, subject to a mutually agreed upon timeline.

II. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

AMENDMENT NO. 1 TO AGREEMENT FOR CONTRACT SERVICES BETWEEN THE CITY OF IRWINDALE AND TERRA REALTY ADVISORS, INC.

This AMENDMENT NO. 1 TO AGREEMENT FOR CONTRACT SERVICES (herein "Amendment No. 1") is made and entered into this 27th day of August 2025, by and between the City of Irwindale, a California municipal corporation ("City"), and Terra Realty Advisors, Inc., a California corporation ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as "Parties."

RECITALS

A. Pursuant to the City of Irwindale's Municipal Code, City has the authority to enter into and execute this Amendment No. 1

B. City and Consultant entered into that certain Contract Services Agreement (herein "Agreement") dated November 19, 2024, for the preparation of various real estate services including outdoor advertising billboard signs and on-call services as needed by City staff. The Agreement established a Contract Sum of Thirty Thousand Dollars ($30,000.00).

C. Pursuant to Section 2.3 of the Agreement, any increase in compensation up to ten percent (10%) of the Contract Sum or $5,000 may be approved by the Contract Officer. Any greater increases in compensation, taken either separately or cumulatively, must be approved by the City Council.

D. By this Amendment No. 1, City and Consultant desire to amend the Agreement in accordance with the provisions of Sections 2.1 of the Agreement to increase in the Contract Sum by One Hundred Five Thousand Dollars ($105,000.00), bringing the final total to One Hundred Twenty Thousand Dollars ($120,000.00).

E. Additionally, by this Amendment No. 1, City and Consultant desire to amend the Agreement in accordance with the provisions of Section 3.4 of the Agreement to extend the initial term of the Agreement.

TERMS

1. **Contract Changes.** The Agreement is amended as provided herein (added text shown in ***bold italics***, deleted text shown in ~~strikethrough~~).

A. **Section 2.1 of the Agreement, entitled "Contract Sum" shall be amended to read in its entirety as follows:**

> "2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. ~~For Phase I as set forth in Exhibit "A", the total compensation shall not exceed Twelve Thousand Five Hundred Dollars ($12,500), and the reimbursable~~

~~expense allowance shall not exceed One Thousand Dollars ($1,000). For Phase 2 as set forth in Exhibit "A", Consultant shall be compensated in accordance with its hourly rates as set forth in Exhibit "C", but in no event shall total compensation for Phase 2 exceed Fifteen Thousand Dollars ($15,000.)~~ The total Contract Sum***, including reimbursement for actual expenses,*** shall not exceed ~~Thirty Thousand Dollars ($30,000)~~ ***One Hundred Twenty Thousand Dollars ($120,000.00)*** ("Contract Sum")."

B. **Section 3.4 of the Agreement, entitled "Term" shall be amended to read in its entirety as follows:**

"3.4 Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ~~one (1) year~~ ***three (3) years with an option to renew for up two additional one (1) year terms*** from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D")."

C. **Exhibit "A" of the Agreement entitled "Scope of Services" shall be substituted and superseded in its entirety by the "Scope of Services" contained in Exhibit "A" attached hereto.**

D. **Exhibit "C" of the Agreement entitled "Schedule of Compensation" shall be substituted and superseded in its entirety by "Schedule of Compensation" contained in Exhibit "C" attached hereto.**

E. **Exhibit "D" of the Agreement entitled "Schedule of Performance" shall be substituted and superseded in its entirety by the "Schedule of Performance" attached hereto.**

2. **Continuing Effect of Agreement.** Except as expressly modified herein, all other provisions of the Agreement shall remain unmodified and in full force and effect. From and after the date of this Amendment No. 1, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

5. **Authority.** The persons executing this Amendment 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 Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other agreement to which said party is bound.

6. **Electronic Signatures.** The words "execution," "signed," "signature," and words of like import in this Agreement or in any other certificate, agreement or document related to this Agreement, shall include images of manually executed signatures transmitted by facsimile or other electronic format (including, without limitation, "pdf", "tif" or "jpg") and other electronic signatures (including, without limitation, DocuSign and AdobeSign). The use of electronic signatures and electronic records (including, without limitation, any contract or other record created, generated, sent, communicated, received, or stored by electronic means) shall be of the same legal effect, validity and enforceability as a manually executed signature or use of a paper-based record-keeping system to the fullest extent permitted by applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, the California Uniform Electronic Transactions Act and any other applicable law, including, without limitation, any state law based on the Uniform Electronic Transactions Act or the Uniform Commercial Code.

7. **Counterparts.** This Amendment No. 1 may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles, or digital. All such counterparts shall together constitute but one and the same Amendment No. 1.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1 on the date and year first-above written.

CITY:

CITY OF IRWINDALE, a California charter city and municipal corporation

_____
Julian A. Miranda, City Manager

ATTEST:

_____
Laura M. Nieto, Chief Deputy City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Adrian R. Guerra, City Attorney

CONSULTANT:

TERRA REALTY ADVISORS, INC., a California corporation

By:_____
Name: Scott Sheldon
Title: President

By:_____
Name: Anna M. Sheldon
Title: Secretary
Address: 450 Chadbourne Rd., Suite G
Fairfield, CA 94534

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will perform the following Services in connection with the City's various real estate needs:

A. Continue to provide advice, direction and coordination for City, working with Outfront Media (OFM) to negotiate development agreements, obtain entitlements through construction and close-out for their proposed signs.

B. Continue to provide advice, direction and coordination for City, working with Metro/All Vision Media (Metro) to negotiate a Development Agreement, coordinate public entitlements through construction and close-out for a new proposed digital sign on Metro land.

C. Work with City and OFM, Clear Channel Outdoor (CCO), Regency Outdoor Media (ROM) to identify, negotiate and finalize new Development Agreements for new and potential sign conversions and takedowns for locations on I-605 and I-210.

D. Provide strategic advisory services to City for all sign related matters, as needed.

E. Work with City to develop reimbursable fee payments to be paid by the sign companies to offset consulting costs to identify, negotiate and coordinate all sign proposals through entitlement and construction closeout.

F. As necessary, prepare and distribute a Request for Qualification and Proposal to qualified outdoor advertising sign companies for identified City owned sites, if any.

G. Coordinate all work with City staff and legal counsel.

H. Attend Planning Commission and City Council meetings as directed by City staff.

II. All work product is subject to review and acceptance by City, and must be revised by Consultant without additional charge to City until found satisfactory and accepted by City.

III. Consultant will utilize the following primary personnel to accomplish the services:

a) Scott Sheldon
b) Michelle Hightower

EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Consultant shall perform the following Services at the following hourly rates:

		RATE
A.	President	$320/hour
B.	Executive Vice President	$275/hour
C.	Senior Vice President	$240/hour
D.	Vice President	$220/hour
E.	Director of Due Diligence/Research	$150/hour
F.	Administrative/Clerical	$95/hour

Service as a witness in any litigation, arbitration, or other legal proceeding shall incur 1.5 times the hourly rates shown above.

II. A retention of ten percent (10%) shall be held from each payment as a contract retention to be paid as a part of the final payment upon satisfactory completion of services.

III. Within any budgeted amounts for each task, and with the approval of the Contract Officer, funds may be shifted from one task subbudget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 2.3.

IV. City will compensate Consultant for the Services performed upon submission of a valid invoice, in accordance with Section 2.2. Each invoice is to include:

A. Line items for all the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

V. City will reimburse Consultant, at actual cost, for expenses reasonably incurred in connection with the Services, such as phone, fax, or travel outside the Bay Area or Sacramento, overnight delivery charges, blueprints, and additional costs at cost.

VI. The total compensation for the Services, including reimbursement for actual expenses, shall not exceed $120,000.00 as provided in Section 2.1 of this Agreement.

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Consultant shall perform all Services timely on an as-needed basis, subject to a mutually agreed upon timeline.

II. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

Item #19.E.

City of
IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: E-Waste & Declaration of Surplus Equipment

City Manager's Recommendation:

Receive and file.

Administrative Action:

Submitted by:

Theresa Olivares, Assistant City Manager

Prepared by:
Jeffrey Wagner, IT Manager

ELECTRONICALLY APPROVED

Reviewed by:
Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

The attached list includes computer hardware, electronic devices, radio equipment, aluminum & fiberglass picnic tables, and two large vending machines that have surpassed their useful life and now only occupy storage space, with no remaining marketable value. These items are considered obsolete, damaged, or otherwise unsuitable for City use. In addition, a 2008 Chrysler 300 pool vehicle has also been identified as surplus due to age, mileage, and the prohibitive cost of repairs. Accordingly, the Purchasing Manager has declared all of the above items surplus property in accordance with the

attached declaration.

Section 3.44.150 of the Irwindale Municipal Code outlines the process for disposing of surplus equipment:

1. All departments must submit to the purchasing manager reports showing all equipment no longer used or which have become obsolete or worn out.
2. The purchasing manager makes a declaration of the surplus equipment.
3. The item must be offered for sale on a competitive bid basis after proper notice to the public.
4. After a reasonable effort has been made to obtain competitive bids and no offers are received for any item, the purchasing manager is authorized to dispose of such item for the highest scrap value that can be obtained.
5. If a reasonable effort to do so procures no opportunity to sell the same for scrap, the purchasing manager may cause its destruction or any other disposition.

Staff recommends that the tables and vehicle be sold at public auction, as they may still provide some use and/or generate a monetary return. The remaining items have no meaningful resale value and are best classified as electronic waste (e-waste). Therefore, under the authority of Section 3.44.150, the Purchasing Manager has determined that the most practical method of disposal is through an electronic waste recycler. This matter is presented to the City Council for transparency only - no action is required.

Fiscal Impact:

The listed equipment has no meaningful resale value. Any residual funds generated from e-waste recycling would be nominal, if any, and would be credited to the General Fund.

Attachments:

1. Administration Chairs
2. Adminstration Chairs (23)
3. Administration Vehicle
4. City IT Surplus List
5. Community Development Sound Meter
6. Public Works List
7. PD Surplus List

CITY OF IRWINDALE
PROPERTY TRANSFER/DISPOSITION FORM

(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable): BLUE CITY HALL LOBBY OFFICE CHAIRS (TWO)

Original Purchase Price is estimated to have been less than $5,000. ☒ Yes ☐ No

City Tag # N/A	Vehicle Identification # N/A
Model # N/A	Serial # N/A
Manufacturer Name	Year of Manufacture

Condition: ☐ Good ☐ Fair ☒ Poor ☐ Operational ☐ Nonoperational ☐ Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value: $

☐ Estimate from City Staff – Name:

☐ Professional Appraisal (please attach a copy)

☐ Estimated Depreciation Value – Describe:

☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☒ No value (broken or destroyed) – Tossed ☐ Trade in for new Replacement Equipment

☐ Transferred to a Non-Profit:

☐ Transferred to a Governmental Agency:

☐ Auction:

Name: _____

Address: _____

Phone: _____

Sale Price: $_____ Net Sale Price (Purchase price less any fees paid): $_____

_____

Payment Method to the City ☐ Check ☐ Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Dept. Head Name: Theresa Olivares Title: Assistant City Manager	Signature: Theresa Olivares	Date: 1/29/25

Receiving Department Approval (If applicable)

Dept. Head Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: ~~Eva Carreon~~ Kambiz Borhani Title: Director of Finance	Signature:	Date:

FOR SERVICE YARD USE ONLY

Date of Pickup:_____ Final Destination:_____

Service Yard Employee Signature:_____

C:\Users\ahegdahl\Desktop\Form.Property Transfer-Disposition.docx

CITY OF IRWINDALE

PROPERTY TRANSFER/DISPOSITION FORM

(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable): 23 Chairs

Original Purchase Price is estimated to have been less than $5,000. ☐ Yes ☒ No

City Tag No.:	Vehicle Identification No.:
Model No.:	Serial No.:
Manufacturer Name:	Year of Manufacture:

Condition: ☐ Good ☐ Fair ☒ Poor ☐ Operational ☐ Non operational ☐ Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value: $

☐ Estimate from Kelly Blue Book (www.kbb.com) (please attach a copy)

☐ Professional Appraisal (please attach a copy)

☐ Estimated Depreciation Value – Describe:

☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☒ No value (broken or destroyed) – Tossed ☐ Trade in for new Replacement Equipment

☐ Transferred to a Non-Profit:

☐ Transferred to a Governmental Agency:

☐ Auction:

Name: _____

Address: _____

Phone: _____

Sale Price: $_____ Net Sale Price (Purchase price less any fees paid): $_____

Payment Method to the City ☒ Check ☐ Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Name: Theresa Olivares Title: Assistant City Manager	Signature:	8/21/2025 Date:

Receiving Department Approval (If applicable)

Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: Kambiz Borhani Title: Director of Finance	Signature:	8/21/2025 Date:

Distribution: Copy to Finance, Originating Department, and Receiving Department

CITY OF IRWINDALE

PROPERTY TRANSFER/DISPOSITION FORM

(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable):

Original Purchase Price is estimated to have been less than $5,000. ☒Yes ☐No

City Tag No.: 757	Vehicle Identification No.: 2C3LA33G88H259142
Model No.: 300 Limited	Serial No.: 2C3LA33G88H259142
Manufacturer Name: Chrysler	Year of Manufacture: 2008

Condition: ☐ Good ☒ Fair ☐ Poor ☐ Operational ☐Non operational ☐Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value: $ 2,138 - $4,127

☒ Estimate from Kelly Blue Book (www.kbb.com) (please attach a copy)

☐ Professional Appraisal (please attach a copy)

☐ Estimated Depreciation Value – Describe:

☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☐ No value (broken or destroyed) – Tossed ☐ Trade in for new Replacement Equipment

☐ Transferred to a Non-Profit:

☐ Transferred to a Governmental Agency:

☒ Auction:

Name: JJ Kane Auctions

Address: 4510 Muth Way, Riverside, CA 92509

Phone: (856) 764-7163

Sale Price: $_____ Net Sale Price (Purchase price less any fees paid): $_____

Payment Method to the City ☒Check ☐Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Name: Theresa Olivares Title: Assistant City Manager	Signature:	08/20/2025 Date:

Receiving Department Approval (If applicable)

Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: Kambiz Borhani Title: Director of Finance	Signature:	8/20/25 Date:

Distribution: Copy to Finance, Originating Department, and Receiving Department

2008 Chrysler 300 Pricing Report

Style: Limited Sedan 4D

Mileage: 211,218

KBB.com Consumer Rating: 4.5/5

Vehicle Highlights

Fuel Economy: City 17/Hwy 24/Comb 20 MPG

Engine: V6, HO, 3.5 Liter

Transmission: Automatic, 4-Spd w/Overdrive

Drivetrain: RWD

Country of Assembly: Canada

Country of Origin: United States

EPA Class: Large Cars

Max Seating: 5

Doors: 4

Body Style: Sedan

Sell to Private Party



Valid for **ZIP code 92801** through **08/20/2025**

Your Configured Options

Our pre-selected options, based on typical equipment for this car.

✓ Options that you added while configuring this car.

Exterior Color

✓ Gray

Engine

V6, HO, 3.5 Liter

Transmission

Automatic, 4-Spd w/Overdrive

Drivetrain

RWD

Braking and Traction

Traction Control

Stability Control

ABS (4-Wheel)

Comfort and Convenience

Air Conditioning

Power Windows

Power Door Locks

Cruise Control

Keyless Entry

Anti-Theft System

Steering

Power Steering

Tilt & Telescoping Wheel

Entertainment and Instrumentation

AM/FM Stereo

CD/MP3 (Single Disc)

Navigation System

Sirius Satellite

✓ UConnect

Safety and Security

Dual Air Bags

✓ Side Air Bags

Seats

Leather

Wheels and Tires

Alloy Wheels

Exterior

Fog Lights

CITY OF IRWINDALE

PROPERTY TRANSFER/DISPOSITION FORM

(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable): Computer Equipment, Printers, Tablets, batteries

Original Purchase Price is estimated to have been less than $5,000. ☒ Yes ☐ No

City Tag # *See Attached Spreadsheet*	Vehicle Identification #
Model # *See Attached Spreadsheet*	Serial #
Manufacturer Name	Year of Manufacture

Condition: ☐ Good ☐ Fair ☐ Poor ☐ Operational ☐ Non operational ☐ Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value: $

☐ Estimate from City Staff – Name:

☐ Professional Appraisal (please attach a copy)

☐ Estimated Depreciation Value – Describe:

☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☒ No value (broken or destroyed) – Tossed ☐ Trade in for new Replacement Equipment

☐ Transferred to a Non-Profit:

☐ Transferred to a Governmental Agency:

☐ Auction:

Name: _____

Address: _____

Phone: _____

Sale Price: $_____ Net Sale Price (Purchase price less any fees paid): $_____

_____

Payment Method to the City ☐ Check ☐ Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Dept. Head Name: Jeffrey Wagner Title: IT Manager	Signature:	Date: 8/20/25

Receiving Department Approval (If applicable)

Dept. Head Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: Kambiz Borhani Title: Director of Finance	Signature:	Date:

FOR SERVICE YARD USE ONLY

Date of Pickup:_____ Final Destination:_____

Service Yard Employee Signature:_____

roperty Transfer-Disposition.doc

MAKE	MODEL	SERIAL	ASSET	DESCRIPTION	QUANTITY
APC	SMX48RMBP2U	5D2019T33646		Battery Back-up	1
APC	SMX48RMBP2U	5D1332T02325		Battery Back-up	1
APC	SMX750	AS1316211399		Battery Back-up	1
N/A	N/A	N/A		Rack rails + front covers	1
N/A	N/A	N/A		Electronic sit-stands	2
WatchGuard	N/A	N/A		Box of Watchguard/ Microtik equipment	1
Ergotron	N/A	N/A		Dual monitor	1
APC	APCRBC117	7A1715L06801		Battery cartidge	1
Various	Various	N/A		Bin of various cables and chords	1
Various	Various	N/A		Box of various devices, keyboards, speakers	2
Various	Various	N/A		Boxes of printer toner cartridges	3
HP	Z240 SFF Workstation	2UA6243M8J	0138	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M7W	0139	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M86		PC Tower	1
HP	Z240 SFF Workstation	2UA6243M8F	0154	PC Tower	1
HP	EliteOne 800 G2 23-inch All-in-One	MXL61223FB		All-in-One PC	1
HP	EliteOne 800 G2 23-inch All-in-One	MXL61223FT		All-in-One PC	1
HP	Compaq LE2202x Monitor	Various		22-inch monitor	3
Altec Lansing	N/A	N/A		Computer speaker	1
Various	Various	N/A		Monitor arms	6
HP	Compaq LA2405X	Various		24-inch monitor	14
ViewSonic	VS15772	Various		22-inch monitor	2
Vizio	D2414-J01	LTP5D5KX1952512		22-inch monitor	1
N/A	N/A	N/A		22-inch monitor	1
Ion	N/A	N/A		Audio speaker	2
Polycom	N/A	Various		VoIP phones	6
N/A	Premium Laser Toner Cartridge	N/A		Printer toner cartridge	8
Cisco	ASR1001-X	FXS1851Q1XG	N/A	Router	1
HP	B5L47A	MXBCJ2J1JR	N/A	Copier printer	1
Various	Various	Various		Box of hard drives	1
HP	Various	Various		Swtichinig power supply	7
Getac	F110	RF339F1222		Tablet PC	1
Getac	F110	RF339F1227	0889	Tablet PC	1
Getac	F110	RF339F1226		Tablet PC	1
Getac	F110	RF339F1234	0901	Tablet PC	1
Panduit	Surface mount box c	N/A		Surface mount	9
Panduit	CJ688TGGR	N/A		Jack module	2
HP	LaserJet P2055dn	CNB9970942		Printer	1
Verizon	Jetpack	EMBD4GSIM-N		Hotspot	1
HP	OfficeJet Pro 7740	CN79E2514S		Printer	1
TabCruzer	N/A	N/A		Tablet PC docking station	1
WatchGuard	4RE	N/A		DVR	1
HP	N/A	N/A		Monitor stands	8
Various	Various	Various		Box of battery	1
Gateway	LP Mini Tower TB3 Performance 650	17928697		PC Tower	1
Microsoft	Surface Pro	Various		Laptops	6
HP	Probook	N/A	0111	Laptops	1
Mount-It	N/A	N/A	N/A	Monitor mount base	21
N/A	N/A	N/A		KVM	1
Evolis	Primacy	10000555626	N/A	ID card printer	1
HP	Z2 SFF G4 Workstation	MXL9123GQN	N/A	PC Tower	1
HP	HP Z240 SFF Workstation	2UA6243M7X	0155	PC Tower	1

CITY OF IRWINDALE

PROPERTY TRANSFER/DISPOSITION FORM

(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable): Quest Technologies Sound Meter Motorola Battery

Original Purchase Price is estimated to have been less than $5,000. ☐ Yes ☐ No

City Tag No.: 00000408	Vehicle Identification No.: N/A
Model No.: M271M28	Serial No.: GW4070042
Manufacturer Name: Quest Technologies - Motorola	Year of Manufacture: N/A

Condition: ☐ Good ☐ Fair ☒ Poor ☐ Operational ☐ Non operational ☐ Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value:

☐ Estimate from City Staff – Name:

☐ Professional Appraisal (please attach a copy)

☐ Estimated Depreciation Value – Describe:

☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☒ No value (broken or destroyed) – Tossed ☐ Trade in for new Replacement Equipment

☐ Transferred to a Non-Profit:

☐ Transferred to a Governmental Agency:

☐ Auction:

Name: _____

Address: _____

Phone: _____

Sale Price: $_____ Net Sale Price (Purchase price less any fees paid): $_____

Payment Method to the City ☒ Check ☐ Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Name: Marilyn Simpson Title: Community Development Director	Signature: Marilyn Simpson	08/20/2025 Date:

Receiving Department Approval (If applicable)

Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: Kambiz Borhani Title: Director of Finance	Signature:	8/20/25 Date:

Distribution: Copy to Finance, Originating Department, and Receiving Department

CITY OF IRWINDALE
PROPERTY TRANSFER/DISPOSITION FORM

(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable):
5 Aluminum picnic tables

Original Purchase Price is estimated to have been less than $5,000. ☑ Yes ☐ No

City Tag # N/A	Vehicle Identification # N/A
Model # N/A	Serial # N/A
Manufacturer Name: Unknown	Year of Manufacture: Unknown

Condition: ☐ Good ☑ Fair ☐ Poor ☐ Operational ☐ Nonoperational ☐ Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value: $

☐ Estimate from City Staff – Name:
☐ Professional Appraisal (please attach a copy)
☐ Estimated Depreciation Value – Describe:
☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☐ No value (broken or destroyed) – Tossed ☐ Trade in for new Replacement Equipment
☐ Transferred to a Non-Profit:
☐ Transferred to a Governmental Agency:
☑ Auction:

Name: Ken Porter Auction
Address: 4510 Muth Way Jurupa Valley
Phone: 310-353-7140

Sale Price: $_____ Net Sale Price (Purchase priceless any fees paid): $_____
Payment Method to the City ☐ Check ☐ Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Dept. Head Name: Elizabeth Rodriguez Title: Public Services Director	Signature: Elizabeth Rodriguez	Date: 5/19/25

Receiving Department Approval (If applicable)

Dept. Head Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: Jeanette Duran Title: Finance Manager	Signature: Duran	Date: 5/19/25

FOR SERVICE YARD USE ONLY

Date of Pickup:_____ Final Destination:_____

Service Yard Employee Signature:_____

Disposition.doc

CITY OF IRWINDALE
PROPERTY TRANSFER/DISPOSITION FORM

(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable):
5 Fiberglass Tables

Original Purchase Price is estimated to have been less than $5,000. ☑ Yes ☐ No

City Tag # N/A	Vehicle Identification # N/A
Model # N/A	Serial # N/A
Manufacturer Name: Unknown	Year of Manufacture: Unknown

Condition: ☐ Good ☑ Fair ☐ Poor ☐ Operational ☐ Nonoperational ☐ Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value: $

☐ Estimate from City Staff – Name:
☐ Professional Appraisal (please attach a copy)
☐ Estimated Depreciation Value – Describe:
☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☐ No value (broken or destroyed) – Tossed ☐ Trade in for new Replacement Equipment
☐ Transferred to a Non-Profit:
☐ Transferred to a Governmental Agency:
☑ Auction:

Name: Ken Porter Auction
Address: 4510 Muth Way Jurupa Valley
Phone: 310-353-7140

Sale Price: $_____ Net Sale Price (Purchase priceless any fees paid): $_____
Payment Method to the City ☐ Check ☐ Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Dept. Head Name: Elizabeth Rodriguez Title: Public Services Director	Signature: Elizabeth Rodriguez	Date: 5/19/25

Receiving Department Approval (If applicable)

Dept. Head Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: Jeanette Duran Title: Finance Manager	Signature: Duran	Date: 5/19/25

FOR SERVICE YARD USE ONLY

Date of Pickup:_____ Final Destination:_____

Service Yard Employee Signature:_____

Disposition.doc

Vending Machine

CITY OF IRWINDALE
PROPERTY TRANSFER/DISPOSITION FORM

(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable):

Original Purchase Price is estimated to have been less than $5,000. ☒ Yes ☐ No

City Tag # None	Vehicle Identification #
Model # 12LT0006245 04104T	Serial # 167222 0
Manufacturer Name Vendo Co.	Year of Manufacture ?

Condition: ☐ Good ☐ Fair ☐ Poor ☐ Operational ☒ Nonoperational ☒ Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value: $

☐ Estimate from City Staff – Name:

☐ Professional Appraisal (please attach a copy)

☐ Estimated Depreciation Value – Describe:

☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☒ No value (broken or destroyed) – Tossed Equipment ☐ Trade in for new Replacement

☐ Transferred to a Non-Profit:

☐ Transferred to a Governmental Agency:

☐ Auction:

Name: _____

Address: _____

Phone: _____

Sale Price: $_____ Net Sale Price (Purchase price less any fees paid): $_____

Payment Method to the City ☐ Check ☐ Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Dept. Head Name: Elizabeth Rodriguez Title: Public Services Director	Signature: Elizabeth Rodriguez	Date: 5/15/25

Receiving Department Approval (If applicable)

Dept. Head Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: Jeanette Duran Title: ~~Director of~~ Finance Manager	Signature: Duran	Date: 5/19/25

FOR SERVICE YARD USE ONLY

Date of Pickup:_____ Final Destination:_____

Service Yard Employee Signature:_____

rm.Property Transfer-Disposition.doc


Cold
Drinks
Out of
Order
Cold
Drinks


APPROVED FOR OUTDOOR USE
MODEL
BASIC UNIT
VM24
SERIAL NO
CHARGE
OZ. R-134a
UL LISTED
8.0
AMPS
REFRIGERATED
VENDING MACHINE
239L
115
60
1
PHASE
MFD IN U.S.A. BY THE VENDO CO.

Vending Machine

CITY OF IRWINDALE
PROPERTY TRANSFER/DISPOSITION FORM
(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable):

Original Purchase Price is estimated to have been less than $5,000. ☒Yes ☐No

City Tag # NOT AVAILABLE	Vehicle Identification # NOT AVAILABLE
Model # NOT AVAILABLE	Serial # NOT AVAILABLE
Manufacturer Name NOT AVAILABLE	Year of Manufacture NOT AVAILABLE

Condition: ☐ Good ☐ Fair ☐ Poor ☐ Operational ☒ Nonoperational ☐ Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value: $

☐ Estimate from City Staff – Name:

☐ Professional Appraisal (please attach a copy)

☐ Estimated Depreciation Value – Describe:

☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☒ No value (broken or destroyed) – Tossed ☐ Trade in for new Replacement Equipment

☐ Transferred to a Non-Profit:

☐ Transferred to a Governmental Agency:

☐ Auction:

Name: _____

Address: _____

Phone: _____

Sale Price: $_____ Net Sale Price (Purchase price less any fees paid): $_____

Payment Method to the City ☐Check ☐Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Dept. Head Name: Elizabeth Rodriguez Title: Public Services Director	Signature: Elizabeth Rodriguez	Date: 5/19/25

Receiving Department Approval (If applicable)

Dept. Head Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: ~~Eva Carreon~~ Jeanette Duran Title: ~~Director of~~ Finance Manager	Signature: Duran	Date: 5/19/25

FOR SERVICE YARD USE ONLY

Date of Pickup:_____ Final Destination:_____

Service Yard Employee Signature:_____


out of order
786
782

CITY OF IRWINDALE

PROPERTY TRANSFER/DISPOSITION FORM

(USE ONE FORM PER ITEM)

INSTRUCTIONS

1. Complete Section A
2. Use Section B for Transfers Only
3. Use Section C for Dispositions Only
4. Section D – Approval Signatures
5. Return to Purchasing Department

SECTION A – GENERAL EQUIPMENT INFORMATION

Description of Item (Complete where applicable):

Original Purchase Price is estimated to have been less than $5,000. ☐ Yes ☐ No

City Tag # SEE ATTACHED SPREADSHEET	Vehicle Identification #
Model #	Serial #
Manufacturer Name	Year of Manufacture

Condition: ☐ Good ☐ Fair ☐ Poor ☐ Operational ☐ Non operational ☐ Beyond Repair

SECTION B – INTERNAL TRANSFER BETWEEN DEPARTMENTS

Estimated Surplus Value: $

☐ Estimate from City Staff – Name:

☐ Professional Appraisal (please attach a copy)

☐ Estimated Depreciation Value – Describe:

☐ Offer from Another Agency – Name:

SECTION C - DISPOSITION

☐ No value (broken or destroyed) – Tossed ☐ Trade in for new Replacement Equipment

☐ Transferred to a Non-Profit:

☐ Transferred to a Governmental Agency:

☐ Auction:

Name: _____

Address: _____

Phone: _____

Sale Price: $_____ Net Sale Price (Purchase price less any fees paid): $_____

Payment Method to the City ☐ Check ☐ Trade in Value on Purchase Order: $_____

SECTION D – APPROVAL SIGNATURES

Originating Department Approval

Dept. Head Name: JOHN FRAIJO Title: CAPTAIN	Signature:	8/20/25 Date:

Receiving Department Approval (If applicable)

Dept. Head Name: Title:	Signature:	Date:

Authorized City Official Approving Property Transfer/Disposal

Name: Kambiz Borhani Title: Director of Finance	Signature:	Date:

Distribution: Copy to Finance, Originating Department, and Receiving Department

FOR SERVICE YARD USE ONLY

Date of Pickup:_____ Final Destination:_____

Service Yard Employee Signature:_____

MAKE	MODEL	SERIAL	ASSET TAG	DESCRIPTION	QUANTITY
Motorola	L3358A	322CJG0373	N/A	Dispatch Console	1
Motorola	L3358A	322CJG0374	N/A	Dispatch Console	1
Motorola	L3359A	322CJG0375	N/A	Console Audio Box II	1
Motorola	L3359A	322CJG0376	N/A	Console Audio Box II	1
HP	Workstation xw4 100	USV34405Q8	N/A	PC Tower	1
HP	Workstation xw4 100	USV34405R0	N/A	PC Tower	1
elo	ET1919L-7CWA-1-GY-G	N/A	N/A	Monitors	2
GEC Machines LTD	N/A	N/A	N/A	AC motor	1
Various	N/A	N/A	N/A	Box of various cables, desktop speakers, keyboards	1

Item #21.A.

City of
IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Introduction and First Reading of Ordinance No. 808 to Amend Chapter 10 of the Irwindale Municipal Code

City Manager's Recommendation:

Direct the City Attorney to **read by title only, waive reading of, and introduce Ordinance No. 808**, entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ADOPTING AND AMENDING CHAPTER 10.54 ("RECREATIONAL VEHICLES") TO TITLE 10 ("vEHICLES AND TRAFFIC") OF THE CITY OF IRWINDALE MUNICIPAL CODE, RELATING TO PARKING, STOPPING AND STANDING OF RECREATIONAL VEHICLES; ESTABLISHMENT OF CITY RECREATIONAL VEHICLE PARKING PERMITS; AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)".

Administrative Action:

Submitted by:
Theresa Olivares, Assistant City Manager

Theresa Olivares

Prepared by:
Theresa Olivares, Assistant City Manager

Theresa Olivares

Reviewed by:

Adrian R. Guerra, City Attorney

Adrian R. Guerra

Kambiz Borhani, Finance Director / City Treasurer

K. Borhani

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

The attached Recreational Vehicle Ordinance was prepared based on directions received from the City Council on April 9, 2025, May 28, 2025, June 25, 2025, and July 9, 2025. Key provisions of the ordinance are listed below:

1. Recreational Vehicles (RV) includes a motor home, travel trailer, truck camper, camping trailer, fifth-wheel travel trailer, boat, watercraft, or park trailer.
2. City issued temporary RV parking permit (Permit) will be required to park an RV on a residential street. Permit will include vehicle license number, date of issuance, valid date and time, valid DMV registration, and proof of Irwindale residency.
3. The Permit allows a resident to park an RV in front of his / her residence for 72-hours to allow for preparing for a trip and 72-hours for unloading, cleaning or preparing an RV after a trip.
4. The maximum number of permits allowed per calendar year per residence is twelve (12). This is inclusive of temporary RV parking permits and RV Temporary Guest Permits.
5. The out-of-town visitor RV parking permit is limited to 10 consecutive days per month and 30-days per calendar year, per residential address.
6. Only 1 temporary Permit will be issued per resident at any given time.
7. Permit must be clearly visible to law enforcement personnel.
8. RV may only be parked in front of the address identified on the permit.
9. RV may not be stored with opened slide outs and may not be inhibited at any time
10. Any vehicle in violation of this chapter may be removed by the police department and the cost of removing and storing the vehicle will be the responsibility of the registered owner.
11. No utility connections, electrical cords, extensions cords, hoses or cables, or their others to cross over, above, on or across any public right of way, parkway, pathway, sidewalk from a residential or commercial property to an RV parked on a public street, alley or highway.
12. A generator may not be used between the hours of 10 pm and 7 am.
13. An RV may not connect to the public sewer system or dump waste onto public or private land or into streets, gutters or storm drains.
14. The Permit may be revoked by issuing a written notice or revocation identifying why and the effective date of the revocation.
15. The effective date is 60 days from adoption of the ordinance, or November 9, 2025.

The permit fee will be established by resolution at the 2nd reading. The permit issuance fee is $5 for the RV Permit and $20 for the RV Temporary Guest Permit.

Fiscal Impact:

There is no fiscal impact associated with the adoption of this ordinance.

Attachments:

1. (IRW) RV Parking Ordinance No 808 (2030655.1)

ORDINANCE NO. 808

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ADOPTING AND ADDING CHAPTER 10.54 ("RECREATIONAL VEHICLES") TO TITLE 10 ("VEHICLES AND TRAFFIC") OF THE CITY OF IRWINDALE MUNICIPAL CODE, RELATING TO PARKING, STOPPING AND STANDING OF RECREATIONAL VEHICLES; ESTABLISHMENT OF CITY RECREATIONAL VEHICLE PARKING PERMITS; AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)

WHEREAS, California Vehicle Code Sections 22507 and 22507.5 empower cities to regulate vehicular parking within their jurisdictions; and

WHEREAS, the City of Irwindale ("City"), in recent years, has experienced an increase of Recreational Vehicle (hereafter "RV") parking within both commercial and residential areas of the City; and

WHEREAS, this increase in RV parking activity has created public health and safety concerns and has reduced the City's available parking spaces; and

WHEREAS, to minimize these health and safety and parking concerns, the City proposes an ordinance prohibiting the parking of RVs on non-residential streets, and the requirement of a City-issued Resident and/or "Out-of-Town" Visitor RV parking permit for residential streets of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council finds that the above Recitals are true and correct and are incorporated herein by reference.

SECTION 2. Adoption of Code. Chapter 10.54 ("RECREATIONAL VEHICLES") of Title 10 ("VEHICLES AND TRAFFIC") of the Irwindale Municipal Code is hereby added to read as follows:

"**10.54.010. Purpose.**
The purpose of this chapter is to mitigate the public health and safety concerns associated with the parking of recreational vehicles, increase the availability of parking for City residents, businesses and visitors and preserve the character of neighborhoods to benefit the health, safety and welfare of City residents.

10.54.020. Definitions.
For the purpose of the provisions of this chapter, the following words and phrases shall be construed to have the following meanings, unless it is apparent from the context that a different meaning is intended:

A. "Recreational Vehicle" or "RV" means a motorhome, travel trailer, truck camper, camping trailer, or other vehicle or trailer, with or without motor power, designed or altered for human habitation for recreational, emergency or other human occupancy. or any structure inspected, approved and designated as a Recreational Vehicle by, and bearing the insignia of, the State of California or any other state or federal agency having the authority to approve Recreational Vehicles. "Recreational vehicle" shall include, without limitation, any of the following: a "camp trailer," as defined by California Vehicle Code Section 242; a "fifth wheel travel trailer " as defined by California Vehicle Code Section 324; a "house car" as defined in California Vehicle Code Section 362; a "trailer" as defined in California Vehicle Code Section 630; a "trailer coach" as defined in California Vehicle Code Section 635; a “mobile home,” as defined by California Vehicle Code Section 396; a boat, watercraft and/or trailer for a boat or watercraft ; a "park trailer" as defined in California Health & Safety Code Section 18009.3; a "Recreational Vehicle" as defined in California Health & Safety Code Section 18010 and a "truck camper" as defined in California Health & Safety Code Section 18013.4.

B. "Resident" means a person who customarily resides and maintains a place of abode or who owns land within the City. It shall not mean a person who maintains an address at a mailbox drop or who rents a room which is not his or her primary place of abode nor shall it mean a person who maintains only a post office box unless that person also provides valid and verifiable evidence of residence, such as a utility bill/contract, and federal or state government-issued identification, at a street address within the City.

C. "Out-of-town visitor" means any natural person who does not reside in the City who is temporarily visiting as a guest of a resident of the City and who has applied for a temporary RV parking permit.

D. "RV temporary Guest Permit" means a limited duration parking permit for a Recreational Vehicle belonging to an out-of-town visitor issued by the City Manager of his/her designee in accordance with the provisions of this chapter.

10.54.030. Permit required.

No person shall park, stop or leave standing for any period of time exceeding two (2) hours any Recreational Vehicle on any public street, highway or alley or public property or private commercial property other than automotive service facilities, within the City at any time. Recreational Vehicles shall not park within any residential zones of the City except pursuant to a temporary RV parking permit issued by the City Manager, or his/her designee, pursuant to this chapter.

10.54.040. Temporary RV parking permit issuance; application; fees.

A. Purpose. The purpose of the temporary RV parking permit is to allow users and owners of Recreational Vehicles to temporarily park adjacent to their residences to load, unload, clean and maintain their Recreational Vehicles and to allow out-of-town visitors to park their Recreational Vehicles in front of the residence in which they are

visiting for a limited period of time. Persons holding a valid temporary RV permit issued pursuant to this chapter may park the RV, provided the RV is parked along the curb line within the same block as the residence listed in the application for which the permit is issued, and the permit is valid. If the residence is located on a comer, then the permit holder may park along the curb line of either of the streets on the block on which the residence is located.

B. Issuance of Permit. Subject to the requirements set forth in this chapter, the City Manager or his/her designee may issue temporary RV parking permits upon receipt and approval of an application on a form established by the City.

1. Any resident may obtain a temporary RV parking permit authorizing him or her to park a Recreational Vehicle in front of his or her residence.

2. Any out-of-town visitor may obtain a RV temporary Guest Permit authorizing that visitor to park a Recreational Vehicle in front of the residence they are visiting.

3. Any RV temporary Guest Permit shall only be considered by the City Manager or his/her designee, upon the written and/or verbal verification and confirmation of the visited resident and resident's address.

C. Application. The City shall establish a temporary RV parking permit application and may promulgate administrative regulations regarding the issuance of such permits.

D. Every person desiring a temporary RV permit shall file an application containing the following:

1. The name, residential address, phone number, and email address of the Irwindale resident applying for the permit or hosting guest (if applicable).
2. The name, address, phone number, and e-mail address of the applicant for the permit.
3. The name, address, phone number, and e-mail address of the registered owner or renter of the RV.
4. Proof that the applicant is a City of Irwindale Resident. Acceptable proof of residency must be current and must include either a California driver's license or California identification card, property tax bill, or public utility bill, or a current residential rental or lease agreement.
5. Proof of current vehicle registration from the California Department of Motor Vehicles or equivalent agency from another state, and the Recreational Vehicle shall not be in a Planned Nonoperation Filing(PNO) status.
6. The vehicle license number, license state, make, model, year, color, and vehicle length, width, and height.
7. The dates for which the permit is requested.
8. Payment of a permit fee, which shall be established by resolution of the City Council.
9. Such other information as the City deems necessary for the administration or enforcement of this chapter.

E. Fees. Any person applying for a temporary RV parking permit shall pay a fee in such amount as may be established by resolution of the City Council to recover the costs of processing such permits.

10.54.050. Temporary RV parking permit requirements.

A. Residential Zones. Temporary RV parking shall only be permitted in residential zones of the City.

B. Description of Permit; Display. The temporary RV parking permit shall include the license number of the vehicle authorized to be parked, the date of issuance and the date and time through which the temporary parking permit is valid. Such permit shall be placed in the vehicle in such a manner as to be clearly visible to law enforcement personnel and City 's code/parking enforcement officers.

C. Non-Transferable. The temporary RV parking permit shall be non-transferable and shall only be valid for the vehicle, date(s) and location specified on the permit.

D. Duration.

1. A temporary RV parking permit issued to a resident shall be valid for two (2) seventy-two (72) hour periods. The first 72-hours to allow the resident to prepare for a trip, and the second 72-hours to allow the resident to unload from a trip. A permit shall only be allowable for owners who are preparing for a trip or who are unloading, cleaning or repairing a Recreational Vehicle after a trip.

2. An RV temporary Guest Permit issued to an out-of-town visitor shall be valid for no more than ten (10) consecutive days.

E. Restriction on Number of Permits.

1. Each person may be issued no more than twelve (12) temporary RV parking permits per calendar year.

2. RV temporary Guest Permits issued to out-of-town visitors shall not exceed ten (10) consecutive days per month and thirty (30) days per calendar year, per residential address.

3. No more than one temporary RV parking permit, whether issued to a resident or an out-of-town visitor, shall be issued per residential address at any given time.

F. Parking Restrictions. Temporary RV parking permits shall be subject to the following restrictions regarding where RVs may be parked when a permit is issued:

1. The permitee may only stop, park or leave standing his/her Recreational Vehicle directly in front of, or, if the property is a corner lot, on the side of, the residential address specified on the temporary RV parking permit. If the Recreational Vehicle is not parked directly in front of, or on the side of as set forth herein, such

residence, the Recreational Vehicle will be subject to citation, towing or both.

2. The permittee shall not stop, park or leave standing his or her RV within ten feet from the beginning of the apron of any driveway, except at the address specified on the temporary RV parking permit, provided that the driveway is not shared with another residence or business.

3. The permitee shall not stop, park or leave standing his or her RV within twenty feet of any intersection.

4. The permittee shall not store the Recreational Vehicle with open slide outs, and it shall not be inhabited at any time unless it is being actively cleaned, repaired, loaded or unloaded.

5. A Recreational Vehicle and/or boat parked on the roadway shall have traffic cones of no less than 12 inches in height placed on the roadway, within 5 inches from the front and rear corners of the Recreational Vehicle and/or boat that protrude furthest into the roadway.

6. The Recreational Vehicle and/or boat must be operable and shall not be stored in a dismantled state, or with severe damage.

7. Nothing in this Ordinance is designed to prevent any resident or individual who uses an RV to travel to the City of Irwindale to receive necessary care or medical services or to engage in any otherwise lawful business or activity.

G. Removal. Any Recreational Vehicle in violation of this chapter may be removed by any member of the City's police department subject to the requirements of the United States and California Constitutions, and Division 11, Chapter 10 of the California Vehicle Code Sections 22650 et seq., and stored the same in any parking lot or storage yard or garage in compliance with all applicable laws until such time as vehicle is claimed by the registered owner or his/her designated representative. The cost of removing and storing the vehicle shall be borne by the registered owner.

10.4.060. Prohibited activities.

No person shall:

A. Use slide outs, pop outs or other appurtenances on a Recreational Vehicle that encroach on or into the roadway, parkway and/or sidewalk in such a manner as to interfere with the path of safe travel of vehicles and/or pedestrians.

B. Open or partially open any awnings on a Recreational Vehicle in such a manner as to interfere with the path of safe travel of vehicles and/or pedestrians.

C. Cause or permit any utility connections, electrical cords, extension cords, hoses or cables, or other items to cross over, above, on or across any public right of way, parkway, pathway, sidewalk from any residential or commercial property to a Recreational Vehicle parked on a public street, alley or highway.

D. Use power generators or other noise-generating equipment between the hours of 10:00 p.m. and 7:00 a.m. within or adjacent to a Recreational Vehicle.

E. Conduct any commercial activity that is visible from the exterior of an RV while an RV is parked on the public right-of-way.

F. Connect a Recreational Vehicle to the public sewer system or dump waste onto public or private land or into streets, gutters or storm drains, other than those that are lawfully designated, licensed and permitted Recreational Vehicle sanitary wastewater dump stations.

G. Knowingly allow any type of grease, oil, fuel, human waste or other harmful substance to leak or be emitted onto any public right-of-way.

H. Prevent the temporary use of the street corresponding to the residence for the cleaning, loading or other short-term needs, which process does not exceed five (5) hours.

The temporary use of power to allow for the operation of medical devices or other extenuating circumstances can be considered at the discretion of the City Manager, which shall not be unreasonably withheld.

10.54.070. Restricted RV Areas

A. The Police Chief or designee is authorized to designate areas where the stopping, parking or standing of an Recreational Vehicle is prohibited regardless of whether a temporary RV parking permit or RV temporary Guest Permit is obtained as follows:

1. On any street, alley or highway adjacent to any private or public school, city park, or community center; or

2. On any street, alley or highway where the stopping, parking or sanding or a Recreational Vehicle would interfere with vehicular or pedestrian traffic or otherwise create a situation hazardous to the public health, safety or welfare.

B. The Traffic Engineer or designee is authorized to designate areas where the stopping, parking or standing of a Recreational Vehicle is prohibited regardless of whether a temporary RV parking permit or RV temporary Guest Permit is obtained as follows:

1. That portion of a city street within 20 feet of an intersection; or

2. Whenever the Traffic Engineer has caused lines or painted markings or otherwise designated upon the parkway, curb, sidewalk, roadway, driveway, parking lot, or street in such a manner as to identify individual parking spaces, if the parking of a Recreational Vehicle would cross any such line or marking, or occupy more than the single space designated by said markings.

C. The Police Chief or Traffic Engineer, as applicable, shall place or cause to be placed signs on such streets, alleys or highways giving notice of the parking restriction as set forth in paragraphs A or B of this Section.

10.54.080. Violations; penalties.

Any Recreational Vehicle parked in violation of this chapter shall be subject to citation, towing as authorized by California Vehicle Code Sections 22650 and 22651, or both, and revocation of any permit issued pursuant to this chapter.

10.54.090. Revocation.

A. The City shall have the authority to revoke a temporary RV parking permit if the City makes any one of the following findings:

1. The Recreational Vehicle has fallen into a state of disrepair and has become a public nuisance, or a danger to pedestrians or other vehicles.

2. The Recreational Vehicle has become inoperable.

3. There have been at least three parking citations issued for the Recreational Vehicle associated with the temporary RV parking permit.

4. The applicant or the person whom the applicant is visiting is no a bona fide city resident.

5. The out-of-town guest is not a guest of the resident.

6. The permit applicant has provided information that was materially false.

7. There are public safety concerns relating to the parking of the RV on the street on which the parking would be provided, including but not limited to a street being too narrow to safely accommodate the Recreational Vehicle.

8. There has been a violation of this chapter.

B. To revoke a temporary RV parking permit, the City shall issue a notice of revocation in writing to the permittee specifying the basis for and the effective date of the revocation, which date shall be at least two (2) days after the date of the notice of revocation. To the extent a permit expires pursuant to its own terms before the effective date of such revocation, the City may use such revocation as a basis to deny a future application from the same permittee. The City's determination to revoke a temporary RV parking permit shall be final.

10.54.100. Posting notice.

The City shall cause appropriate signs or markings giving notice of the restrictions provided for in this chapter, to be placed at all primary entrances to the City. Notice that a Recreational Vehicle is subject to removal for violation of this chapter shall also be provided."

SECTION 3. CEQA Findings. The City Council finds that the Ordinance is exempt

from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) in that there is no possibility it may have significant effect on the environment.

SECTION 4. Clerical Errors. The City Council directs the Chief Deputy City Clerk to correct any clerical errors found in this Ordinance including, but not limited to, typographical errors, irregular numbering and incorrect section references.

SECTION 5. Severability. Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentences, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 6. Effective Date. In accordance with California Government Code Section 36937, this Ordinance shall take effect and be in force sixty (60) days from its passage and adoption.

SECTION 7. Certification and Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published and posted as required by law.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 27thth day of August, 2025.

_____
Larry G. Burrola, 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. 808 was adopted at a regular meeting of the City Council of the City of Irwindale held on August 27, 2025, and was carried by the following roll-call vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. ___ adopted by the City Council of the City of Irwindale at its regular meeting held _____, 2025, to be posted at the City Hall, Library, and Post Office on _____, 2025.

_____ Dated:_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Item #22.A.

City of
IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Introduction and First Reading of Ordinance No. 799 Pertaining to Amending Chapter 17.20 "Billboards" of Title 17 of the Irwindale Municipal Code Related to Billboards.

City Manager's Recommendation:

Consider the Planning Commission's Resolution No. 854(25) recommending the City Council adopt Zone Ordinance Amendment No. 01-2025; and

Direct the City Attorney to read the title of the ordinance, waive further reading of the ordinance, and introduce for first reading Ordinance No. 799, entitled **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING CHAPTER 17.20 ("BILLBOARDS") OF TITLE 17 ("ZONING") OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING NEW AND CONVERTED DIGITAL DISPLAYS OF OUTDOOR ADVERTISING STRUCTURES AFFECTING PROPERTIES CITYWIDE AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)"**.

Administrative Action:

Submitted by:
Marilyn Simpson, AICP, Community Development Director

Marilyn Simpson

Prepared by:
Marilyn Simpson, AICP, Community Development Director

Marilyn Simpson

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

On July 25, 2012, the City Council adopted Ordinance No. 659, amending the Irwindale Municipal Code chapters pertaining to billboards to define and establish regulations, including criteria under which digital billboards may be allowed.

On September 25, 2024, the City Council enacted Ordinance No. 785, an urgency ordinance imposing a temporary moratorium on the processing and approval of applications for any and all billboards, new construction of billboards (both static and with a digital display), and the replacement or conversion of static billboards to billboards with a digital display (the "Temporary Moratorium"). During the Temporary Moratorium, staff were directed to study and develop, as necessary, City laws, rules, procedures, and fees related to the replacement or conversion of static billboards to billboards with a digital display and applications for new construction and establishment of billboards. Pursuant to Government Code section 65858, the moratorium remained in effect for forty-five (45) days, expiring on November 9, 2024. Thereafter, state law allowed the City Council to extend the ordinance for ten (10) months and fifteen (15) days and, if necessary, to adopt a second extension for an additional year. The City Council exempted three applications that were already being processed by staff.

On October 30, 2024, the City Council adopted Urgency Ordinance No. 789 that extended the temporary moratorium prohibiting the processing of new applications or approvals for any and all billboards for an additional ten (10) months and fifteen (15) days. The following tasks were performed in preparation of an amended ordinance:

1. Created an inventory of existing billboards within the City.
2. Conducted a review of regulations applicable to the regulation of billboards.
3. Studied the location of existing billboards and analyzed the impacts associated with the increase or modification of billboards in areas where they are installed.
4. Studied the annual development fee to determine the need for an increase to mitigate the impacts of the increase in billboards, including the conversion of static billboards to digital display billboards.
5. Performed research on how other cities regulate billboards and the development standards necessary to ensure that they do not have a negative impact on the community.

Proposed Ordinance No. 799

Ordinance No. 799 amends Chapter 17.20 to establish certain development standards consistent with new and/or revised Caltrans Outdoor Advertising Display regulations and refine regulations governing

the design and operation of digital billboards, the application review requirements, and City approval process for digital billboards.

Revisions to the Billboard chapter include:

- Establishing distance requirements based on Caltrans standards
- Allowing billboards to exceed height limits due to obstructions and freeway elevation, with City Manager's approval
- Including provisions for billboards on city-owned property
- Revising landscaping requirements to remove trees and plants that could obstruct views
- Including specifications for lighting requirements consistent with Caltrans standards
- Including requirements for soundwalls and visual screens
- Requiring digital identification numbers on billboard structures
- Establishing specific application requirements and processes
- Providing required findings to approve agreements for digital billboards

On July 30, 2025, the Planning Commission held a public hearing on the proposed ordinance. The Planning Commission recommended unanimous approval of Zone Ordinance Amendment No. 01-2025 - Ordinance No. 799.

After the Planning Commission hearing, a correction was made to clarify the requirements for distance separation between billboards. Ordinance No. 799 that is being presented to the City Council includes a revision to Section 17.20.50(4)(h) which was modified in bold and italicized letters and struck through as follows:

New freeway-oriented digital billboards should not be located within one thousand feet (1,000') of another digital ***or static*** billboard on the same side of the freeway. Existing static billboards may not be replaced unless they are outside a minimum five-hundred-foot (500') buffer of another billboard. For the purposes of this section, measurements shall be made from the closest edge of the sign panel. Development agreements for a new billboard with digital displays may provide for a reduced buffer, but not less than ***five hundred*** ~~one thousand~~ feet ***(500')*** (~~1,000'~~) ***from a static billboard*** in due consideration of other public benefits provided in the development agreements, including, but not limited to, the concurrent takedown of existing static displays ~~or digital displays~~ within the City.

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 determined that the Project is exempt from the provisions of CEQA pursuant to Section 15061 (b)(3), which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is NOT subject to CEQA. In this case, the ordinance has no potential to result in physical change to the environment, directly or indirectly. The Ordinance does not authorize any

specific development or installation on any specific piece of property within the City's boundaries.

Fiscal Impact:

No fiscal impact is anticipated with the adoption of Ordinance No. 799.

Attachments:

1. Ord No. 799 Billboards (Final)
2. Master Irwindale Billboard Location Map exhibit
3. Attachment 3 July 30, 2025 PC report

ORDINANCE NO. 799

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING CHAPTER 17.20 (“BILLBOARDS”) OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING NEW AND CONVERTED DIGITAL DISPLAYS OF OUTDOOR ADVERTISING STRUCTURES AFFECTING PROPERTIES CITYWIDE AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, a city has the power to make and enforce regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals, and the public safety**;** and

WHEREAS, in executing that power, a City Council may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, Title 17 of the Irwindale Municipal Code (“Zoning”), otherwise known as the Zoning Code, regulates land use and development within the City of Irwindale (“City”) to protect the public health, safety, and welfare of its residents; and

WHEREAS, the City Council finds that this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to the State CEQA Guidelines Sections 15061(b)(3) on the grounds that it can be seen with certainty that the activity in question will have no significant effect on the environment; and

WHEREAS, on August 8, 2012, the City Council adopted Ordinance No. 659, amending the Irwindale Municipal Code chapters pertaining to billboards to define and establish regulations, including criteria under which digital billboards may be allowed; and

WHEREAS, on September 25, 2024, the City Council enacted Ordinance No. 785, an urgency ordinance imposing a temporary moratorium on the processing and approval of applications for any and all billboards, new construction of billboards (both static and with a digital display), and the replacement or conversion of static billboards to billboards with a digital display (the “Temporary Moratorium”). During the Temporary Moratorium, staff was directed to study and develop as necessary City laws, rules, procedures, and fees related to the replacement or conversion of static billboards to billboards with a digital displays and the applications for new construction and establishment of billboards. Pursuant to Government Code section 65858, the moratorium remained in effect for forty-five (45) days, expiring on November 9, 2024. Thereafter, state law allowed the City Council to extend the ordinance for ten (10) months and fifteen (15) days and, if necessary, to adopt a second extension for an additional year. The City Council exempted applications that were already being processed by staff; and

WHEREAS, On October 30, 2024, the City Council adopted Urgency Ordinance No. 789 that extended the temporary moratorium prohibiting the processing of new applications or approvals for any and all billboards for an additional ten (10) months and fifteen (15) days; and

WHEREAS, the City Council finds that the City can balance its interests in aesthetics and traffic safety with the interests of businesses and consumers by limiting the time, place, and manner of placements of billboards; and

WHEREAS, the City Council finds that digital billboards are recognized as a legitimate form of commercial advertising in the City; however the size, number, location, and illumination of digital billboards can have significant influence on the city's visual character and quality of life and can, without appropriate controls, create, or contribute to visual blight conditions; and

WHEREAS, on July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, regarding the proposed Ordinance to receive testimony and other evidence regarding the proposed Ordinance, including without limitation, information to the Planning Commission by City staff; and

WHEREAS, on July 30, 2025, the Planning Commission adopted Resolution No. 854(25), recommending that the City Council approve proposed Ordinance No. 799, amending Billboard Chapter 17.20 of Title 17 of the Irwindale Municipal Code [with/without recommendations]; and

WHEREAS, the City Council now desires to amend the Billboard Chapter 17.20 in order to further protect the public health, safety, and welfare of its residents; and

WHEREAS, the proposed Ordinance is consistent with and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan; and

WHEREAS, on August 27, 2025, the City Council held a duly noticed public hearing, as required by law, on the proposed Ordinance to receive testimony and other evidence regarding amending Chapter 17.20 of Title 17 (Zoning), including without limitation, information provided to the City Council by City staff.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Chapter 17.20 Billboards is hereby replaced in its entirety, and shall read as follows:

Subsections:

17.20.010 Purpose and Intent
17.20.020 Applicability
17.20.030 Development Agreement Required
17.20.040 Definitions
17.20.050 General Standards

17.20.010 Purpose and Intent

The City finds that there is an overconcentration of billboards within its jurisdiction, especially within the I-210 and I-605 Freeways, which necessitate careful consideration of any new billboards or replacement or conversion of existing billboards to digital displays. The intent of this Chapter is to limit increases in the total number of billboards along the I-210 and I-605 Freeways, and encourage the removal and replacement of existing billboards with newer technology that allows for multiple advertisements, while reducing the need for separate billboard structures.

17.20.020 Applicability

The provisions of this chapter shall apply to all off-site outdoor commercial advertising structures, i.e., billboards, within the City.

17.20.030 Development Agreement Required.

1. New Static or Digital Billboards. The construction of a new static or digital billboard, or modification or replacement of an existing billboard with the intent to install new static or digital displays is allowed only upon City Council approval of a Development Agreement, with appropriate standards and public benefits to be negotiated with the City, at City's sole discretion, which shall also comply with all other standards imposed by this chapter. Billboards constructed on property owned by the City or its related agencies may also be accomplished by a lease agreement or license agreement in lieu of a Development Agreement, and any reference to a development agreement in this chapter shall include leases or licenses on such properties.

2. Repair/ Replacement of Existing Billboards. The repair of billboards with static, non-digital displays is permitted with or without a Development Agreement, or lease or license agreement in commercial, quarry, industrial, or specific plan zones, subject to obtaining appropriate demolition, building, and other required ministerial permits, and complying with all other standards imposed by this chapter. All existing outdoor commercial advertising structures that are not in compliance with the requirements of this chapter are declared to be nonconforming uses.

17.20.040 Definitions

As used in this chapter, the following terms shall have the following meanings:

A. Billboard. A sign soliciting public support or directing public attention to the sale, lease, hiring or use of any objects, products or services not associated with the property where the sign is located. For purposes of this Chapter, a billboard sign shall not include a sign solely advertising the business(es) located on the premises where such sign is erected and maintained. A billboard may consist of either static or digital displays, as defined in this section, and may be referred to in the Irwindale Municipal Code as “static billboard” or “digital billboard.”

B. Billboard Identification Sign. The sign which displays the name of the billboard owner and identification number.

C. Digital Display. The face of a billboard that is comprised of a digital or electronic face with intermittent messages.

D. New Construction. The construction of a new billboard (static or digital display) including the sign face and support structure.

E. Repair. The changing of the sign face and/or support structure to a comparable design (like for like) due to damage. A repair shall be limited to static to static or digital to digital.

F. Replacement. The complete replacement or conversion of a static billboard (face and support structure as needed) with a digital display.

G. Static Display. The face of a billboard that has a fixed, printed face; is not digital and does not have a variable message display.

17.20.50 General Standards

The provisions of this section are in addition to any standards imposed by a development license, or lease agreement, provided, however, that where any standard imposed by a Development Agreement, lease or license agreement that differs from the general standards set forth in this section, the standards imposed by the development, lease or license agreement shall apply over the general standards as a matter of public interest.

1. Sign Face Dimensions. The maximum total sign area for any digital billboard shall not exceed six hundred seventy-five square feet (675’) per sign face, excluding border, trim, cutouts, and other special advertising features or additions and base

or apron supports and other structural members. Each sign face shall not exceed twenty-five feet (25') in height or sixty feet (60') in length. The maximum total sign area for a replacement billboard shall not exceed the existing static display sign area, unless the replacement billboard is a freeway-oriented structure. For purposes of this section, sign area shall mean and include any frame or material forming an integral part of the display but excluding support structures.

a. Cutouts and other special advertising features or additions to a sign face shall not exceed an area ten (10%) percent of the total sign face dimensions or a total area of one thousand two hundred square feet whichever is less.

b. Bidirectional or double-faced signs shall be located on the same structure. For parallel double-faced signs, the distance between sign faces shall not exceed eight feet (8'). For "V-shaped" double-faced signs, the distance between sign faces shall not exceed forty-five feet (45') at their widest point and shall not exceed eight feet (8') at their closest point.

c. Billboard company identification signs shall comply with Caltrans Outdoor Advertising regulations for maximum size.

2. Structure Design. Each structure shall have no more than two poles and shall be constructed of noncombustible material.

a. No digital billboard shall have more than one digital display surface oriented in the same vertical plane, for a maximum of two digital display surfaces back-to-back.

3. Height. The overall height of each structure, which shall include the digital or static display and any frame or material forming an integral part of the display, shall not be limited to the maximum height limit of the zone, in which the billboard is located. The overall height of billboards located along a freeway shall not exceed seventy-five feet (75') measured from the higher of either:

a. The finished grade of the roadway adjacent to the lot on which the structure is located and from which the advertising display is to be viewed, or

b. The finished grade of the base of the sign.

c. The overall height of the structure may exceed seventy-five feet (75') due to obstructions and freeway elevation, with the review and approval of the City Manager or their designee.

4. Location. The location of billboards shall be restricted as follows:

a. New structures shall be located only in an area immediately adjacent to the I-605 and I-210 freeways that is zoned for commercial, quarry, industrial uses, or specific plan.

b. Structures shall not be located on public property or rights-of-way, unless a lease or license agreement has been approved, as allowed in Section 17.20.030 (1). No portion of any sign or structure shall be located on, project into, beneath, or above the public right-of-way.

c. Structures projecting over a pedestrian walkway, driveway or driving aisle shall have a minimum clearance of thirty feet (30') between the lowest point of the sign and the finished walkway or driveway grade.

d. Digital billboards shall comply with all California Department of Transportation requirements for placement and operation as set forth in the Business and Professions Code regulating off-premise outdoor advertising signs.

e. Maintenance, repair and other related operations shall be conducted completely upon the billboard site and shall not use or encroach on any public right-of-way, unless an encroachment permit has been issued by the City Engineer or other required agency.

f. New digital billboard structures shall be placed at least two hundred fifty feet (250') from any residential zone or residential use, unless it is determined by the City Manager or their designee, that based on the photometric study required herein, that there is no significant additional light intrusion than if the digital billboard is placed at least two hundred fifty feet (250') from the digital billboard. The measurement shall be from the closest edge of the structure to the closest edge of the residential zone or closest property line on which a residential use is located.

g. New digital billboard structures shall not be located within five feet (5') of a building or other structure or overhang of any structure or building.

h. New freeway oriented digital billboards shall not be located within one thousand feet (1,000') of another digital or static billboard on the same side of the freeway. Existing static billboards may not be replaced unless they are outside of a minimum five hundred-foot (500') buffer of another billboard. For purposes of this section, measurements shall be made from the closest edge of the sign panel. Development agreements for a new billboard with digital displays may provide for a reduced buffer, but not less than five hundred feet (500') from a static billboard in due consideration of other public benefits provided in the development agreements, including, but not limited to, the concurrent takedown of existing static displays within the City.

i. When the replacement of a static billboard results in the construction of a new digital display, the new digital billboard shall not be located within a five hundred-foot (500') radius of any existing billboards (static or digital) on the same side of the public right-of-way. For purposes of this section, measurements shall be made from the closest edge of the sign panel.

5. Prohibited Signs. The following types of signs shall not be permitted on billboards:

a. Any form of moving, animated, oscillating or rotating sign, or any other design intended to attract attention through movement or the semblance of movement of the whole or any part of the sign or any other method or device that suggests movement;

b. Inflatable signs (including generator driven/externally powered inflatables);

c. Flashing signs, containing internally and/or externally illuminated light or other devices which are intermittently on and off, which change in intensity, or which create the illusion of flashing in any manner.

6. Appearance and Operations.

a. No billboard, including its supporting structure and lighting, shall present any hazard to the safety of pedestrian or vehicular traffic by obstructing the flow of such traffic, obstructing the sight lines required for the safe movement of pedestrian or vehicular traffic, interfering with the visibility and effectiveness of any traffic control or warning device, or in any other manner, as determined by the City Manager or their designee.

b. Specifications regarding illumination, or any other visual transformations shall be detailed in the Development Agreement.

c. No billboard face or sign area shall be added to an existing sign unless within a permanent frame or panel indicated for such purpose on approved plans for the total sign structure.

d. Walls or screens at the base of a billboard or other support structures shall not create a hazard to public safety or become an attractive nuisance and shall be continually maintained in good condition and free from graffiti, weeds, or other blight conditions.

e. The images on a digital billboard face shall not change more often than every eight seconds. The images will change instantaneously, with no special effects or video. Any form of moving, animated, oscillating or rotating sign, or any other design intended to attract attention through movement or the semblance of movement of the whole or any part of the sign or any other method or device that suggests movement is prohibited.

f. No billboard message shall move or include animation, flashing lights, or the varying of light intensity, nor shall the digital advertising sign's illumination impair the vision of travelers on the adjacent roadways.

g. No digital billboard shall simulate or imitate any directional, warning, danger, or information sign, or any other display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning or direction to traffic, for example using such words or phrases as "stop" or "slow down."

h. Each digital billboard shall have a light sensing device that will automatically adjust the brightness as ambient light conditions change to not more than .3 footcandles at the following distances, as provided in the 2000 Lewin Lighting Study, as amended and updated hereto:

Sign Panel Size	Maximum Light Levels
20' x 60'	350'
14' x 48'	250'
12' x 25'	150'

i. Each digital billboard shall be designed with integrated systems and monitoring capabilities that ensure the display automatically shuts off or transitions to a full black screen in the event of a malfunction which effects more than ten percent of the screen, ensuring minimal disruption and safety.

j. No billboard shall display any obscene language or images, as the term is defined in Section 311 of the California Penal Code, including any amendments or successor statutes thereto.

k. Digital billboards shall plainly display and be visible from no less than one hundred feet (100'), the name of the person or company owning or maintaining digital billboard and the digital billboard identification number.

l. Digital billboard structures shall be free of any visible bracing, angle iron, guy wires, cable, and/or similar supporting elements. All exposed portions of a digital billboard, including backs, sides, structural support members and support poles, shall be screened to the satisfaction of the Community Development Director.

m. Each digital billboard shall be connected to the National Emergency Network (or any successor network thereto) and provide emergency information, including child abduction alerts (i.e., "Amber Alerts") or other missing persons or emergency alerts as may be issued by local, state, or federal authorities, in accordance with local and regional first responder protocols.

n. Digital billboards shall be operated and maintained in compliance with Business and Professions Code Section 5403.

o. The requirements set forth in this subsection, shall be in addition to any other conditions and requirements contained in a development, lease or license agreement. If any condition or requirement imposed in a development, lease or license agreement conflict with the general requirements set forth in the sections above, the general requirements of this subsection shall control. For purposes of this subsection, conditions or requirements contained in the agreement that are more restrictive than those contained in the general requirements in this section shall not be deemed in conflict and shall control.

7. Additional Standards. All billboards must comply with the following standards:

a. Billboard modifications and replacements shall only apply to legal conforming and legal non-conforming signs. Any illegal signs must be removed.

b. The developer shall, at all times, comply with the approvals of the California Department of Transportation Outdoor Advertising Division, as applicable.

c. The developer shall underground all utilities installed in connection with the billboard.

d. The owner and/or operator of the digital billboard shall comply with all applicable federal, state, or local laws when constructing, operating, improving, maintaining, repairing, and removing the digital billboard, including obtaining required permits, the Highway Beautification Act of 1965 (23 U.S.C. Section 131), the Outdoor Advertising Act (Business and Professions Code, Section 5200 et seq.), and the regulations promulgated to implement the Outdoor Advertising Act (4 Cal. Code Regulations. Section 2242(c) et seq.).

8. Adjacent Landscaping. Where appropriate, as determined by the Community Development Director, the site upon which billboards are located shall be landscaped to achieve a consistent theme to visually integrate the billboard with the surrounding environment, in accordance with the following guidelines:

a. Landscaping is not intended to block the view of the structures within their view shed, a distance of one-quarter mile from the sign face.

b. Any plant materials used for landscaping shall be drought-resistant and irrigated with an automatic drip irrigation system. Irrigation systems may be installed on the surface if a licensed landscape architect establishes a maintenance plan that may allow the irrigation to be discontinued if the plant

materials reach a level of maturity and condition that would permit it without damage to the plant material.

9. Application.

a. Application requirements. Any person wishing to erect a new digital billboard or replace an existing billboard shall submit a request in writing for approval of a development, lease or license agreement pursuant to Section 17.20.030 of the Irwindale Municipal Code that includes the following:

1. The name, address, phone number, and other contact information of the person proposing the Development Agreement.

2. The property owner name(s) and signature(s) on the application.

3. The location of the proposed billboard, including street address and assessor parcel number, latitude, longitude, and postmile.

4. Any billboard that is proposed to be removed, shall provide the location of the billboard, including street address and assessor parcel number, latitude, longitude, and existing State number (Caltrans tag number).

5. Information that establishes that the person proposing the Development Agreement has legal or equitable interest in the proposed new or relocated billboard, and proof of legal or equitable interest in the proposed site including, but not limited to, a fee interest, lease, license, easement, or other entitlement demonstrating the right to install and operate the billboard on the subject property. Information to be provided shall include the written consent of the property owner if not readily ascertainable from the foregoing documents.

6. Conceptual design drawings of the billboard that includes technical specifications to determine the digital billboard's compliance with this chapter.

7. An outline of the proposed compensation or public benefit to be provided to the City.

8. Photos of all existing signage, and architectural renderings and elevations of the proposed billboard and a scaled site plan and elevations showing the locations of all existing structures and improvements on the property, and the proposed billboard and related structures and improvements.

8. Photo simulations, as determined by the Community Development Director, of the before and after physical site appearance from views.

9. A photometric study prepared by a certified lighting engineer demonstrating the proposed digital billboard's compliance with the operational requirements provided herein.

10. For freeway oriented billboards, documentation of the preliminary review by Caltrans Outdoor Advertising Act.

11. Such other documents, materials, or information deemed reasonably necessary by the Community Development Director.

b. The applicant shall pay all application filing fees and deposits as set by resolution of the City Council. This fee shall be in addition to any other required fees for permits relative to the development of the property and shall be for the purpose of defraying the costs associated with City's review and processing of the application.

c. The applicant shall pay the cost of any environmental studies and reports necessary for the completion of the environmental review of the proposal pursuant to the California Environmental Quality Act.

12. Process.

a. A development, lease or license agreement shall be reviewed by the Planning Commission at a duly noticed public hearing, pursuant to the procedures set forth in Section 17.34.050 of the Irwindale Municipal Code. The Planning Commission shall review such agreement and make a recommendation to the City Council whether the proposed billboard meets the required findings set forth in subsection (c) below.

b. The City Council shall conduct a duly noticed public hearing following the Planning Commission recommendation to consider approval of the agreement. The hearing before the City Council shall be noticed in accordance with Section 17.34.060 of the Irwindale Municipal Code and may be continued from time to time. In order to approve an agreement, the City Council shall make all of the findings contained in subsection (c) below.

1. Development Agreements shall be approved by ordinance.

2. Leases and license agreements shall be approved by resolution.

c. Findings for approval of an agreement. The Planning Commission and City Council may approve the agreement if it finds the following:

1. The proposed agreement is consistent with the goals, objectives, purposes and provisions of the General Plan, the Municipal Code, and any applicable specific plans;

2. The proposed use is compatible with the uses and structures on the site and in the surrounding area;

3. The proposed billboard would not create a traffic or safety problem, including problems associated with on-site access circulation or visibility;

4. The proposed billboard would not otherwise result in a threat to the general health, safety, and welfare of city residents; and

6. The proposed billboard, in addition to its aesthetic treatment, provides substantial public benefits that would not otherwise accrue to the public in the absence of its installation with said benefits determined solely by the City Council.

SECTION 3. The City Council hereby authorizes and directs the Mayor and the Chief Deputy City Clerk to execute this Ordinance on behalf of the City of Irwindale forthwith upon its adoption.

SECTION 4. The Chief Deputy City Clerk shall certify as to the passage of this Ordinance and shall cause the same to be published and/or posted at the designated locations in the City of Irwindale.

SECTION 5. 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 determined that the Project is exempt from the provisions of CEQA pursuant to Section 15061 (b)(3), which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is NOT subject to CEQA. In this case, the ordinance has no potential to result in physical change to the environment, directly or indirectly. The Ordinance does not authorize any specific development or installation on any specific piece of property within the City's boundaries. City staff is directed to prepare and file a Notice of Exemption under the California Environmental and Quality Act (CEQA) in connection with this project.

SECTION 6. This ordinance shall take effect on the thirty-first (31st) day following its passage.

PASSED, APPROVED, AND ADOPTED this _____day of ____ 2025.

_____
Larry G. Burrola, 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. 799 was duly introduced at a regular meeting of the Irwindale City Council held on the _____ day of ____ 2025, and was duly approved and adopted on second reading at its regular meeting held on the ____ day of 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 799, adopted by the City Council of the City of Irwindale at its regular meeting held on _____, 2025, to be posted at the City Hall, Library, and Post Office on _____, 2025.

Dated: _____
Laura M. Nieto, MMC

Chief Deputy City Clerk


Irwindale Master Billboard Location Map
Section #1
Section #2
Section #3
Section #4
Section #5
Section #6
Digital Billboard
City Owned Billboards
Static Billboard
Created July 7, 2025
Monrovia
Duarte
Azusa
Irwindale
Baldwin Park
North El Monte
Mayflower Village
South Monrovia Island
Vincent
Huntington Dr
E Duarte Rd
W Duarte Rd
Buena Vista St
Arrow Hwy
Live Oak Ave
E Longden Ave
Peck Rd
Lower Azusa Rd
Los Angeles St
Olive St
Ramona Blvd
Badillo St
W Gladstone St
E Foothill Blvd
Historic Rte 66
Cypress St
W San Bernardino Rd
E Puente Ave
W Rowland Ave
E Rowland Ave
Baldwin Park Blvd
Irwindale Ave
Azusa Canyon Rd
Maine Ave
Pacific Ave
Root St
Frazier St
Merced Ave
N Orange Ave
Sierra Madre Ave
BUTLER
Regency
Wagner
Rivergrade Rd
California Ave
S 2nd Ave
S Santa Anita Ave
Santa Anita Ave
Myrtle Ave
S Irwindale Ave
S Vernon Ave
S Azusa Ave
N Vincent Ave
N Lark Ellen Ave
210
605
39

Attachment 3

July 30, 2025 Planning Commission staff report and attachments (link below)

https://irwindaleca.portal.civicclerk.com/event/1109/files/agenda/1966

Item #22.B.

City of IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Housing Element Update 2021 - 2029

City Manager's Recommendation:

City Manager's Recommendation:

The City Council consider the Planning Commission's Resolution Nos. 866(25), 856(25), 865(25), 867(25), 857(25), 858(25), 859(25), 860(25), and 861(25) recommending the City Council certify the Final Program Environmental Impact Report (FPEIR) and approve the proposed Housing Element 2021-2029 and associated entitlements; and

1. **Adopt Resolution No. 2025-75-3663**, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE TO (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARINGHOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT (ZOA) NO. 05-2025 ; and

2. **Adopt Resolution No. 2025-76-3664**, entitled **"**A RESOLUTION OF THE city council OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 03-2025, TO ADOPT THE Irwindale HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW, AND FIND THE PROJECT CONSISTENT WITH THE Final Program Environmental Impact Report (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF"; and

3. **Adopt Resolution No. 2025-77-3665**, entitled "A RESOLUTION OF THE city council OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 06-2025, TO AMEND THE Irwindale COMMUNITY DEVELOPMENT ELEMENT and General plan map TO BE CONSISTENT WITH THE 2021-2029 HOUSING ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE Final Program Environmental Impact Report (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT "; and

4. Direct the City Attorney to read the title, waive further reading of, and **introduce for first reading**

Ordinance No. 803, entitled " AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE adopting and Adding section 17.04.050 (“Residential Overlay”) to Chapter 17.04 (“Residential Zone Districts”), of the Irwindale Municipal Code (“Zoning”), TO ADD rESIDENTIAL OVERLAY AS A ZONE DISTRICT, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH#2023120387) FOR THE 2021-2029 HOUSING ELEMENT UPDATE”; and

5. **Adopt Resolution No. 2025-80-3668**, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 05-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone a Parcel from m-2 (HEAVY industrial) Zone to R-2 (medium density residential) zone LOCATED AT 5100 Allen Drive (APN 8417-034-912); AND FIND that the California Environmental Quality Act (“CEQA”) does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to Public Resources Code Section 21080.085”; and

6. **Adopt Resolution No. 2025-81-3669**, entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 06-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone a Parcel from m-2 (HEAVY industrial) Zone to M-2/RO-R-3 (heavy industrial/residential overlay-residential multifamily) zone LOCATED AT 12881 ramona boulevard (APN 8546-031-082); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to Public Resources Code Section 21080.085”; and

7. **Adopt Resolution No. 2025-82-3670**, entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 07-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone a Parcel from Single family residential Zone to R-1/RO-C-3 (RESIDENTIAL - LOW DENSITY/residential overlay - Commercial/ Residential) zone LOCATED AT 13201 ramona boulevard (APN 8546-002-088); AND FIND that the California Environmental Quality Act (“CEQA”) does not apply to a rezoning that implements the schedule of actions contained in an approved housing element PURSUANT TO Public Resources Code Section 21080.085” and

8. **Adopt Resolution No. 2025-83-3671**, entitled " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 08-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone one (1) acre of the gold line/irwindale business center north (formerly known as reliance ii) site from sp (reliance ii specific plan Zone) to SP/RO-C-3 (SPECIFIC PLAN/residential overlay-Commercial residential) zone LOCATED AT 15990 foothill boulevard (APN 8604-019-001, APn 8604-019-003, APN 8604-019-010); AND FIND that the California Environmental Quality Act (“CEQA”) does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to Public Resources Code Section 21080.085”; and

9. Adopt Resolution No. 2025-84-3672, entitled " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE No. 09-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP to Rezone two (2) acres of irwindale avenue/avenida padilla from M-2 (heavy industrial Zone) to one (1) acre as M-2/RO-C-3 (heavy industrial/residential overlay-Commercial/Residential) zone LOCATED And one (1) acre as m-2/ro-r-2 (heavy industrial/residential overlay-medium density residential) 16009 Avenida Padilla (APN 8615-001-072), 16103 Avenida Padilla (APn 8615-001-047),

16117 Avenida Padilla (APN 8615-001-063), 16135 Avenida Padilla (APN 8615-001-049), 16147 Avenida padilla (APN 8615-001-050), 6370 N. Irwindale Avenue (apn 8615-021-005), 16006 Avenida Padilla (APN 8615-021-012), 6364 N. Irwindale Avenue (APN 8615-021-006), 6360 N. Irwindale Avenue (APN 8615-021-007), 6356 N. Irwindale avenue (APN 8615-021-008), 16016 Avenida padilla (APN 8615-021-017), 16120 Avenida padilla (APN 8615-021-018), 16015 adelante street (APN 8615-021-013), 16019 adelante street (APN 8615-021-011), 16021 adelante street (APN 8615-021-015); AND FIND that the California Environmental Quality Act ("CEQA") does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to Public Resources Code Section 21080.085

Administrative Action:

Submitted by:
Marilyn Simpson, AICP, Community Development Director



Prepared by:
Marilyn Simpson, AICP, Community Development Director



Reviewed by:

Adrian R. Guerra, City Attorney

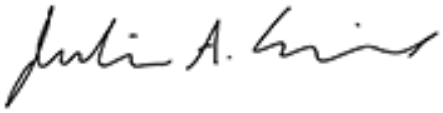


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

Project Summary:
Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of the City's General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The City's Housing element was adopted by the City Council in 2013 for the 2013-2021 planning period. The City of Irwindale is updating the Housing Element for the 2021-2029 planning period. An adopted Housing Element must then be submitted to the California Department of Housing and Community Development (HCD) to

certify that the document meets all requirements under state law.

The most significant update included in the 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Allocation (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statutes. The City's 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing units, but rather to demonstrate that the city has the land capacity to address RHNA through a required sites inventory analysis.

The 2021-2029 Housing Element update requires updates to the Community Development Element, which serves as the Land Use Element, and the Safety Element. The Environmental Justice Element is a new element that is now required by State law to be added to the General Plan. The Safety and Environmental Justice Elements are being processed concurrently.

Planning Commission Recommendation:
At the July 30, 2025 Planning Commission meeting, the Planning Commission made the following recommendation to the City Council:

- Certify the project's Program Final Environmental Impact Report (SCH# 2023120387)
- Adopt GPA No. 03-2025 for the updated Housing Element 2021-2029
- Adopt GPA No. 06-2025 for the updated Community Development Element
- Approve ZOA No. 05-2025 to adopt Ordinance No. 803
- Approve Zone Changes for the proposed housing sites: ZC No. 05-2025, ZC No. 06-2025, ZC No. 07-2025, ZC No. 08-2025, and ZC No. 09-2025

Background and Analysis:
Staff, along with Environmental Science Associates (ESA) and Bay Area Economics (BAE) , have prepared a Program EIR for the project, the draft Housing Element, and analysis of the necessary entitlements to implement the 2021-2029 Housing Element.

Project Entitlements:
The following is a list of the entitlements under consideration:

Certification of a Program Environmental Impact Report (SCH#2023120387)

General Plan Amendments:
General Plan Amendment No. 03-2025 for the Housing Element Update
General Plan Amendment No. 06-2025 for the Community Development Element Update
General Plan Amendment No. 04-2025 for the Safety Element Update (processed concurrently, under separate agenda report)
General Plan Amendment No. 05-2025 for the Environmental Justice Element (processed concurrently,

under separate agenda report)

Zone Ordinance Amendment:
ZOA No. 05-2025, Ordinance No. 803, to add Residential Overlay to the Zoning Code

Zone Changes:
Zone Change No. 05-2025 Rezone of 5100 Allen Drive to R-2
Zone Change No. 06-2025 Rezone of 12881 Ramona Boulevard to add Residential Overlay
Zone Change No. 07-2025 Rezone of 13201 Ramona Boulevard to add Residential Overlay
Zone Change No. 08-2025 Rezone of 1 acre of the Gold Line/Reliance II site to Residential Overlay
Zone Change No. 09-2025 Rezone of 2 acres of the Irwindale Avenue/Avenida Padilla site to Residential Overlay

Housing Element:
The final 6th Cycle Regional Housing Needs Allocation (RHNA) includes both a total number of dwelling units and various income levels. The RHNA for Irwindale is shown in the table below:

Organization of the Housing Element includes the following major components:

- Section 2. Review of Prior Housing Element. A review of the 2013-2021 Housing Element.
- Section 3. Housing Policies, and Programs. A series of goals, policies, and programs to address the City's housing needs.
- Section 4. Quantified Objectives. An estimate of the anticipated and potential housing development during the planning period, including units assisted through programs.
- Section 5. Housing Needs Assessment. Analysis of housing conditions and needs in Irwindale.
- Section 6. Assessment of Fair Housing. Analysis of Fair Housing Issues in Irwindale.
- Section 7. Regional Housing Needs Allocation. A summary of the Regional Housing Needs Allocation for the 2021 to 2029 planning period.
- Section 8. Constraints Analysis. An evaluation of Governmental and Non-Governmental constraints on housing.
- Section 9. Housing Sites Inventory. Analysis and identification of sites to accommodate the City's Regional Housing Needs Allocation.

Community Development Element:
The Community Development Element is Irwindale's Land Use element of the General Plan. This element and the general plan map will be updated with the adoption of the 2021-2029 Housing Element to include the new residential sites identified in the Housing Element.

Community Outreach:
The preparation of a Housing Element is driven by requirements for community input under State law Government Code Section 65583(c)(7) that requires local governments to make diligent efforts to

solicit public participation from all economic segments of the community in the development of the Housing Element.

The Irwindale public participation process included:

- A community housing survey
- A community workshop (in-person and virtual participation) held on April 7, 2022 to provide an overview of the Housing Element update process and solicit community input
- A City Council study session (in-person and virtual participation) on April 25, 2022 to brief the City Council on the Housing Element update process and solicit community input
- A community workshop (in-person and virtual participation) held on May 25, 2022 to begin engaging the community on identification of housing opportunity sites for 2021 to 2029
- A City Council study session on June 22, 2022 seek City Council direction on housing opportunity sites for 2021 to 2029.
- A follow-up City Council study session on July 13, 2022 to obtain City Council direction on housing opportunity sites for 2021 to 2029
- Notices in the City Manager's Weekly Update
- Informational flyers throughout the process on the Housing Element, Safety Element, and Environmental Justice Element
- A dedicated webpage for the project

Zone Changes (Zoning Text and Map):
The proposed Zone Changes will rezone the sites identified in the 2021-2029 Housing Element to comply with Irwindale's 6th Cycle RHNA requirements.

The Zone Changes Include:

Site #	Address/Location	Existing Zoning	Proposed Zoning
1	5100 Allen Dr.	M-2	R-2
2	12881 Ramona Blvd.	M-2	M-2/RO-R-3
3	13201 Ramona Blvd.	R-1	R-1/RO-R-3
4	Gold Line/ Irwindale Business Center North (formerly Reliance II) 15990 Foothill Blvd.	SP	SP/Residential Overlay
5	Irwindale Ave. & Avenida Padilla	M-2	1 acre:M-2/RO-R-2 1 acre: M-2/RO-R-3

On June 30, 2025, California Governor Newsom signed Senate Bill 131 (SB 131) and Assembly Bill 130 (AB 130, two budget trailer bills that significantly modify the California Environmental Quality Act (CEQA). These bills were effective immediately. SB 131 exempts local governments from CEQA review for rezoning actions that implement an adopted housing element, so long as the rezoning complies with local planning and zoning laws. Under existing law, a decision to rezone certain land could trigger

a CEQA review. SB 131 eliminates CEQA review where the local government seeks to align a zoning designation with the locality's approved housing element. More specifically, Section 21080.085 was added to the Public Resources Code (PRC), to read:

21080.085. (a) This division does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.

Per SB 131 and PRC Section 21080.085, while the rezoning to align with the City's Housing Element is exempt from CEQA review the Program EIR evaluated the Housing Element and future development and operation of the housing units that could be developed as a result of the Project. The mitigation measures, which will reduce potentially significant impacts during the construction and operation of the future housing remain relevant and applicable to individual future housing development projects in the City.

Zone Ordinance Amendment:
The proposed Zone Ordinance Amendment will amend Chapter 17.04 Residential Zoning Districts to add a section for Residential Overlay as a zone district. The base zoning district will remain, but the overlay will allow for residential development to meet the 6th Cycle RHNA requirements.

CEQA/Program Environmental Impact Report:
The City of Irwindale (City), as lead agency pursuant to the California Environmental Quality Act (CEQA), has prepared a Draft Program Environmental Impact Report (PEIR) for the proposed City's 2021–2029 Housing Element and General Plan Update (Project). The Project would amend the City's General Plan and Zoning Code to implement the City's 6th cycle 2021–2029 Housing Element (Housing Element), update the Safety Element, and create a new Environmental Justice (EJ) Element.

A Final Program Environmental Impact Report has been prepared to analyze environmental impacts, discuss feasible alternatives and recommend mitigation measures related to implementation of the proposed Housing Element and General Plan Update. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report (EIR) analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision makers. Certification of a PEIR will enable the City of Irwindale to adopt the 6th Cycle Housing Element in compliance with State law and update the Community Development Element and Safety Element and add the Environmental Justice Element to the General Plan.

The Final PEIR includes the Mitigation Monitoring and Reporting Program (MMRP). The MMRP also includes mitigation measures to be followed when construction is proposed. The Findings of Fact and Statement of Overriding Considerations is also part of the PEIR.

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 a Lead Agency, analyzed the project and the Environmental Impact Report ("PEIR") State Clearinghouse (SCH#

2023120387) was prepared.

Purpose of the Program EIR

The primary intent of CEQA is to ensure that public agency decision-makers document and consider the environmental implications of their actions in order to avoid or minimize environmental damage that could result from the implementation of a project wherever feasible, and to balance environmental, economic, and social objectives. In accordance with CEQA Guidelines Section 15121, the purpose of an EIR is to serve as an informational document that: *"… will inform public agency decisionmakers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project."*

The purpose of this Draft PEIR is to inform decision-makers and the general public of the potential programmatic environmental impacts resulting from the Project. The City is the lead agency under CEQA and is responsible for preparing this Draft PEIR. This Draft PEIR has been prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.), and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) and the City's procedures for implementing CEQA. The principal CEQA Guidelines sections governing content of this document are Sections 15120 through 15132 (Contents of an EIR), and Section 15168 (Program EIR). This Draft PEIR serves the following purposes:

• To satisfy CEQA requirements for analysis of environmental impacts by including a complete and comprehensive programmatic evaluation of the physical impacts of adopting and implementing the Project;
• To recommend a set of measures to mitigate any significant adverse impacts;
• To analyze a range of reasonable alternatives to the Project;
• To inform decision-makers and the public of the potential environmental impacts of the Project prior to taking action on the Project, and to assist City officials in reviewing and adopting the 2021-2029 Housing Element, Safety Element, EJ Element and Zoning Code Update; and
• To provide a basis for the review of subsequent development projects and public improvements proposed within the City. Subsequent environmental documents may be tiered from the PEIR.

The Project consists of policies, diagrams, and standards to guide land use and development decisions for the City, as described in greater detail in Chapter 2, *Project Description*. Chapter 4, *Environmental Impact Analysis*, of this Draft PEIR contains analysis of all potential environmental impacts expected to result from implementation of the policies and programs provided in the Elements, including those policies that serve to avoid or minimize potentially adverse environmental impacts. In accordance with CEQA requirements, the Draft PEIR also identifies and evaluates mitigation measures in an effort to mitigate potentially significant impacts where feasible. Chapter 5, *Alternatives*, of this Draft PEIR contains an analysis of alternatives to the Project, including an analysis of the No Project Alternative, which represents the continued implementation of the current General Plan. An environmentally superior alternative has also been identified as part of the alternatives analysis.

The FEIR analyzed the environmental impacts to the following study areas:

- Aesthetics (Chapter 4.1)
- Air Quality (Chapter 4.2)

- Biological Resources (Chapter 4.3)
- Cultural Resources (Chapter 4.4)
- Energy (Chapter 4.5)
- Geology & Soils (Chapter 4.6)
- Greenhouse Gas Emissions (Chapter 4.7)
- Land Use and Planning (Chapter 4.8)
- Noise (Chapter 4.9)
- Population and Housing (Chapter 4.10)
- Public Services (Chapter 4.11)
- Transportation (Chapter 4.12)
- Tribal Cultural Resources (Chapter 4.13)
- Utilities and Service Systems (Chapter 4.14)

Based on the Initial Study, which is contained in Appendix A of the Draft PEIR and public comments received during the NOP circulation period, it was determined that multiple issue areas, Agriculture and Forestry Resources, Geology and Soils (all except for paleontological resources), Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Recreation, and Wildfire would not be subject to potentially significant impacts due to implementation of the Project. Four comment letters were received from the California Governor's Office of Emergency Services (Cal OES), Department of Toxic Substances Control (DTSC), Native American Heritage Commission (NAHC), and the South Coast Air Quality Management District (SCAQMD)

Mitigation Monitoring and Reporting Program

A Lead Agency is required to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Public Resources Code Section 21081.6). In addition, CEQA Guidelines Section 15097(a) requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it requires to mitigate or avoid significant environmental effects.

The mitigation measures included in the PEIR as certified by the City serve that function. The Mitigation Monitoring and Reporting Program (MMRP), which is provided with Exhibit B, includes all the mitigation measures adopted by the City in connection with the approval of the Project and has been designed to ensure compliance with such measures during implementation of the Project. The mitigation measures will be implemented, as applicable, during the future development and operation of the housing that will result from the Project. In accordance with the requirements of Public Resources Code Section 21081.6, the City hereby adopts the MMRP.

Statement of Overriding Considerations

Three (3) areas were determined to have significant and unavoidable impacts during construction. These are 1) Air Quality, 2) Cultural Resources, and 3) Noise. A Statement of Overriding Considerations is a document required under CEQA when a project is approved despite having significant and unavoidable environmental impacts. It explains why the benefits of the project outweigh those environmental drawbacks. This statement must be a written finding, based on the Final Program Environmental Impact Report (FPEIR) and other evidence, detailing the specific reasons for approving

the project despite the identified negative impacts. Findings of Fact and a Statement of Overriding Considerations (SOC) has been prepared and is included with the PEIR.

Fiscal Impact:

Fiscal Impact:
The City's adoption of the updated Housing Element will ensure compliance with State Law requirements. The adoption of the Zone Ordinance Amendment, Zone Changes, and Zoning Map entitlements will implement several actions in the 2021-2029 Housing Element, remove constraints on housing development and incentivize affordable housing. Additionally, it is instrumental in maintaining the City's Housing Element compliance and Prohousing Designation. A compliant Housing Element along with the Prohousing Designation ensures that the City remains competitive for state affordable housing grants and continues to maintain local land use control.

Attachments:

1. CC Resolution No. 2025-75-3663 FPEIR SOC MMRP (Final)
2. Attachment B
3. CC Resolution No. 2025-76-3664 GPA 03-2025 HE (Final)
4. Attachment D - Housing Element
5. CC Resolution No. 2025-77-3665 GPA 06-2025 CDE (Final)
6. CDE Update Residential Land Uses
7. Exhibit C to Resolution No. 2025-77-3665
8. Ord No. 803 ZOA No. 05-2025 (Final)
9. CC Reso No. 2025-80-3668 ZC No. 05-2025 (Final)
10. CC Reso No. 2025-81-3669 ZC No. 06-2025 (Final)
11. CC Reso No. 2025-82-3670 ZC No. 07-2025 (Final)
12. CC Reso No. 2025-83-3671 ZC No. 08-2025 (Final)
13. CC Reso No. 2025-84-3672 ZC No. 09-2025 (Final)
14. Attachment L
15. CEQA FINDINGS OF FACT, SOC

ATTACHMENT "A"

RESOLUTION NO. 2025-75-3663

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE TO (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARING HOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT (ZOA) NO. 05-2025

A. RECITALS.

(i) Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of the City's General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The City's Housing element was adopted by the City Council in 2013 for the 2013-2021 planning period. The City of Irwindale is updating the Housing Element for the 2021-2029 planning period.

(ii) As a result, the following entitlements are being considered for approval for the 2021-2029 Housing Element Update (collectively referred to herein as "Project"):

- Program Environmental Impact Report (SCH#2023120387)
- General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025
- Zone Ordinance Amendment No. 05-2025
- Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025

(iii) In compliance with Public Resources Code Section 21080.4, a Notice of Preparation ("NOP") was released by the City for public comment on December 14, 2023 and concluded on January 13, 2024. Two (2) comments were received during the comment period. The NOP was distributed for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties for a 30-day public review.

(iv) On June 30, 2025, CEQA was amended via SB 131 stating that CEQA does not apply to a rezoning that implements the schedule of actions

contained in an approved housing element, pursuant to subdivision (c) of Section 65583 of the Government Code; and

(v) In an abundance of caution and prior to the effective date of SB 131, the City, as the Lead Agency, has analyzed the Project and prepared a Program Environmental Impact Report; and

(vi) Pursuant to the authority and criteria contained in CEQA, and the City of Irwindale environmental guidelines, the City of Irwindale, as the Lead Agency, has analyzed the Project and has prepared a Program Environmental Impact Report ("PEIR") for the Project. The Notice of Availability related to the PEIR was released by the City for public comment on April 4, 2025 and concluded on May 19, 2025.

(vii) Said comments were responded through a Comments and Responses section as part of the PEIR for the Project; and

(viii) A copy of the PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and Community Development Department. A copy of the PEIR and Mitigation Monitoring and Reporting Program (Exhibit B) was posted on the project's dedicated website https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update; and

(ix) The public review period for the Draft EIR ended on May 19, 225**,** and two (2) comments were received during the comment period; and

(x) A Program Environmental Impact Report ("PEIR"), SCH# 2023120387 was prepared for the proposed Project, including the Draft PEIR, comments received on the Draft PEIR and responses to those comments, and revisions and corrections to the Draft PEIR made in response to comments received, and CEQA Findings of Fact (FOF) and a Statement of Overriding Considerations (SOC) (Exhibit B); and

(xi) The PEIR provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the Project, and has been prepared in accordance with Public Resources Code Section 21000 *et seq*. (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq*. (CEQA Guidelines); and

(xii) The City Council of the City of Irwindale has considered the PEIR and its implementing actions (State Clearinghouse No. SCH# 2023120387) for the Project, which provides, among other provisions, for the amendment to the City's General Plan and Zoning Code to implement the City's 6th Cycle 2021-2029 Housing Element; and

(xiii) Notice of public hearing before the City Council concerning its consideration of the PEIR was given in accordance with the laws, including CEQA, and policies of the City of Irwindale; and

(xiv) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Project and corresponding General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025, Zone Ordinance Amendment No. 05-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, at which time, the Planning Commission opened the public hearing, took testimony on the Application, at which time they received input from staff and project consultants, the Assistant City Attorney, heard public testimony, discussed the Proposed Project; and closed the public hearing; and

(xv) On August 27, 2025, the City Council conducted a duly noticed public hearing on the Project and corresponding entitlements, at which time, the City Council opened the public hearing, took testimony on the Application, at which time they received input from staff and project consultants, the City Attorney, heard public testimony, discussed the proposed Project, and closed the public hearing; and

(xvi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL of the City of Irwindale, having reviewed and considered the information in the certified FPEIR and supporting documents and materials, does hereby find, determine, resolve and order as follows:

1. CITY COUNCIL RECORD

The proceedings and all evidence introduced before the City Council at its public hearing on the Final PEIR held on August 27, 2025, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision-makers, including all documents specified under applicable State law shall comprise the entire record of proceedings under CEQA.

2. FINAL ENVIRONMENTAL IMPACT REPORT CONTENTS

In accordance with CEQA Guidelines, Section 15132, the FPEIR consists of the following:

a. The Draft Program Environmental Impact Report (DPEIR) or a revision of the Draft;
b. Comments and recommendations received on the DPEIR either verbatim or in summary;
c. A list of persons, organizations, and public agencies comments on the DPEIR;
d. The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
e. Any other information added by the Lead Agency.

(All hereafter collectively referred to as "FPEIR")

3. ACCOMPANYING DOCUMENTS TO FPEIR.

Documents that shall accompany the FPEIR are:

a. Mitigation Monitoring and Reporting Program; and
b. Findings of Fact; and
c. Statement of Overriding Considerations

4. CITY COUNCIL REGARDING CEQA FINDINGS OF FACT, MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS

a. *Adopt Findings of Fact*. The City Council hereby adopts and approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings contained in the Findings of Fact, attached as Exhibit "B" of this Resolution.

b. *Certification of Final Program Environmental Impact Report*. The City Council hereby certifies that (1) the FPEIR, attached as Exhibit "A" to this Resolution has been completed in compliance with CEQA; (2) that the FPEIR was presented to the City Council, and it has reviewed and considered the information contained in the FPEIR prior to approving the project; and (3) that the FPEIR reflects the City Council's independent judgment and analysis. .

c. *Mitigation Monitoring and Reporting Program.* As more fully identified and set forth in FPEIR and in the Findings of Fact for this Project, which is Exhibit "A" to this Resolution, the City Council finds that the mitigation measures described and specifically identified in the above referenced documents are feasible and shall become binding upon the entity (such as the project proponent or the City) assigned thereby to implement the particular mitigation measures as identified in the Mitigation Monitoring and Reporting Program.

d. *Statement of Overriding Considerations*. Even after the adoption of all feasible mitigation measures, certain significant or potentially significant environmental effects caused by the Project directly, or cumulatively, will remain. Therefore, the City Council hereby issues and adopts a Statement of Overriding Considerations in the form set forth in the attached Exhibit "B" a copy of which is also on file in the office of the City Clerk, identifying the specific economic, legal, social, technological and other considerations that render the unavoidable significant adverse environmental effects acceptable, either in its current form or as may be modified or amended by the City Council.

E IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

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.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

_____
Larry G. Burrola, 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. 2025-75-3663 was adopted at a regular meeting of the Irwindale City Council held on the 27th day of August 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibits:

A. Final Environmental Impact Report (SCH #2023120387) with MMRP https://www.irwindaleca.gov/DocumentCenter/View/11695/Irwindale-GPU-and-HEU-Final-PEIR-with-Appendix-A?bidId=

B. CEQA Findings of Fact which include: Impacts Determined to be Less Than Significant; Impacts Mitigated to Less Than Significant; Significant Unavoidable Adverse Impacts; Alternatives Considered and Rejected; and Statement of Overriding Considerations

Exhibit "A"
to
Resolution No. 2025-75-3663
Final Program Environmental Impact Report
Including the Draft Program Environmental Impact Report
SCH #2023120387

https://www.irwindaleca.gov/DocumentCenter/View/11695/Irwindale-GPU-and-HEU-Final-PEIR-with-Appendix-A?bidId=

https://www.irwindaleca.gov/DocumentCenter/View/11368/Draft-PEIR-04012025?bidId=

Exhibit "B"
to
Resolution No. 2025-75-3663
CEQA Findings of Fact, Statement of Overriding Considerations
SCH #2023120387

https://www.irwindaleca.gov/DocumentCenter/View/11741/CEQA-FINDINGS-OF-FACT-SOC?bidId=

Attachment "B"
Final Program Environmental Impact Report with MMRP
Including the Draft Program Environmental Impact Report
CEQA Findings of Fact, Statement of Overriding Considerations
SCH #2023120387

https://www.irwindaleca.gov/DocumentCenter/View/11695/Irwindale-GPU-and-HEU-Final-PEIR-with-Appendix-A?bidId=

https://www.irwindaleca.gov/DocumentCenter/View/11368/Draft-PEIR-04012025?bidId=

https://www.irwindaleca.gov/DocumentCenter/View/11741/CEQA-FINDINGS-OF-FACT-SOC?bidId=

ATTACHMENT "C"

RESOLUTION NO. 2025-76-3664

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 03-2025, TO ADOPT THE IRWINDALE HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 03-2025) to adopt the 2021-2029 Housing Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 04-2025, 05-2025, and 06-2025, Zone Ordinance Amendment No. 05-2025, Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025); and

(ii) Pursuant to Government Code Section 65302, the General Plan includes eight mandatory elements, including the Housing Element; and

(iii) State law requires that the City Council adopt a Housing element for the eight-year period 2021-2029 to accommodate the City of Irwindale Regional Housing Needs Allocation (RHNA) of 119 housing units, comprised of 36 very-low income units, 11 low income units, 17 moderate income units, and 55 above moderate income units; and

(iv) The Housing Element must be adopted to comply with state law, accommodate the City's Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and

(v) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period ("Housing Element") in compliance with state law; and

(vi) General Plan Amendment No. 03-2025 amends the 2008 Irwindale General Plan by adopting the 2021-2029 Housing Element, labeled as Exhibit "A", attached hereto and made a part hereof, incorporating all revisions made to date, and repealing the 2013-2020 Housing Element in its entirety; and

(vii) On April 7, 2022, a community workshop was held to provide an overview of the Housing Element and solicit community input; and

(viii) On April 25, 2022, a joint City Council and Planning Commission Study Session was held on the Housing Element to solicit comments; and

(ix) On May 25, 2022, a community workshop for the Housing Element was held to identify potential housing opportunity sites; and

(x) On June 22, 2022 and July 13, 2022, City Council Study Sessions were held and direction was provided to staff and consultant on the housing opportunity sites for 2021-2029; and

(xi) On November 10, 2022, a community workshop was held for the public review of the 2021-2029 draft Housing Element; and

(xii) The City circulated the draft Housing Element for more than the required 30-day public review period, in compliance with Government Code Section 65583. The review period ran from November 9, 2022 to December 21, 2022. The draft Housing Element was available for review on the City's website, at City Hall, the Irwindale Public Library, and the Irwindale Community Development Department; and

(xiii) The Planning Commission reviewed the draft Housing Element at the December 21, 2022 meeting and provided comments; and

(xiv) On January 19, 2023, in accordance with Government Code Section 65585(b), the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for state mandated review; and

(xv) On April 19, 2023, the City received a letter from HCD providing comments regarding the draft Housing Element; and

(xvi) On March 4, 2024, the City submitted a revised draft Housing Element and response letter to HCD for its review; and

(xvii) On May 3, 2024, the City Received a letter from HCD providing additional comments regarding the draft Housing Element; and

(xviii) On August 1, 2024, HCD provided an Informal Preliminary Review to address comments from HCD; and

(xix) A Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and

(xx) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Housing Element (SCH# 2023120387); and

(xxi) The Planning Commission has considered proposed General Plan Amendment No. 03-2025 to adopt the 2021-2029 Housing Element; and

(xxii) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and

(xxiii) The City Council has considered proposed General Plan Amendment No. 03-2025 to adopt the 2021-2029 Housing Element; and

(xxiv) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the proposed Application at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale City Council, received public testimony; and

(xxv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct and are true and correct and are incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. That the proposed General Plan Amendment is in the public interest because the amendment will further the goals and policies of the General Plan Housing Element, to promote a mix of housing types and affordability throughout the city that meets the needs of existing and

future residents, and promotes a diversity of household types and housing choices for residents of all ages and income levels.

b. The proposed opportunity housing sites are physically suitable in terms of design, location, shape, size, topography, and the provision of public and emergency vehicle access, and are served by adequate size roadways and streets.

3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft PEIR and responses to those comments, revisions and corrections to the Draft PEIR made in response to comments received. Environmental documents can be found at: https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update. On August 27, 2025, the City Council adopted Resolution No. 2025-76-3664 certifying the Final PEIR, adopting findings of fact and a statement of overriding considerations, and adopting a mitigation and monitoring reporting program. The City Council finds that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of General Plan Amendment 03-2025 for the purposes of CEQA review, and General Plan Amendment 03-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed General Plan Amendment No. 03-2025 to adopt the 2021-2029 Housing Element attached herein as "Exhibit A".

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

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.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

Larry G. Burrola, 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. 2025-76-3664 was adopted at a regular meeting of the Irwindale City Council held on the 27th day of August 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibit:
A. Proposed Draft Housing Element 2021-2029

Exhibit "A"
to
Resolution No. 2025-76-3664
Draft Housing Element

https://www.irwindaleca.gov/DocumentCenter/View/11730/Revised-Draft-Irwindale-HEU-7-22-25-redline-edits-since-11-2022-public-review-draft?bidId=

Attachment “D”
to

Draft Housing Element

https://www.irwindaleca.gov/DocumentCenter/View/11730/Revised-Draft-Irwindale-HEU-7-22-25-redline-edits-since-11-2022-public-review-draft?bidId=

ATTACHMENT "E"

RESOLUTION NO. 2025-77-3665

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 06-2025, TO AMEND THE IRWINDALE COMMUNITY DEVELOPMENT ELEMENT AND GENERAL PLAN MAP TO BE CONSISTENT WITH THE 2021-2029 HOUSING ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

(i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 06-2025) to amend the Community Development Element in order to implement the 2021-2029 Housing Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, and 05-2025, Zone Ordinance Amendment No. 05-2025, Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to herein as the "Project")); and

(ii) Pursuant to Government Code Section 65302, the General Plan includes eight mandatory elements, including the Housing Element, and the Land Use Element which is implemented by the City through its Community Development Element; and

(iii) State law requires that the City Council adopt a Housing element for the eight-year period 2021-2029 to accommodate the City of Irwindale Regional Housing Needs Allocation (RHNA) of 119 housing units, comprised of 36 very-low income units, 11 low income units, 17 moderate income units, and 55 above moderate income units; and

(iv) The Housing Element must be adopted to comply with state law, accommodate the City's Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and

(v) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period ("Housing Element") in compliance with state law; and

(vi) General Plan Amendment No. 06-2025 amends the 2008 Irwindale General Plan Community Development Element with the adoption of the 2021-2029 Housing Element to include the new residential sites identified in the 2021-2129 Housing Element; and

(vii) General Plan Amendment No. 06-2025 amends the 2008 Irwindale General Plan Community Development Element to add the Land Use category of Residential Overlay to the text and Table 2-3; and

(viii) General Plan Amendment No. 06-2025 amends the Irwindale General Plan Map to add the Residential Overlay to the map; and

(ix) A Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and

(x) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project; and

(xi) The Planning Commission has considered proposed General Plan Amendment No. 06-2025 to amend the Community Development Element of the Irwindale General Plan to be consistent with the 2021-2029 Housing Element; and

(xii) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approve; and

(xiii) The City Council has considered proposed General Plan Amendment No. 06-2025 to amend the Community Development Element of the Irwindale General Plan to be consistent with the 2021-2029 Housing Element; and

(xiv) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the proposed Application at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale City Council, received public testimony; and

(xv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct and are true and correct and are incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. That the proposed General Plan Amendment is in the public interest because the amendment will further the goals and policies of the General Plan Housing Element, to promote a mix of housing types and affordability throughout the city that meets the needs of existing and future residents, and promotes a diversity of household types and housing choices for residents of all ages and income levels. General Plan Amendment No. 06-2025 amends the 2008 Irwindale General Plan Community Development Element with the adoption of the 2021-2029 Housing Element to include the new residential sites identified in the 2021-2129 Housing Element, adds the Land Use category of Residential Overlay to the text and Table 2-3;, and amends the Irwindale General Plan Map to add the Residential Overlay to the map.

    b. The proposed opportunity housing sites are physically suitable in terms of design, location, shape, size, topography, and the provision of public and emergency vehicle access, and are served by adequate size roadways and streets.

3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft PEIR and responses to those comments, revisions and corrections to the Draft PEIR made in response to comments received. Environmental documents can be found at: https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update. On August 27, 2025, the City Council adopted Resolution No. 2025-76-3664 certifying the Final PEIR, adopting findings of fact and a statement of overriding considerations, and adopting a mitigation and monitoring reporting program. The City Council finds that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of General Plan Amendment 03-2025 for the purposes of CEQA review, and General Plan Amendment 03-2025 is consistent with the analysis of the Project within the

FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council hereby adopts and approves General Plan Amendment No. 06-2025 to amend the Community Development Element, attached herein as "Exhibit A", and amend the General Plan Map for consistency with the 2021-2029 Housing Element attached herein as "Exhibit B".

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

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.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

_____
Larry G. Burrola, 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. 2025-77-3665 was adopted at a regular meeting of the Irwindale City Council held on the 27th day of August 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibit:

A. Proposed 2021-2029 Housing Element (link below)
https://www.irwindaleca.gov/DocumentCenter/View/11730/Revised-Draft-Irwindale-HEU-7-22-25-redline-edits-since-11-2022-public-review-draft?bidId=
B. Community Development Element Updated Sections
C. Proposed General Plan Map with new sites

Exhibit “A”
To
Resolution No. 2025-77-3665

Proposed 2021-2029 Housing Element (link below)

https://www.irwindaleca.gov/DocumentCenter/View/11730/Revised-Draft-Irwindale-HEU-7-22-25-redline-edits-since-11-2022-public-review-draft?bidId=

Exhibit “B”
To
Resolution No. 2025-77-3665

Community Development Element Updated Section

Exhibit "C”
General Plan Map Update
To
Resolution No. 2025-77-3665
For
Community Development Element

Residential Land Uses in Irwindale

Approximately 59.67 acres of the City's total land area is committed to residential development. The Town Center neighborhood, located near the Civic Center and Parque del Norte, represents the greatest concentration of homes in the City with 378 housing units. The great majority of the remaining residential neighborhoods are located in the vicinity of the Civic Center area (in the Southeast Planning Area), in the Northwest Planning Area near Duarte Avenue, along Vincent Avenue in the Southeast Planning Area, and along Park Avenue near Baldwin Park. These latter two areas are also located within the Southeast Planning Area. Overall, there are eight distinct residential neighborhoods found in the City. A significant number of housing units have been added to the City's inventory as part of previous redevelopment activities. With the exception of the Las Casitas senior apartments, the remainder of the homes in the City consist of detached single-family homes. Irwindale's Zoning Ordinance contains three residential zone districts and two additional zone districts that permit residential uses. These zone districts include the following:

- *R-1: Single Family Residential.* This zone district is the most restrictive residential zone, permitting one single-family home per lot. This zone also contains base standards that are applicable to the remaining zone districts.

- *R-2: Light/Multiple Residential.* In addition to permitting those uses permitted under the R-1 zoning, this district also permits two units on a lot.

- *R-3: Heavy/Multiple Residential.* This zone district permits multiple family development including apartments and condominiums. The Las Casitas senior housing complex is the only area of the City that is zoned R-3.

- *A-1: Agricultural.* Residential uses corresponding to that permitted under the R-1 zone are also permitted in this zone district. In addition, the keeping of certain farm animals and livestock is also permitted in the A-1 zone. The majority of the residentially developed parcels in the City are included in this zoning category.

- *C-3: Heavy Commercial Residential.* This zone district permits either of the uses that are permitted in the R-1 and C-2 zone districts.

- ***RO - Residential Overlay. This zone permits the underlying existing zone to remain. Residential is added as an overlay, consistent with the 2021-2029 Housing Element***

The City of Irwindale adopted its first zoning ordinance in 1966. Previously, the City had relied on the County's zoning that existed prior to incorporation. A direct outgrowth of this earlier County zoning is the A-1 zone designation that was used to permit both the traditional single-family residential development in addition to limited agricultural uses and the keeping and raising of farm animals. The R-2 Zone has only recently been applied to the Hidalgo/Juarez residential neighborhood. As indicated previously, the R-3 zone appears in only one location, the site of the Las Casitas senior housing development. As indicated previously, there are eight distinct residential neighborhoods found in the City. These individual neighborhoods are described below and on the following pages.

- *Town Center Neighborhood.* This neighborhood is located in the Southeast Planning Area, near the Civic Center, and Irwindale Park. This neighborhood is bounded by Arrow Highway on the north and Irwindale Avenue on the west. The Town Center neighborhood is the largest residential neighborhood found within the City with 216 single-family homes and 16 multiple-family units. These multiple-family units are contained within the Las Casitas senior housing development. The single-family homes occupy 33.89 acres. A number of these homes were "move-on" houses that were relocated onto the existing lots from other areas of Irwindale or from other cities. The Community Redevelopment Agency has also assisted in the development of four housing projects within this neighborhood.

- *Hidalgo/Juarez Neighborhood.* This neighborhood is located along Hidalgo Street and Juarez Street, west of the Town Center neighborhood. This residential neighborhood is located within the Southeast Planning Area, south of Arrow Highway and west of Irwindale Avenue. Within this neighborhood, are 49 homes occupying approximately 5.64 acres. A total of 27 homes are located along Juarez Street while 22 units are located along Hidalgo Street. Fourteen lots within this neighborhood are developed with single units; however six lots developed as single-family have sufficient lot area to accommodate additional housing.

- *Nora/Fraijo Neighborhood.* The Nora/Fraijo

neighborhood is also located in the Southeast Planning Area, north of Cypress Street between Azusa Canyon Road and Irwindale Avenue. This 8.49-acre neighborhood is comprised of 39 single-family residences situated on lots of various sizes. Lot sizes range from 5,000 square feet to ½-acre lots.

- *Mountain/Meridian Neighborhood.* This neighborhood occupies 6.16 acres and is located in the City's northwestern-most corner, in the Northwest Planning Area. Physically this neighborhood is located adjacent to, and appears to be part of the neighboring residential neighborhood found in the City of Duarte. In fact, access to this neighborhood is possible by passing through this neighboring City. There are 64 single-family homes in this area, 49 of which were constructed by the Community Redevelopment Agency.

- *Morada Street Neighborhood.* This neighborhood is located north of Arrow Highway and just over ½ mile east of Irwindale Avenue in the Northeast Planning Area. This small neighborhood, consisting of 2.7 acres, includes 20 single-family homes located along Morada Street and 4 homes on the property just to the east of Morada. Lot sizes within this neighborhood consist of 4,000 square foot lots on the east side of the street, 5,000 square foot lots on the west side, and an assortment of other lot sizes. The Our Lady of Guadalupe Mission, a structure of local historic importance, is also located in this neighborhood.

- *Park Avenue Neighborhood.* Three single-family homes are found in this neighborhood located in the Southwest Planning Area. Park Avenue is a long cul-de-sac street, the west side of which is in the City of Baldwin Park. The homes are located on the east side of Park Avenue, at the intersection with Los Angeles Street. South of Los Angeles Street is the former Calmat maintenance facility which operated as an industrial aggregate shop and parts storage area.

- *Azusa Canyon Road Neighborhood.* This neighborhood is located in the Southeast Planning Area, along a segment of Azusa Canyon Road. Five single-family homes are clustered together along a short segment of Azusa Canyon Road. This area, in its entirety, is zoned M-1 (Light-Industrial), thus making the properties residential non-conforming.

- *Vincent Avenue.* This residential area is located in the southeastern portion of the City, to the south of the Big Dalton Wash along the west side of Vincent Avenue. Three single-family homes are located in this area. These homes are constructed on two wedge shaped lots situated between the channel and the residential area to the south, in County territory fronting on Vincent Avenue.

- *Allen Drive*. This residential area is located in the Southeast area in the Town Center.

- *Ramona Boulevard*. These Residential Overlay areas is in the southwest area of the City

- *Gold Line/IBCN*. (Formerly identified as Gold Line/Reliance II). This Residential Overlay area is in the northeast area of the City.

- Irwindale Avenue/Avenida Padilla. This Residential Overly area is located in the northeast area of the City.

The nature and extent of the various residential neighborhoods that comprise the City are summarized below in Table 2-3. The location and extent of the existing residential neighborhoods are shown in Exhibit 2-1.

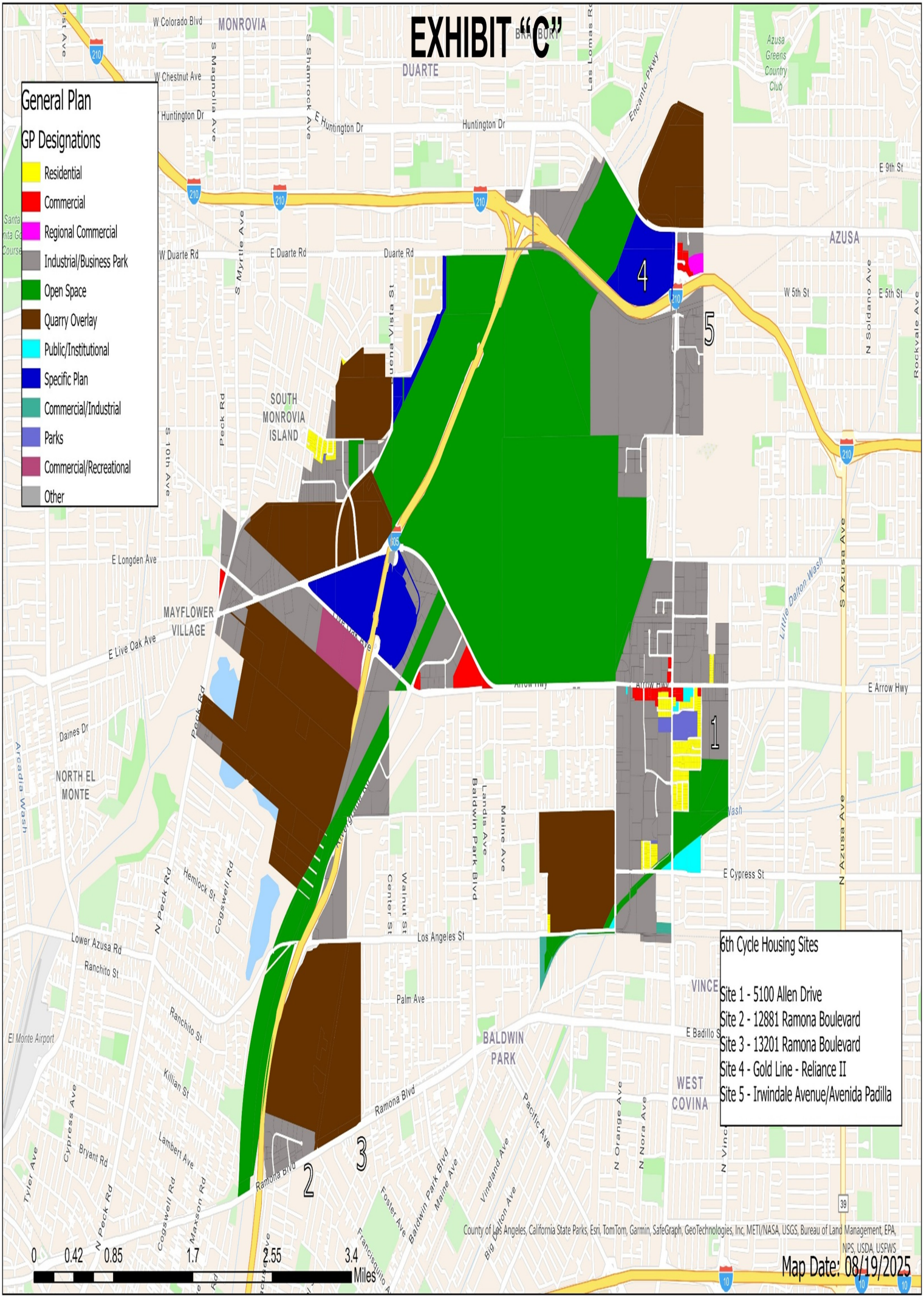
Community Development Element Update

Exhibit B to Resolution No. 2025-77-3665

Table 2-3
Residential Neighborhoods in Irwindale
Revised 8.27.25

Neighborhood	Planning Area	Land Area	No. of Units[1]
Azusa Canyon	Southeast	--	5 units
Hidalgo/Juarez	Southeast	5.64 acres	49 units[2]
Morada Street	Northeast	2.70 acres	24 units
Mountain/Meridian	Northwest	6.16 acres	64 units
Nora/Fraijo	Southeast	8.49 acres	39 units
Park Avenue	Southwest	--	3 units
Town Center	Southeast	33.89 acres	216 units[3.]
Vincent Avenue	Southeast	--	3 units
Allen Drive – R-2	**Southeast**	**10**	**51**
12881 Ramona	**Southwest**	**1**	**21** units[4]
13201 Ramona	**Southwest**	**4**	**84** units[4]
Gold Line/IBCN (formerly Reliance II	**Northeast**	**1**	**21** units[4]
Irwindale Avenue/Avenida Padilla	**Northeast**	**2**	**33** units[4]

[1.] Unless otherwise noted, the units indicated are single-family residences.
[2.] Twelve lots contain two units and three lots contain three or more units.
[3.] This figure includes 177 single-family homes and 16 multiple-family units constructed as part of the Las Casitas senior housing development.
[4]Units to comply with 2021-2029 HE densities


EXHIBIT "C"
General Plan
GP Designations
Residential
Commercial
Regional Commercial
Industrial/Business Park
Open Space
Quarry Overlay
Public/Institutional
Specific Plan
Commercial/Industrial
Parks
Commercial/Recreational
Other
6th Cycle Housing Sites
Site 1 - 5100 Allen Drive
Site 2 - 12881 Ramona Boulevard
Site 3 - 13201 Ramona Boulevard
Site 4 - Gold Line - Reliance II
Site 5 - Irwindale Avenue/Avenida Padilla
MONROVIA
DUARTE
AZUSA
SOUTH MONROVIA ISLAND
MAYFLOWER VILLAGE
NORTH EL MONTE
BALDWIN PARK
WEST COVINA
VINCE
W Colorado Blvd
W Chestnut Ave
Huntington Dr
E Huntington Dr
Huntington Dr
W Duarte Rd
E Duarte Rd
Duarte Rd
E 9th St
W 5th St
E 5th St
E Longden Ave
E Live Oak Ave
E Arrow Hwy
Daines Dr
E Cypress St
Los Angeles St
Palm Ave
E Badillo St
Lower Azusa Rd
Ranchito St
Killian St
Ramona Blvd
Bryant Rd
Lambert Ave
El Monte Airport
Arcadia Wash
Little Dalton Wash
0 0.42 0.85 1.7 2.55 3.4 Miles
County of Los Angeles, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Map Date: 08/19/2025

Attachment "F"

ORDINANCE NO. 803

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING AND ADDING SECTION 17.04.050 ("RESIDENTIAL OVERLAY") TO CHAPTER 17.04 ("RESIDENTIAL ZONE DISTRICTS"), OF THE IRWINDALE MUNICIPAL CODE ("ZONING"), TO ADD RESIDENTIAL OVERLAY AS A ZONE DISTRICT, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH#2023120387) FOR THE 2021-2029 HOUSING ELEMENT UPDATE

WHEREAS, the City of Irwindale Municipal Code section 17.35.040 provides that, "An Amendment to the General Plan, General Plan Map, Zoning Code or Zoning Map may be initiated by any qualified applicant identified in Section 17.25.020, Application Forms and Fees, the Community Development Director or by motion of the City Council or Planning Commission;" and

WHEREAS, the City of Irwindale has initiated the request for a Zone Ordinance Amendment (ZOA No. 05-2025) to amend Chapter 17.04 of Title 17 to add Residential Overlay to the City's Zoning Code to implement the 2021-2029 adopted Housing Element. (This ZOA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, and 06-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to as the "Project"); and

WHEREAS, the Irwindale Community Development Department, Irwindale Planning Division, and other City of Irwindale staff have prepared, since June 2021, the Housing Element Update, Safety Element Update, and new Environmental Justice Element; and

WHEREAS, State law requires that the City Council adopt a Housing element for the eight-year period 2021-2029 to accommodate the City of Irwindale Regional Housing Needs Allocation (RHNA) of 119 housing units, comprised of 36 very-low income units, 11 low income units, 17 moderate income units, and 55 above moderate income units; and

WHEREAS, the Housing Element must be adopted to comply with state law, accommodate the City's Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and

WHEREAS, the City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period ("Housing Element") in compliance with state law; and

WHEREAS, Ordinance No. 803 will amend Chapter 17.04 Residential Zone Districts of the Irwindale Municipal Code to add Residential Overlay as a zone district to be consistent with the proposed 2021-2029 Housing Element; and

WHEREAS, a Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and

WHEREAS, a Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project; and

WHEREAS, on July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Ordinance Amendment 05-2025; and

WHEREAS, the City Council now desires to approve Ordinance No. 803 to amend Chapter 17.04 of Title 17 to add Residential Overlay to the City's Zoning Code to comply with the adopted 2021-2029 Housing Element; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The facts set forth in the recitals in this Ordinance are true and correct and incorporated herein by reference.

SECTION 2. Based upon substantial evidence and testimony taken from the record as a whole, and received at the public hearing, both oral and written, including the recommendation of the Planning Commission, the staff report, and all attachments thereto, all of which shall constitute the entire record of the matter, the City Council hereby finds that the proposed Zone Ordinance Amendment, attached herein as Exhibit "A", is necessary and consistent with and will implement the City's vision, goals, and policies of the 2021-2029 Housing Element Update to the Irwindale General Plan. The City Council further finds, that the Zone Ordinance Amendment is consistent with state law, and the proposed revisions to the Zoning Code are in the interest of the public and are necessary to comply with state law. In particular:

a. Chapter 17.04 contains three (3) residential zone districts that do not include a residential overlay district that is necessary to comply with the 2021-2029 Housing Element. The Zone Ordinance Amendment will create a new zoning district to be consistent with the 2021-2029 Housing Element Update to the Irwindale General Plan; and

b. The Zone Ordinance Amendment will modify Zoning Code districts/regulations to add a residential overlay zone and allow the base zoning district to remain; and

c. The Zone Ordinance Amendment will update the Zoning Code to comply with State mandates, including SB 35, SB 330, the Housing Accountability Act, SB 9, and other Accessory Dwelling Unit Requirements.

SECTION 3. The City Council hereby adopts and adds section 17.04.050 ("Residential Overlay") to Chapter 17.04 ("Residential Zone Districts"), of the Irwindale Municipal Code ("Zoning"), to read in its entirety as set forth in Exhibit "A", attached hereto and incorporated herein by this reference as though set forth in full.

SECTION 4. https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update. On August 27, 2025, the City Council adopted Resolution No. 2025-76-3664 certifying the Final PEIR for the Project, adopting findings of fact and a statement of overriding considerations, and adopting a mitigation and monitoring reporting program. The City Council hereby finds and determines based upon the independent judgment of the City Council, after consideration of the whole of the administrative record, that the Program Environmental Impact Report ("PEIR") prepared for the Project adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of Zone Ordinance Amendment 05-2025 for the purposes of CEQA review, and Zone Ordinance Amendment 05-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations. The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Program Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft PEIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft PEIR made in response to comments received. Environmental documents can be found at: https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update.

SECTION 5. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 6. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect 30 days after its final passage. City Staff are directed and authorized to inform and educate the public regarding the adoption of this Ordinance prior to its taking effect.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 27th day of August, 2025.

_____
Larry G. Burrola, 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. 803 was introduced for first reading at a regular meeting of the City Council of the City of Irwindale held on August 27, 2025, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on September 10, 2025, and was carried by the following roll-call vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 803 adopted by the City Council of the City of Irwindale at its regular meeting held August 27, 2025 to be posted at the City Hall, Library, and Post Office on August 21, 2025.

_____ Dated:_____

Laura M. Nieto, MMC
Chief Deputy City Clerk

EXHIBIT “A”

Zone Ordinance Amendment No. 05-2025
Ordinance No. 803
Adding 17.04.050 to Chapter 17.04 Residential Zoning Districts

17.04.050 Purpose

The Residential Overlay (RO) Zone implements the City of Irwindale’s Sixth Cycle (2021–2029) Housing Element by facilitating residential and mixed-use development on designated sites within the M-2 (Heavy Industrial), R-1 (Residential – Low Density), and R-2 (Residential – Medium Density) zones.

The RO Zone establishes residential development regulations different from the base zoning district while retaining the base zoning’s regulatory authority over non-residential uses. This zoning structure ensures:

A. Ministerial approval for developments with at least 20% affordable units (per GC §65583.2(h)).
B. Housing production on designated sites that accommodate RHNA allocations.
C. Preservation of non-residential zoning provisions for sites retaining industrial or commercial functions.

17.04.050.1 Zoning Map Designation

A. Dual Zoning Designation. Each parcel within the RO Zone shall have a dual zoning designation to signify the base zone and the zone that will govern residential uses on the site:

- Non-residential uses remain subject to the underlying base zone, if permitted (e.g., M-2).
- Residential uses are governed by a designated residential zone (R-2, R-3, or C-3) assigned through the RO overlay.

B. Zoning Map Labels. The zoning map shall reflect the dual zoning designation by using dual zoning labels as follows:

- M-2/RO-R-2, M-2/RO-R-3, M-2/RO-C-3, and SP/RO-C-3 for industrial or specific plan sites with residential overlays.

17.04.050.2 Land Use Regulations

A. Residential Uses

- Residential uses shall be permitted per the RO governing zone (R-2, R-3, or C-3) assigned to the parcel.

- Developments containing at least 20% affordable units shall be permitted by right and subject only to ministerial review.

B. Non-Residential and Mixed Uses

1. Non-residential uses shall be permitted in accordance with the base zoning district.
2. Mixed-use projects shall comply with C-3 development standards unless a specific regulation is modified by overlay provisions or approval of a Variance.
3. Mixed-use projects on sites with lower-income RHNA allocations must allocate at least 50% of the total floor area to residential uses.

17.04.050.3 Development Standards

A. Table 1. Development Standards – Residential Overlay, prescribes the special development standards for the RO Zone parcels. Additional regulations are denoted in the righthand column. The specific regulations in the referenced section shall apply to the use in addition to other applicable provisions in other sections of this Zoning Code.

Table 1: Development Standards-Residential Overlay				
Standard	**RO-R-2**	**RO-R-3**	**RO-C-3**	**Notes and Additional Regulations**
Minimum Density (units/acre)	8.0	21.0	21.0	
Maximum Density (units/acre)	14.0	30.0	30.0	
Maximum Building Height (feet)	35.0	50.0	48.0	See Section 17.04.030 for measurement of heights of residential structures.
Minimum Residential Floor Area (Mixed-Use Only) (percent)	N/A	N/A	50.0	

B. Density Bonuses, Concessions and Incentives

Projects may receive density bonuses, parking reductions, and development concessions per State Density Bonus Law (Government Code §§ 65915-65918) in compliance with Chapter 17.15, Affordable Housing, Density Bonuses, and Other Incentives, as may be amended.

17.04.050.4 Design & Development Standards

A. Objective Design Standards

Multi-Family Residential. All multi-family residential developments shall comply with the development and design standards in Chapter 17.14, Multifamily Objective Design Standards and applicable site planning standards in Chapter 17.13 - Site Planning and General Development Standards.

B. Parking Standards

1. For projects within ½ mile of a major transit stop as defined in Section 21155 of the Public Resources Code, no minimum parking shall be required, per Government Code § 65863.2.
2. For projects exceeding 20% affordability, parking requirements shall comply with Government Code § 65915(p)(1) and require no more than 1 space per unit maximum.
3. Mixed-use projects may satisfy parking requirements through shared or off-site parking agreements, consistent with Chapter 17.16 – Parking & Loading Standards.

C. Setbacks and Screening in M-2 Zone

1. A 30-foot landscaped setback shall be provided from any property line that abuts an industrial zone or use. This setback may be reduced by the Review Authority on the basis that the reduced setback will achieve the intended immediate and long-term effect of buffering residential uses from industrial impacts.
2. This setback area shall include required screening types as described in Section 17.17.040 (Screening), with the exception that Evergreen trees shall be planted at a maximum spacing of 20 feet on center within buffer areas.
3. The setback area shall include a double row of staggered tree plantings, where feasible.
4. Trees shall be a minimum of 24-inch box size at the time of planting to provide immediate screening and noise reduction benefits. Species selection shall prioritize fast-growing, dense-foliage trees such as:
    I. Coast Live Oak (Quercus agrifolia)
    II. California Sycamore (Platanus racemosa)
    III. Italian Cypress (Cupressus sempervirens) (for narrow buffer zones)

D. Noise & Air Quality Mitigation

1. Windows facing industrial areas shall include soundproofing materials to mitigate industrial noise per Title 24, Part 11 (California Green Building Standards Code).
2. Mechanical ventilation or HVAC systems with MERV-13+ filters shall be required to minimize exposure to industrial pollutants, per California air quality standards.
3. Site design must orient residential units away from truck-intensive areas and use double-glazing or laminated glass for sound reduction.

17.04.050.5 Administrative Procedures

A. Ministerial Approval for Qualifying Projects

Housing projects with 20%+ affordable units shall be approved ministerially within 60 days, consistent with Government Code § 65583.2(i).
Chapter 17.04 contains four zoning districts that permit residential uses. These zone districts include the following:

- **R-1: Single Family Residential.** This zone district is the most restrictive residential zone, permitting one single-family home per lot. This zone also contains base standards that are applicable to the remaining zone districts.
- **R-2: Light/Multiple Residential.** In addition to permitting those uses permitted under the R-1 zoning, this district also permits two units on a lot.
- **R-3: Heavy/Multiple Residential.** This zone district permits multiple-family development including apartments and condominiums.
- **C-3: Heavy Commercial Residential.** This zone district permits the uses that are permitted in the R-1 and C-2 zone districts.

- Zoning Map and General Plan Map Designations
- **The following table indicates the proposed Zoning and General Plan Land Use Map Amendments required to implement the Housing Sites Inventory of the Housing Element:**

Housing Site	APN	Existing Zoning	Proposed Acres to Amend	Proposed General Plan Land Use designation	Proposed Zoning
1 – 5100 Allen Drive	8417-034-912	M-2	10.0	Residential	R-2
2 – 12881 Ramona	8546-031-082	M-2	2.0	Residential Overlay	M-2/RO-R-3
3 – 13201 Ramona	8546-002-088	R-1	8.0	Residential Overlay	R-1/RO-C-3
4 – Gold Line IBCN (formerly Reliance II	8604-019-001 8604-	SP	1.0	Residential Overlay	SP/RO-C-3

Housing Site	APN	Existing Zoning	Proposed Acres to Amend	Proposed General Plan Land Use designation	Proposed Zoning
	019-003				
	8604-019-010				
5 – Irwindale/ Padilla	8615-001-072	M-2	2.0	Residential Overlay	M-2/RO-C-3 (1 Acre) M-2/RO-R-2 (1 Acre)
	8615-001-047				
	8615-001-063				
	8615-001-049				
	8615-001-050				
	8615-021-005				
	8615-021-012				
	8615-021-006				
	8615-021-007				

Housing Site	APN	Existing Zoning	Proposed Acres to Amend	Proposed General Plan Land Use designation	Proposed Zoning
	8615-021-008				
	8615-021-017				
	8615-021-018				
	8615-021-013				
	8615-021-011				
	8615-021-015				

Attachment "G"

RESOLUTION NO. 2025-80-3668

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE NO. 05-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM M-2 (HEAVY INDUSTRIAL) ZONE TO R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE LOCATED AT 5100 ALLEN DRIVE (APN 8417-034-912); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

(i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 05-2025) to amend the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and

(ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and

(iii) The Planning Commission has considered proposed Zone Change No. 05-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and

(iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and

(v) On July 10, 2025, the property owners within 500 feet of the subject property were notified by mail of the Planning Commission hearing on the proposed Zone Change. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on July 10, 2025 and was also published in the newspaper on July 10, 2025. This timing met the minimum public notification requirement of 20 days prior to the meeting; and

(vi) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Zone Change at which time it received input from Staff and

the City Attorney's Office, heard public testimony, and discussed the Proposed Project; and closed the public hearing; and

(vii) On July 30, 2025 the Planning Commission adopted Resolution No. 857(25), recommending that the City Council approve the proposed Zone Change to rezone the above referenced property; and

(viii) On August 14, 2025, the property owners within 500 feet of the subject property were notified by mail of the City Council's public hearing. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on August 14, 2025 and was also published in the newspaper on August 14, 2025. This timing met the minimum public notification requirement of 10 days prior to the meeting; and

(ix) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application, and approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and

(x) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. The Zone Change from M-2 (Heavy Industrial) to R-2 (Medium Density Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.

    b. The property listed is currently a ten (10) acre site that has not been developed is located at 5100 Allen Drive. The Medium Density Residential, R-2 design standards will allow a housing density standard of 14 units per acre with a minimum lot size of 6,000 square feet.

c. The Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. 5100 Allen Drive is be included as one of the identified sites that would support future housing development, and the map shall be updated to reflect the proposed change.

d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the use would likely generate, to ensure that the use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element. The City Council finds that pursuant to Public Resources Code Section 21080.085(a), CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council hereby adopts and approves Zone Change No. 05-2025 to change the Zoning Map as shown in attached “Attachment A”.

5. The Chief Deputy City Clerk shall certify the adoption of this Resolution, which shall become effective immediately.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 27th day of August, 2025.

Larry G. Burrola, 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 was adopted at a regular meeting of the City Council of the City of Irwindale held on the 27th day of August 2025, by the following vote:

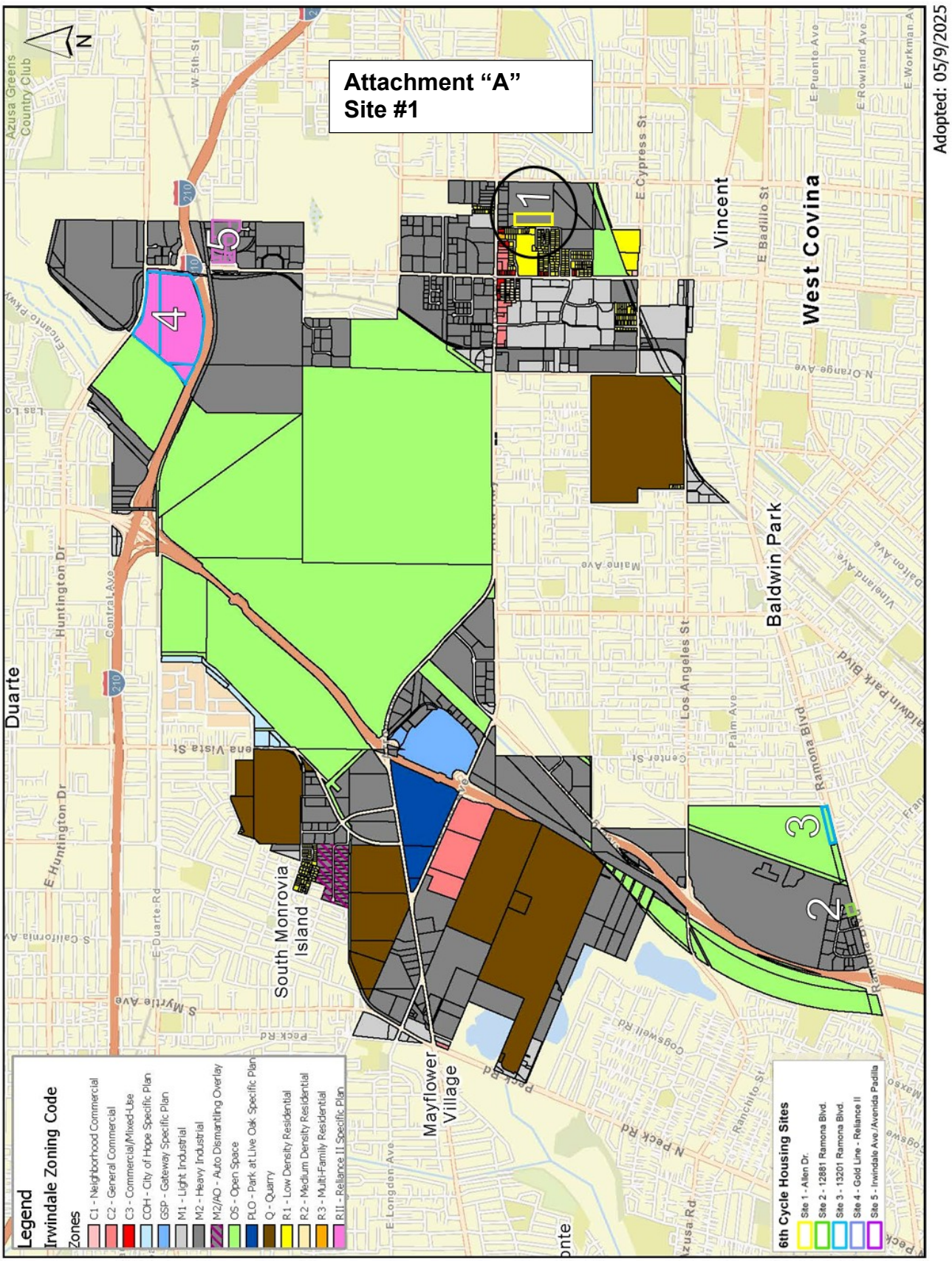
AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk


Attachment "A"
Site #1
Adopted: 05/9/2025
N
Duarte
West Covina
Vincent
Baldwin Park
South Monrovia Island
Mayflower Village
Azusa Greens Country Club
Huntington Dr
Central Ave
E Huntington Dr
E Duarte Rd
S Myrtle Ave
Peck Rd
N Peck Rd
E Cypress St
E Badillo St
E Puente Ave
E Rowland Ave
E Workman Ave
N Orange Ave
Los Angeles St
Palm Ave
Ramona Blvd
Baldwin Park Blvd
Vineland Ave
Dalton Ave
Maine Ave
Center St
Cogswell Rd
Ranchito St
E Longden Ave
Azusa Rd
W 5th St
1
2
3
4
5
Legend
Irwindale Zoning Code
Zones
C1 - Neighborhood Commercial
C2 - General Commercial
C3 - Commercial/Mixed-Use
COH - City of Hope Specific Plan
GSP - Gateway Specific Plan
M1 - Light Industrial
M2 - Heavy Industrial
M2/AO - Auto Dismantling Overlay
OS - Open Space
PLO - Park at Live Oak Specific Plan
Q - Quarry
R1 - Low Density Residential
R2 - Medium Density Residential
R3 - Multi-Family Residential
RII - Reliance II Specific Plan
6th Cycle Housing Sites
Site 1 - Allen Dr.
Site 2 - 12881 Ramona Blvd.
Site 3 - 13201 Ramona Blvd.
Site 4 - Gold Line - Reliance II
Site 5 - Irwindale Ave./Avenida Padilla

Attachment "H"

RESOLUTION NO. 2025-81-3669

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE NO. 06-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM M-2 (HEAVY INDUSTRIAL) ZONE TO M-2/RO-R-3 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-RESIDENTIAL MULTIFAMILY) ZONE LOCATED AT 12881 RAMONA BOULEVARD (APN 8546-031-082); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

(i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 06-2025) to amend the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and

(ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and

(iii) The Planning Commission has considered proposed Zone Change No. 06-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and

(iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and

(v) On July 10, 2025, the property owners within 500 feet of the subject property were notified by mail of the Planning Commission hearing on the proposed Zone Change. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on July 10, 2025 and was also published in the newspaper on July 10, 2025. This timing met the minimum public notification requirement of 20 days prior to the meeting; and

(vi) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Zone Change at which time it received input from Staff and

the City Attorney's Office, heard public testimony, and discussed the Proposed Project; and closed the public hearing; and

(vii) On July 30, 2025 the Planning Commission adopted Resolution No. 858(25), recommending that the City Council approve the proposed Zone Change to rezone the above referenced property; and

(viii) On August 14, 2025, the property owners within 500 feet of the subject property were notified by mail of the City Council's public hearing. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on August 14, 2025 and was also published in the newspaper on August 14, 2025. This timing met the minimum public notification requirement of 10 days prior to the meeting; and

(ix) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application, and approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and

(x) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. The Zone Change from M-2 (Heavy Industrial) to M-2/RO-R-3 (Heavy Industrial/Residential Overlay-Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.

    b. The property listed is currently a two (2) acre site developed as an industrial/manufacturing use located at 12881 Ramona Boulevard. The Heavy Industrial/Residential Overlay-Residential, M-2/RO-R-3

design standards will allow a housing density standards of 21 units per acre with a minimum lot size of 12,000 square feet.

c. The Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. 12881 Ramona Boulevard is included as one of the identified sites that would support future housing development, and the map shall be updated to reflect the proposed change.

d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the use would likely generate, to ensure that the use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element. The City Council finds that pursuant to Public Resources Code Section 21080.085(a), CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council adopts and approves Zone Change No. 06-2025 to change the Zoning Map as shown in attached “Attachment A”.

5. The Chief Deputy City Clerk shall certify the adoption of this Resolution, which shall become effective immediately.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 27th day of August, 2025.

Larry Burrola, 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 was adopted at a regular meeting of the City Council of the City of Irwindale held on the 27th day of August 2025, by the following vote:

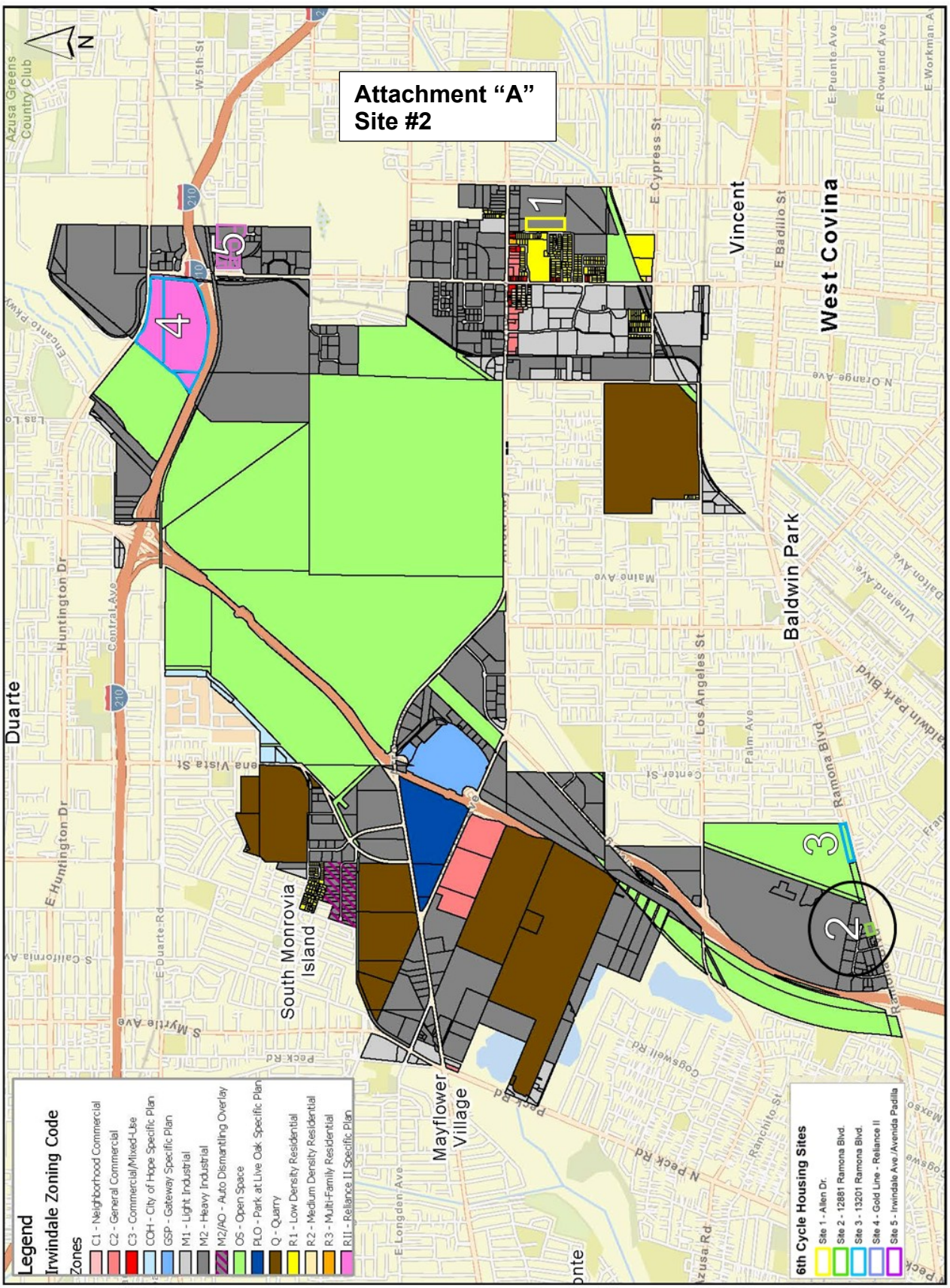
AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk


Attachment "A"
Site #2
Adopted: 05/9/2025
N
Legend
Irwindale Zoning Code
Zones
C1 - Neighborhood Commercial
C2 - General Commercial
C3 - Commercial/Mixed-Use
COH - City of Hope Specific Plan
GSP - Gateway Specific Plan
M1 - Light Industrial
M2 - Heavy Industrial
M2/AO - Auto Dismantling Overlay
OS - Open Space
PLO - Park at Live Oak Specific Plan
Q - Quarry
R1 - Low Density Residential
R2 - Medium Density Residential
R3 - Multi-Family Residential
RII - Reliance II Specific Plan
6th Cycle Housing Sites
Site 1 - Allen Dr.
Site 2 - 12881 Ramona Blvd.
Site 3 - 13201 Ramona Blvd.
Site 4 - Gold Line - Reliance II
Site 5 - Irwindale Ave./Avenida Padilla
1
2
3
4
#5
Duarte
West Covina
Vincent
Baldwin Park
South Monrovia Island
Mayflower Village
Azusa Greens Country Club
Huntington Dr
E Huntington Dr
Central Ave
Ramona Blvd
Los Angeles St
Palm Ave
Peck Rd
N Peck Rd
E Cypress St
E Badillo St
E Puente Ave
E Rowland Ave
N Orange Ave
Main Ave
Vineland Ave
Baldwin Park Blvd
E Duarte Rd
S Myrtle Ave
E Longden Ave
Cogswell Rd
Ranchito St
Azusa Rd
W 5th St
210

Attachment "I"

RESOLUTION NO. 2025-82-3670

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE NO. 07-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM SINGLE FAMILY RESIDENTIAL ZONE TO R-1/RO-C-3 (RESIDENTIAL - LOW DENSITY/RESIDENTIAL OVERLAY - COMMERCIAL/ RESIDENTIAL) ZONE LOCATED AT 13201 RAMONA BOULEVARD (APN 8546-002-088); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

(i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 07-2025) to amend the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and

(ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and

(iii) The Planning Commission has considered proposed Zone Change No. 07-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and

(iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and

(v) On July 10, 2025, the property owners within 500 feet of the subject property were notified by mail of the Planning Commission hearing on the proposed Zone Change. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on July 10, 2025 and was also published in the newspaper on July 10, 2025. This timing met the minimum public notification requirement of 20 days prior to the meeting; and

(vi) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Zone Change at which time it received input from Staff and

the City Attorney's Office, heard public testimony, and discussed the Proposed Project; and closed the public hearing; and

(vii) On July 30, 2025 the Planning Commission adopted Resolution No. 859(25), recommending that the City Council approve the proposed Zone Change to rezone the above referenced property; and

(viii) On August 14, 2025, the property owners within 500 feet of the subject property were notified by mail of the City Council's public hearing. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on August 14, 2025 and was also published in the newspaper on August 14, 2025. This timing met the minimum public notification requirement of 10 days prior to the meeting; and

(ix) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application, and approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and

(x) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. The Zone Change from R-1 Single Family Residential to R-1/RO-C-3 (/Residential Overlay-Commercial Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.

    b. The property listed is currently a four (4) acre site developed as an industrial/manufacturing use located at 13201 Ramona Boulevard. The Single Family Residential/Residential Overlay-Commercial Residential, R-1/RO-C-3 design standards will allow housing density

standards of 20 units per acre with a minimum lot size of 10,000 square feet.

c. The Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. 13201 Ramona Boulevard is included as one of the identified sites that would support future housing development, and the map shall be updated to reflect the proposed change.

d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the use would likely generate, to ensure that the use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element. The City Council finds that pursuant to Public Resources Code Section 21080.085(a), CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council adopts and approves Zone Change No. 07-2025 to change the Zoning Map as shown in attached “Attachment A”.

5. The Chief Deputy City Clerk shall certify the adoption of this Resolution, which shall become effective immediately.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 27th day of August, 2025.

Larry G. Burrola, 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 was adopted at a regular meeting of the City Council of the City of Irwindale held on the 27th day of August 2025, by the following vote:

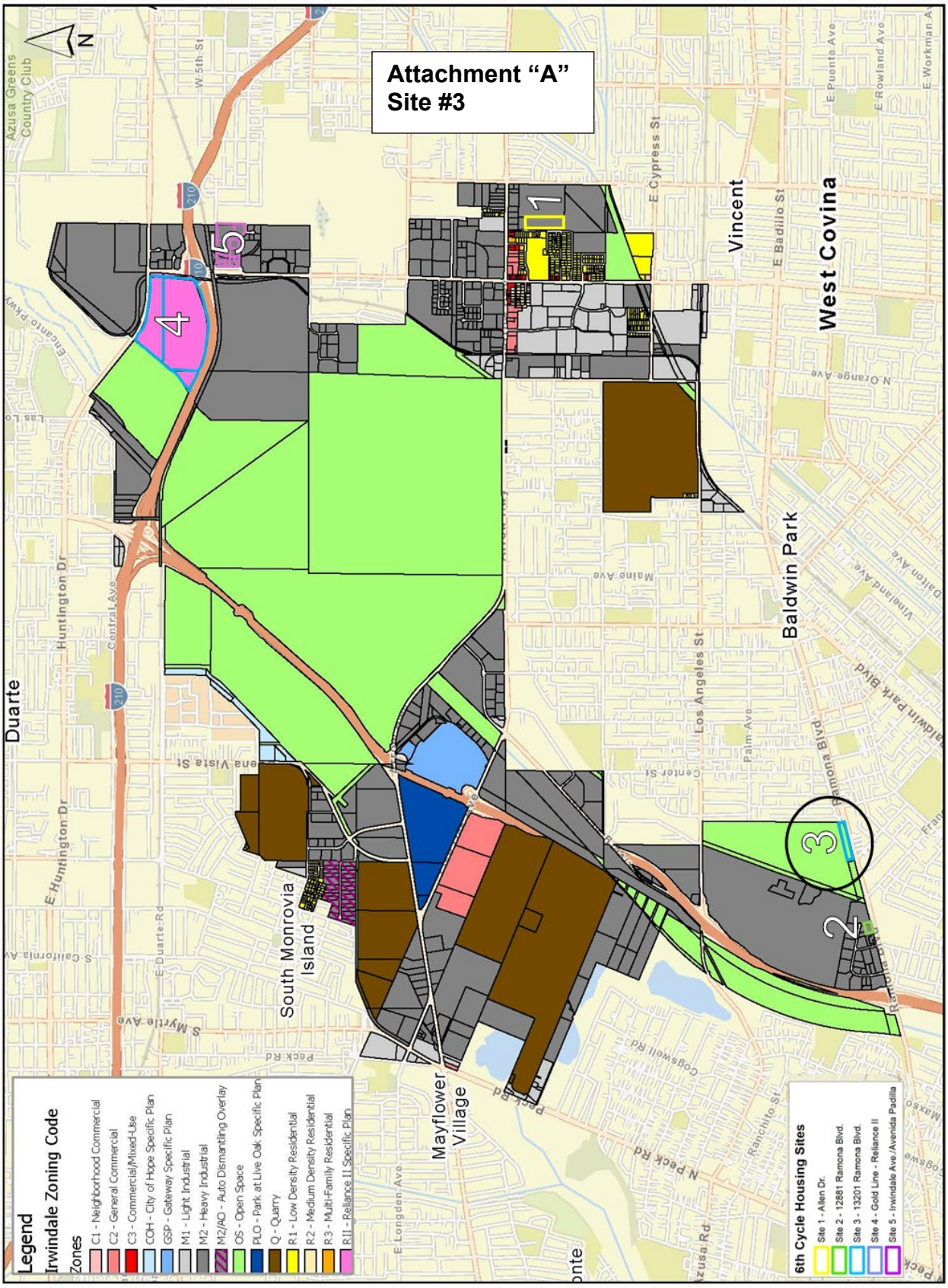
AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk


Attachment "A"
Site #3
Adopted: 05/9/2025
Legend
Irwindale Zoning Code
Zones
C1 - Neighborhood Commercial
C2 - General Commercial
C3 - Commercial/Mixed-Use
COH - City of Hope Specific Plan
GSP - Gateway Specific Plan
M1 - Light Industrial
M2 - Heavy Industrial
M2/AO - Auto Dismantling Overlay
OS - Open Space
PLO - Park at Live Oak Specific Plan
Q - Quarry
R1 - Low Density Residential
R2 - Medium Density Residential
R3 - Multi-Family Residential
RII - Reliance II Specific Plan
6th Cycle Housing Sites
Site 1 - Allen Dr.
Site 2 - 12881 Ramona Blvd.
Site 3 - 13201 Ramona Blvd.
Site 4 - Gold Line - Reliance II
Site 5 - Irwindale Ave./Avenida Padilla
Duarte
West Covina
Vincent
Baldwin Park
South Monrovia Island
Mayflower Village
Huntington Dr
E Huntington Dr
Central Ave
E Duarte Rd
S Myrtle Ave
Peck Rd
N Peck Rd
Los Angeles St
Ramona Blvd
Palm Ave
Center St
Main Ave
E Cypress St
E Badillo St
E Puente Ave
E Rowland Ave
E Workman Ave
N Orange Ave
Baldwin Park Blvd
Dalton Ave
Vineland Ave
Azusa Greens Country Club
W 5th St
Encanto Pkwy
Las Lo
S California Av
E Longden Ave
Cogswell Rd
Ranchito St
Azusa Rd
1
2
3
4
5

Attachment "J"

RESOLUTION NO. 2025-83-3671

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE NO. 08-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP TO REZONE ONE (1) ACRE OF THE GOLD LINE/IRWINDALE BUSINESS CENTER NORTH (FORMERLY KNOWN AS RELIANCE II) SITE FROM SP (RELIANCE II SPECIFIC PLAN ZONE) TO SP/RO-C-3 (SPECIFIC PLAN/RESIDENTIAL OVERLAY-COMMERCIAL RESIDENTIAL) ZONE LOCATED AT 15990 FOOTHILL BOULEVARD (APN 8604-019-001, APN 8604-019-003, APN 8604-019-010); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

(i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 08-2025) to amend the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and

(ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and

(iii) The Planning Commission has considered proposed Zone Change No. 08-2025, an amendment to the Zoning Map designation for one (1) acre of land located at the above referenced location; and

(iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and

(v) On July 10, 2025, the property owners within 500 feet of the subject property were notified by mail of the Planning Commission hearing on the proposed Zone Change. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on July 10, 2025 and was also published in the newspaper on July 10, 2025. This timing met the minimum public notification requirement of 20 days prior to the meeting; and

(vi) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Zone Change at which time it received input from Staff and the City Attorney's Office, heard public testimony, and discussed the Proposed Project; and closed the public hearing; and

(vii) On July 30, 2025 the Planning Commission adopted Resolution No. 860(25), recommending that the City Council approve the proposed Zone Change to rezone the above referenced property; and

(viii) On August 14, 2025, the property owners within 500 feet of the subject property were notified by mail of the City Council's public hearing. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on August 14, 2025 and was also published in the newspaper on August 14, 2025. This timing met the minimum public notification requirement of 10 days prior to the meeting; and

(ix) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application, and approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and

(x) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. The Zone Change from SP (Reliance II Specific Plan) to SP/RO-C-3 (Specific Plan/Residential Overlay-Commercial Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.

    b. The one (1) acre portion of the site listed has not been developed and is located at 15990 Foothill Boulevard. The Specific

Plan/Residential Overlay-Commercial Residential, SP/RO-C-3 design standards will allow housing density standards of 20 units per acre with a minimum lot size of 10,000 square feet.

c. The Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. 15990 Foothill Boulevard is included as one of the identified sites that would support future housing development, and the map will be updated to reflect the proposed change.

d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the use would likely generate, to ensure that the use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element. The City Council finds that pursuant to Public Resources Code Section 21080.085(a), CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council adopts and approves Zone Change No. 08-2025 to change the Zoning Map as shown in attached “Attachment A”.

5. The Chief Deputy City Clerk shall certify the adoption of this Resolution, which shall become effective immediately.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 27th day of August, 2025.

Larry G. Burrola, 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 was adopted at a regular meeting of the City Council of the City of Irwindale held on the 27th day of August 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Attachment "A"
Site #4
Adopted: 05/9/2025
Legend
Irwindale Zoning Code
Zones
C1 - Neighborhood Commercial
C2 - General Commercial
C3 - Commercial/Mixed-Use
COH - City of Hope Specific Plan
GSP - Gateway Specific Plan
M1 - Light Industrial
M2 - Heavy Industrial
M2/AO - Auto Dismantling Overlay
OS - Open Space
PLO - Park at Live Oak Specific Plan
Q - Quarry
R1 - Low Density Residential
R2 - Medium Density Residential
R3 - Multi-Family Residential
RII - Reliance II Specific Plan
6th Cycle Housing Sites
Site 1 - Allen Dr.
Site 2 - 12881 Ramona Blvd.
Site 3 - 13201 Ramona Blvd.
Site 4 - Gold Line - Reliance II
Site 5 - Irwindale Ave./Avenida Padilla
Duarte
West Covina
Vincent
Baldwin Park
South Monrovia Island
Mayflower Village
Azusa Greens Country Club
Huntington Dr
E Huntington Dr
Central Ave
E Duarte Rd
S Myrtle Ave
Peck Rd
N Peck Rd
E Cypress St
E Badillo St
E Puente Ave
E Rowland Ave
E Workman Ave
N Orange Ave
Main Ave
Los Angeles St
Palm Ave
Center St
Ramona Blvd
Baldwin Park Blvd
Vineland Ave
Dalton Ave
Cogswell Rd
Rancho St
E Longden Ave
Azusa Rd
W 5th St
Encanto Pkwy
S California Ave
Las Lo
210
605
10
1
2
3
4
5

Attachment "K"

RESOLUTION NO. 2025-84-3672

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE NO. 09-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP TO REZONE TWO (2) ACRES OF IRWINDALE AVENUE/AVENIDA PADILLA FROM M-2 (HEAVY INDUSTRIAL ZONE) TO ONE (1) ACRE AS M-2/RO-C-3 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-COMMERCIAL/RESIDENTIAL) ZONE LOCATED AND ONE (1) ACRE AS M-2/RO-R-2 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-MEDIUM DENSITY RESIDENTIAL) 16009 AVENIDA PADILLA (APN 8615-001-072), 16103 AVENIDA PADILLA (APN 8615-001-047), 16117 AVENIDA PADILLA (APN 8615-001-063), 16135 AVENIDA PADILLA (APN 8615-001-049), 16147 AVENIDA PADILLA (APN 8615-001-050), 6370 N. IRWINDALE AVENUE (APN 8615-021-005), 16006 AVENIDA PADILLA (APN 8615-021-012), 6364 N. IRWINDALE AVENUE (APN 8615-021-006), 6360 N. IRWINDALE AVENUE (APN 8615-021-007), 6356 N. IRWINDALE AVENUE (APN 8615-021-008), 16016 AVENIDA PADILLA (APN 8615-021-017), 16120 AVENIDA PADILLA (APN 8615-021-018), 16015 ADELANTE STREET (APN 8615-021-013), 16019 ADELANTE STREET (APN 8615-021-011), 16021 ADELANTE STREET (APN 8615-021-015); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

(i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 09-2025) to amend the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and

(ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and

(iii) The Planning Commission has considered proposed Zone Change No. 09-2025, an amendment to the Zoning Map designation for two (2) acres of land located at the above referenced location. One (1) acre as R-2 zoning and one (1) acre as M-2/RO C-3; and

(iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and

(v) On July 10, 2025, the property owners within 500 feet of the subject property were notified by mail of the Planning Commission hearing on the proposed Zone Change. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on July 10, 2025 and was also published in the newspaper on July 10, 2025. This timing met the minimum public notification requirement of 20 days prior to the meeting; and

(vi) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Zone Change at which time it received input from Staff and the City Attorney's Office, heard public testimony, and discussed the Proposed Project; and closed the public hearing; and

(vii) On July 30, 2025 the Planning Commission adopted Resolution No. 861(25), recommending that the City Council approve the proposed Zone Change to rezone the above referenced property; and

(viii) On August 14, 2025, the property owners within 500 feet of the subject property were notified by mail of the City Council's public hearing. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on August 14, 2025 and was also published in the newspaper on August 14, 2025. This timing met the minimum public notification requirement of 10 days prior to the meeting; and

(ix) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application, and approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and

(x) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

   a. The Zone Change from M-2 (Heavy Industrial) to M-2/RO-C-3 (Heavy Industrial/Residential Overlay-Commercial Residential) and M-2/RO-R-2 (Heavy Industrial/Residential Ovelay-Medium Density Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.

   b. The two (1) acre portions of the parcels listed have been developed as Heavy Industrial and are located at Irwindale Avenue and Avenida Padilla. One of the one acre sites will be zoned as Heavy Industrial/Residential Overlay-Commercial/Residential, M-2/RO-C-3 design standards which will allow housing density standards of 20 units per acre with a minimum lot size of 10,000 square feet and the other one acre site will be zoned as Heavy Industrial/Residential Overlay-Medium Density Residential, M-2/RO-R-2 design standards which will allow housing density standards of 14 units per acre with a minimum lot size of 6,000 square feet.

   c. The Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. 15990 Foothill Boulevard is included as one of the identified sites that would support future housing development, and the map shalll be updated to reflect the proposed change.

   d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the use would likely generate, to ensure that the use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element. The City Council finds that pursuant to Public Resources Code Section 21080.085(a), CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council adopts and approves Zone Change No. 09-2025 to change the Zoning Map as shown in attached "Attachment A".

5. The Chief Deputy City Clerk shall certify the adoption of this Resolution, which shall become effective immediately.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 27th day of August, 2025.

_____
Larry G. Burrola, 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 was adopted at a regular meeting of the City Council of the City of Irwindale held on the 27th day of August 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Attachment "A"
Site # 5
Adopted: 05/9/2025
Legend
Irwindale Zoning Code
Zones
C1 - Neighborhood Commercial
C2 - General Commercial
C3 - Commercial/Mixed-Use
CCH - City of Hope Specific Plan
GSP - Gateway Specific Plan
M1 - Light Industrial
M2 - Heavy Industrial
M2/AO - Auto Dismantling Overlay
OS - Open Space
PLO - Park at Live Oak Specific Plan
Q - Quarry
R1 - Low Density Residential
R2 - Medium Density Residential
R3 - Multi-Family Residential
RII - Reliance II Specific Plan
6th Cycle Housing Sites
Site 1 - Allen Dr.
Site 2 - 12881 Ramona Blvd.
Site 3 - 13201 Ramona Blvd.
Site 4 - Gold Line - Reliance II
Site 5 - Irwindale Ave./Avenida Padilla
West Covina
Vincent
Baldwin Park
Duarte
South Monrovia Island
Mayflower Village
Azusa Greens Country Club
E Cypress St
E Badillo St
E Puente Ave
E Rowland Ave
E Workman Ave
N Orange Ave
Maine Ave
Los Angeles St
Palm Ave
Ramona Blvd
Baldwin Park Blvd
Vineland Ave
Dalton Ave
Huntington Dr
E Huntington Dr
Central Ave
E Duarte Rd
S Myrtle Ave
Peck Rd
N Peck Rd
Cogswell Rd
Ranchito St
E Longden Ave
Azusa Rd
W 5th St
Encanto Pkwy
Las Lo
S California Av
Center St
Irwindale Ave
Frar
Maxso
Cogswe
Peck
210
605
1
2
3
4
5

Attachment “L”

https://www.irwindaleca.gov/DocumentCenter/View/11742/PC-Staff-Report-and-Resolutions-07302025

CEQA FINDINGS OF FACT
AND STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE
IRWINDALE HOUSING ELEMENT and GENERAL PLAN UPDATE
STATE CLEARINGHOUSE NO. 2023120387

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that a number of written findings be made by the lead agency in connection with certification of an environmental impact report ("EIR") prior to approval of the project pursuant to CEQA Guidelines Sections 15091 and 15093 and Public Resources Code (PRC) Section 21081. State CEQA Guidelines Section 15091 provides:

(a) No public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can or should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes that it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other materials that constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

PRC Section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors." CEQA Guidelines Section 15364 adds another factor: "legal" considerations (see *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 565 (*Goleta II*).

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project (*California Native Plant Soc. v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 ["an alternative 'may be found infeasible on the ground it is inconsistent with the project objectives as long as the finding is supported by substantial evidence in the record'"]). An alternative may also be rejected because it "would not 'entirely fulfill' [a] project objective" *Citizens for Open Government v. City of Lodi* (2012) 205 Cal.App.4th 296, 314–315). "[F]easibility" under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors" (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715).

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects" (CEQA Guidelines Sections 15093, 15043(b); see also PRC Section 21081(b)). The California Supreme Court has stated, "[t]he wisdom of approving … any development project, a delicate task that requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced" (*Goleta II*, supra, 52 Cal.3d at p. 576).

When adopting a Statement of Overriding Considerations, State CEQA Guidelines Section 15093 further provides:

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) Where the lead agency approves a project that will result in the occurrence of significant effects that are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. This statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

Having received, independently reviewed, and considered the Draft Program Environmental Impact Report (Draft PEIR) and the Final Program Environmental Impact Report (Final PEIR) for the Irwindale Housing Element and General Plan Update, State Clearinghouse (SCH) No. 2023120387 (collectively, the PEIR), as well as all other information in the record of proceedings on this matter, the following Findings of Facts (Findings) are hereby adopted by the City of Irwindale (City) in its capacity as the CEQA Lead Agency.

These Findings set forth the environmental basis for the discretionary actions to be undertaken by the City for adoption and implementation of the programs in the Housing Element, Safety Element, and Environmental Justice Element (Project). This action includes the certification of the City of Irwindale Housing Element and General Plan Update Program Environmental Impact Report, SCH No. 2023120387.

A. FORMAT OF THE FINDINGS

These Findings have been organized into the following sections:

Section I provides an introduction.

Seciton II provides a summary of the project, overview of the discretionary actions required for approval of the project, and a statement of the project's objectives.

Section III provides a summary of the environmental review process.

Section IV provides the resource areas that were determined to have no impact or be less than significant and therefore, scoped out of the PEIR.

Section V sets forth findings regarding potentially significant environmental impacts identified in the Draft PEIR that the City has determined can feasibly be mitigated to a less than significant level through the imposition of mitigation measures. In order to ensure compliance and implementation, all of these measures are included in the Mitigation Monitoring and Reporting Program (MMRP) for the project This subsection provides an analysis of the nature and extent of potential Project impacts. These analyses address direct (or primary) effects of the Project as well as the indirect (or secondary) impacts, as necessary. This subsection also provides applicable proposed General Plan Goals and Policies that may reduce or eliminate Project impacts. In addition, this section sets forth

findings regarding those potentially significant environmental impacts identified in the Draft PEIR that will or may result from the Project and which the City has determined cannot feasibly be mitigated to a less than significant level. This subsection provides feasible mitigation measures that will reduce or eliminate significant impacts identified in the analysis of Project impacts.

Section VI addresses the MMRP.

Section VII sets forth findings regarding alternatives to the Project.

Section VIII Sets forth the Statement of Overriding Considerations which discusses the economic, legal, social, technological, and other benefits of the Project and compares these to the Project's unavoidable environmental risks.

B. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the Project consists of the following documents and other evidence, at a minimum:

The NOP, NOA for the Draft PEIR, and all other public notices issued by the City in conjunction with the Project;

The Draft PEIR for the Project;

The Final PEIR for the Project;

All written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR;

All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR;

All documents, studies, EIRs, and other materials incorporated by reference in the Draft PEIR, and Final PEIR, including the MMRP;

All staff reports and related documents prepared by the City and written testimony or documents submitted by any person relevant to any findings or statement of overriding considerations adopted by the City pursuant to CEQA;

Matters of common knowledge to the City of Irwindale, including but not limited to federal, state, and local laws and regulations;

Any documents expressly cited in these Findings; and

Any other relevant materials required to be in the record of proceedings by PRC Section 21167.6(e)

C. CUSTODIAN AND LOCATION OF RECORDS

The documents and other material that constitute the record of proceedings on which these findings are based are located at the City of Irwindale Community Development Department. The custodian for these documents is the City of Irwindale, Community Development Department – Planning Division. This information is provided in compliance with PRC Section 21081.6(a)(2) and 14 California Code Regulations Section 15091(e).

II. PROJECT DESCRIPTION

Chapter 2, Project Description, in the Draft PEIR provides a detailed description of the Project that is evaluated in the Draft PEIR. The following is a summary of the Project. The City encompasses approximately 9.5 square miles and is located roughly 20 miles east of downtown Los Angeles within the San Gabriel Valley area in the County of Los Angeles. State law requires every city and county in California to have an adopted comprehensive long-range general plan with specific contents in order to provide a vision for the jurisdiction's future and informs local decisions about land use and development. The City's current General Plan was adopted in June 2008 and consists of six elements: Community Development Element, Housing Element, Infrastructure Element, Resource Management Element, Public Safety Element (also known as Safety Element as part of the Project), and Implementation Element.

California Government Code Section 65302(c) mandates that each city within California includes a Housing Element in its General Plan. The timing for jurisdictions to update their Housing Elements is based on the update schedule established for regional transportation plans (RTPs) prepared by federally designated metropolitan planning organizations. The Southern California Association of Governments (SCAG) is the federally designated metropolitan planning organization representing all jurisdictions in Los Angeles County, including Irwindale. Every 4 years, SCAG must update its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). As a result, all member jurisdictions need to update their Housing Elements every 8 years. The SCAG Regional Council adopted the Connect SoCal 2024 plan in April 2024. For SCAG member jurisdictions, the 6th Cycle Housing Element planning period extends from 2021 to 2029. As part of Connect SoCal, SCAG assigns a number of housing units that the County of Los Angeles (County) is required to plan for in the 8-year Housing Element cycle. That number of residential units is called the Regional Housing Needs Allocation (RHNA), and it is broken down by income category, ensuring that all economic groups are accommodated. The County then assigns residential unit amounts to its jurisdictions based on a regional housing production target set by the California Department of Housing and Community Development (HCD). This assignment of residential units is referred to as each jurisdiction's RHNA.

Housing Element: The overall purpose of the 2021–2029 Housing Element is to address the housing needs of all types of households and income levels for current and future Irwindale residents. State law requires that the City's 2021–2029 Housing Element contain specific contents, including an inventory or list of housing sites at sufficient densities to accommodate a specific number of units at various levels of affordability assigned to the City by the County and SCAG. The Housing Element is required to identify and analyze existing and projected housing needs within the City and include statements of the City's goals, policies, quantified objectives,

and scheduled programs to preserve, improve, and develop housing. In adopting its Housing Element, each city must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan, in compliance with California Government Code Section 65580 et seq. In compliance with Government Code Section 65580 et seq., the City is updating its Housing Element for the planning period of 2021–2029 (hereafter referred to as the 2021–2029 Housing Element or the updated Housing Element). The Revised Draft 2021–2029 Housing Element was provided for public review in November 2022 and has been revised in response to HCD's comments. The Revised Draft Housing Element (April 2025) is provided on the City's website at https://www.irwindaleca.gov/570/Housing-ElementGeneral-Plan-Update.

Consistent with Government Code Section 65302(c) and California Government Code Section 65580 et seq., the Draft 2021–2029 Housing Element provides a plan to accommodate the City's RHNA allocation. HCD consults with regional council of governments to allocate the RHNA across each region of the state. SCAG represents all jurisdictions in Los Angeles County, including Irwindale.

For the 2021–2029 housing cycle, Los Angeles County has been assigned a RHNA of 812,060 housing units, with Irwindale receiving an allocation of 119 units. Draft PEIR Table ES-1, *Adequate Sites Analysis Summary*, shows how the Irwindale 2021–2029 RHNA is allocated across four income levels (Very Low, Low, Moderate, and Above Moderate), the remaining unmet RHNA from the 5th planning cycle, the target capacity (6th Cycle RHNA plus a 25 percent buffer), and the capacity identified on candidate rezone sites.

The proposed housing sites inventory includes five sites within the City (Draft PEIR Figure 2-6, Proposed Housing Sites Inventory), which include Site 1 – Allen Drive; Site 2 – 12881 Ramona Boulevard; Site 3 – 13201 Ramona Boulevard; Site 4 – Gold Line Reliance II; and Site 5 – Irwindale/Padilla. The Draft PEIR evaluates the realistic buildout of the five sites identified for residential development in the Housing Element, which could result in the future development of up to 279 units. The PEIR evaluates the future development (construction) and operation of the housing units that could be developed as a result of the Project. There are no specific projects proposed at this time.

Safety Element: The Safety Element is a state-mandated component of a General Plan and state law requires that it be updated as needed to address fire risk and climate adaptation and resiliency strategies (Government Code Sections 65302(g) and 65302.15). The updated Safety Element (previously named the Public Safety Element) identifies the potential risks to life and property resulting from naturally occurring hazards, such as earthquakes and floods, and man-made hazards, such as air pollution and contamination of water quality. In addition, the updated Safety Element identifies the appropriate public safety providers, such as law enforcement, emergency preparedness, and response teams necessary to handle the different types of safety hazards and risks.

Specifically, the updated Safety Element identifies locations within the City that may be inappropriate for certain land uses due to potential risks and hazards as well as areas where hazards are present but can be mitigated through special design and site planning measures.

The updated Safety Element also considers the economic and social dislocation resulting from natural and human-made hazards, including long-term costs to the City, such as maintenance, liability exposure, and emergency services, where high hazards exist. To address these hazards and risks, the City has established goals, policies, and implementation actions to guide the City's planning and decision-making processes for future projects within the City to ensure that various health and safety hazards are considered in planning the location, design, intensity, density, and type of land uses in a given area.

Environmental Justice Element: California Government Code Section 65302(h) requires jurisdictions to adopt an Environmental Justice (EJ) Element if it contains a defined "disadvantaged community." The California Environmental Protection Agency (Cal EPA) defines a "disadvantaged community" as a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation (Health and Safety Code Section 39711). Adoption of an EJ Element can occur at any time but is required when the jurisdiction is adopting or revising two or more General Plan elements concurrently. Since the City is in the process of updating its General Plan Housing Element and Safety Element, the City is also required to adopt an EJ Element at this time.

Zone Ordinance Amendment: The proposed Zone Ordinance Amendment will amend Chapter 17.04 Residential Zoning Districts to add a section for Residential Overlay as a zone district. The base zoning district will remain, but the overlay will allow for residential development to meet the 6th Cycle RHNA requirements.

A. DISCRETIONARY ACTIONS AND APPROVALS

The Project requires the following discretionary actions and approvals from the City:

Certification of the City of Irwindale Housing Element and General Plan Update PEIR (SCH No. 2023120387)

Approval of General Plan Amendments for the Housing Element, Community Development Element, Safety Element, and Environmental Justice Element

Approval of Zone Ordinance Amendment to add Residential Overlay to the Zoning Code

Approval of Zone Changes to rezone the sites identified in the Housing Element

Adoption of Findings of Fact and Statement of Overriding Considerations

B. STATEMENT OF PROJECT OBJECTIVES

The purpose of the Project is to implement the policies and programs included in the 2021–2029 Housing Element (Housing Element), Safety Element, and EJ Element. The Project would replace the existing Housing and Safety Elements of the current General Plan and would add an EJ Element to the General Plan. The Zoning Code provides the mechanism to implement the City's

General Plan. The Project would also amend the zoning of the identified properties and the Municipal Code to allow the densities identified in the Housing Element Site Inventory.

The Project includes the following goals and objectives:

1. Facilitate new housing opportunities throughout the City in response to the state's need for more affordable and market rate housing as well as develop housing solutions to meet the City's 6th Cycle RHNA.

2. Meet the City's housing needs by encouraging a variety of housing development affordable at all income levels, especially for extremely low- and very-low income households, including construction of Accessory Dwelling Units (ADUs), subdivision/lot split opportunity sites, and other housing choices on identified opportunity sites.

3. Reduce, remove, and/or streamline potential governmental constraints and barriers to housing development and promote equal housing opportunities for all people; incorporate best practices related to land use, racial equity, mobility, housing affordability, safety, environmental justice, community services, and healthy neighborhoods.

4. Affirmatively further fair housing to address special housing needs, primarily for seniors and people living with disabilities, promote fair housing choice, eliminate disparities in housing opportunities, and foster inclusive communities free from discrimination.

5. Embrace technology and innovative practices to create sustainable, energy efficient, and healthy communities and adaptable infrastructure systems.

6. Develop a Safety Element that meets all the requirements under Government Code Section 65302(g)(1) through (g)(9), and that reflects state and local regulations for specific hazards, with the intent of protecting people and key infrastructure from damage resulting from an environmental hazard.

7. Develop an Environmental Justice Element that meets all requirements under Government Code Sections 65302(h)(1) through 65302(h)(2), and that reflects state and local regulations for evaluating environmental hazards, pollution, health risks and social challenges in disadvantaged communities.

III. ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION PROCESS

In conformance with CEQA and the State CEQA Guidelines, the City conducted an extensive environmental review of the Project.

The City determined that an EIR would be required for the Irwindale Housing Element and General Plan Update Project and issued a Notice of Preparation (NOP) on December 14, 2023. The NOP was sent to all responsible agencies, trustee agencies, and the Governor's Office of Land Use and Climate Innovation (LCI) and posted at the Los Angeles County

Clerk-Recorder's office and on the City's website on December 14, 2023. The thirty (30)-day public review period extended from December 14, 2023, to January 13, 2024.

The City posted the NOP on the City's Planning website along with information regarding the process for providing comments. During the public review period, four comment letters were received. Correspondence was received from the California Governor's Office of Emergency Services (Cal OES), Department of Toxic Substances Control (DTSC), Native American Heritage Commission (NAHC), and the South Coast Air Quality Management District (SCAQMD):

- The scope of the Draft PEIR was determined based on the City's comments received in response to the NOP. Chapter 4 of the Draft PEIR describes the issues identified for analysis in the Draft PEIR.

The City of Irwindale prepared a Draft PEIR, which was made available for a forty-five (45)-day public review period beginning April 4, 2025, and ending on May 19, 2025.

- The complete Draft PEIR consisted of the analysis of the City of Irwindale Housing Element and General Plan Update and all referenced appendices.

- The Notice of Availability (NOA) for the Draft PEIR was sent to the last known name and address of all organizations and individuals who previously requested such notice in writing.

- The NOA was also posted on the City's website at https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update, posted on the San Gabriel Tribune, and was made available for review at the City's Community Development Department Planning Division at 16102 Arrow Highway, Irwindale's City Hall at 5050 Irwindale Avenue, and at the Irwindale Public Library at 16053 Calle De Paseo.

- The Notice of Completion (NOC) was submitted to the State Clearinghouse for distribution to public agencies on April 4, 2025.

Section 15088(b) of Title 14 of the California Code of Regulations (State CEQA Guidelines requires lead agencies to provide written Responses to Comments to public agencies commenting on the Draft PEIR at least 10 days prior to certifying the Final PEIR).

- During the Draft PEIR public review period, the City received two (2) comment letters on the Draft PEIR. These comment letters are included in Appendix A, Comment Letters, of the Final PEIR. All written comments received during the public review period of the Draft PEIR are presented, and responses are provided in Final PEIR Chapter 2, *Response to Comments*.

On June 30, 2025, California Governor Newsom signed Senate Bill 131 (SB 131) and Assembly Bill 130 (AB 130, two budget trailer bills that significantly modify the California Environmental Quality Act (CEQA). These bills were effective immediately. SB 131 exempts local governments from CEQA review for rezoning actions that implement an adopted housing element, so long as

the rezoning complies with local planning and zoning laws. Under existing law, a decision to rezone certain land could trigger a CEQA review (or lawsuit). SB 131 eliminates CEQA review where the local government seeks to align a zoning designation with the locality's approved housing element.

Per SB 131 and PRC Section 21080.085, while the rezoning to align with the City's Housing Element is exempt from CEQA review and thus, the PEIR conclusions are not relevant for the rezoning. However, the PEIR evaluated the future development and operation of the housing units that could be developed as a result of the Project. The mitigation measures, which will reduce potentially significant impacts during the construction and operation of the future housing remain relevant and applicable to individual future housing development projects in the City

IV. ENVIRONMENTAL ANALYSIS

As determined in the Initial Study, the Safety Element and EJ Element were determined to have no impact on the environment due to these elements being policy documents that do not include any physical development. The PEIR focuses on the Housing Element and the amendments and rezoning necessary to implement the Housing Element. Although there are no specific plans for development of the five housing sites at this time, the PEIR evaluates at a program-level the future development and operation of the units that could occur as a result of the Project.

A. IMPACTS DETERMINED TO BE LESS THAN SIGNIFICANT DURING THE SCOPING PROCESS

Based on the Initial Study prepared for the Project and the scoping process (including review of NOP responses), the City determined, based upon the threshold criteria for significance, that the following issues would result in no impact or less than significant impacts and will not require further analysis in the Draft PEIR:

Aesthetics: Substantial adverse effect on a scenic vista; substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings with a State Scenic Highway; and create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Agriculture and Forestry Resources: Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland) to a non-agriculture use or conflict with existing zoning for agricultural use; or a Williamson Act contract; conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production or result in the loss of forest land or conversion of forest land to non-forest use.

Geology/Soils: Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving (i) rupture of a known earthquake fault, (ii) strong seismic ground shaking, (iii) seismic-related ground failure, including liquefaction, and (iv) landslides; substantial soil erosion or the loss of topsoil; be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project; be located on expansive soils creating substantial direct or indirect risks to life or property; and soils incapable of supporting use of septic tanks or alternative wastewater disposal systems.

Hazards and Hazardous Materials: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; reasonably foreseeable upset and accident conditions involving the release of hazardous materials; emit hazardous emissions or handle hazardous or acutely hazardous materials within one-quarter mile of an existing or proposed school; be located on a site listed compiled pursuant to Government Code Section 65962.5; be located within an airport land use plan, or within two miles of a public airport or public use airport that would result in safety hazards or excessive noise for people residing or working in the area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or expose people or structure, directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Hydrology and Water Quality: Violate any water quality standards of water discharge requirements or otherwise degrade surface or ground water quality; decrease groundwater supplies or interfere substantially with groundwater recharge that may impede sustainable groundwater management of the basin; alter the existing drainage pattern of the site or area, including through the alternation of the course of a stream or river, or through the addition of impervious services, in a manner that would: result in a substantial erosion or siltation on- or off-site; increase the rate or amount of surface runoff that would result in flooding on- or off-site; create or contribute to runoff water that would exceed the capacity of existing or planning stormwater drainage systems or provide additional sources of polluted runoff; or impede or reduced flood flows; in a flood hazard, tsunami, or seiche zones, release pollutants due to project inundation; or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Mineral Resources: Result in the loss of availability of a known mineral resource that would be a value; or result in the loss of availability of a locally important mineral resource site delineated on a local general plan, specific plan or other land use plan.

Recreation: 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; or include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

Wildfire: Substantially impact an adopted emergency response plan or emergency evacuation plan; due to slope, prevailing winds, and other actors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated infrastructure (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; or expose people or structures to a significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

B. IMPACTS DETERMINED AS LESS THAN SIGNIFICANT IN THE EIR

This section identifies resource areas evaluated in the Draft PEIR in which the analysis concludes that impacts of the Project would be less than significant without implementation of project-specific mitigation measures.

Aesthetics - Impact AES-1 and Impact AES-2: In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, or in urban areas, conflict with applicable zoning and other regulations governing scenic quality (refer to Draft PEIR Section 4.1, *Aesthetics*, for a detailed discussion).

Air Quality - Impact AQ-4: Result in other emissions (such as odors) adversely affecting a substantial number of people (refer to Draft PEIR Section 4.2, *Air Quality*, for a detailed discussion).

Biological Resources - Impact BIO-2: 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 Wildfire (CDFW) or U.S. Fish and Wildfire Service (USFWS) (refer to Draft PEIR Section 4.3, *Biological Resources*, for a detailed discussion).

Cultural Resources - Impact CUL-3: Disturb any human remains, including those interred outside of dedicated cemeteries (refer to Draft PEIR Section 4.4, *Cultural Resources*, for a detailed discussion).

Energy - Impact ENG-1 and Impact ENG-2: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or conflict with or obstruction a state or local plan for renewable energy or energy efficiency (refer to Draft PEIR Section 4.5, *Energy*, for a detailed discussion).

Greenhouse Gas Emissions - Impact GHG-1 and Impact GHG-2: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (refer to Draft PEIR Section 4.7, *Greenhouse Gas Emissions*, for a detailed discussion).

Land Use and Planning - Impact LU-2: 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 environment effect (refer to Draft PEIR Section 4.8, *Land Use and Planning*, for a detailed discussion).

Noise - Impact NOI-1 (operation), Impact NOI-2 (operation), and Impact NOI-3: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in exceed of standards established in the local general plan or noise ordinance,

or applicable standards of other agencies (operation only); generate excessive groundborne vibration or groundborne noise levels (operation only); or expose people residing or working in the project area to excessive noise levels generated by aircraft (refer to Draft PEIR Section 4.9, *Noise*, for a detailed discussion).

Population and Housing - Impact POP-1 and Impact POP-2: Induce substantial unplanned population growth in an area, either directly or directly; or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere (refer to Draft PEIR Section 4.10, *Population and Housing*, for a detailed discussion).

Public Services - Impact PS-1, Impact PS-2, Impact PS-3, Impact PS-4, and Impact PS-5: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times, or other performance objectives for fire protection, police protection, schools, parks, or other public facilities (refer to Draft PEIR Section 4.11, *Public Services*, for a detailed discussion).

Transportation - Impact TRA-1, Impact TRA-3, and Impact TRA-4: Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; increase hazards due to a geometric design feature or incompatible uses; or result in inadequate emergency access (refer to Draft PEIR Section 4.12, *Transportation*, for a detailed discussion).

Utilities and Service Systems - Impact UTL-1, Impact UTL-2, Impact UTL-3, Impact UTL-4, and Impact UTL-5: Require or result in the relocation or construction or new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction of which could cause significant environmental effects; have sufficient water supplies available to serve the project and reasonably foreseeable future development during the normal, dry, and multiple dry years, result in adequate waste water treatment capacity to serve the project's projected demand in addition to the providers existing commitments; generate solid waste in exceed for state or local standards, or in exceed of the capacity of local infrastructures, or other impact the attainment of solid waste reduction goals; or comply with federal, state, and local management and reduction statutes and regulations related to solid waste (refer to Draft PEIR Section 4.14, *Utilities and Service Systems*, for a detailed discussion).

V. FINDINGS REGARDING POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

The following potentially significant environmental impacts were analyzed in the Draft PEIR, and the effects of the project were considered. Because of environmental analysis of the project and the identification of relevant General Plan policies; compliance with existing laws, codes, and statutes; and the identification of feasible mitigation measures, some potentially significant impacts have been determined by the City to be reduced to a level of less than significant, and the City has found—in accordance with CEQA Section 21081(a)(1) and State CEQA Guidelines

Section 15091(a) (1)—that “Changes or alterations have been required in, or incorporated into, the project that mitigate or avoid the significant effects on the environment.” This is referred to herein as “Finding 1.”

Where the City has determined—pursuant to CEQA Section 21081(a)(2) and State CEQA Guidelines Section 15091(a)(2)—that “Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency,” the City’s finding is referred to herein as “Finding 2.”

Where, as a result of the environmental analysis of the project, the City has determined that either (1) even with the identification of project design features, compliance with existing laws, codes and statutes, and/or the identification of feasible mitigation measures, potentially significant impacts cannot be reduced to a level of less than significant, or (2) no feasible mitigation measures or alternatives are available to mitigate the potentially significant impact, the City has found in accordance with CEQA Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3) that “Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.” This is referred to herein as “Finding 3.”

A. IMPACTS MITIGATED TO LESS THAN SIGNIFICANT

The following summary describes impacts of the Project that, without mitigation, would result in significant adverse impacts. Upon implementation of the mitigation measures provided in the PEIR, these impacts would be reduced to less than significant.

1. Biological Resources

Impact BIO-1: The Project could have a substantial adverse effect, either directly, indirectly, or through habitat modifications, on a species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS.

While the five identified Housing Sites lack suitable habitat for special-status plant species, three special-status wildlife species—Crotch’s bumble bee, American bumble bee, and burrowing owl—have a moderate potential to occur at these locations. Housing Sites 2, 3, and 5 are currently developed and do not provide habitat for these species. However, the vacant and disturbed conditions of Housing Sites 1 and 4 suggest they could support American bumble bee and burrowing owl, with Housing Site 4 potentially accommodating Crotch’s bumble bee. Future development may lead to impacts on wildlife through direct mortality and habitat removal, alongside indirect consequences stemming from increased traffic, noise, human presence, and pollution. Additionally, Housing Site 4 is adjacent to designated critical habitat for the southwestern willow flycatcher. The suitable riparian vegetation, which contains the primary constituent elements (PCEs) for the southwestern willow flycatcher, lies approximately 1,200 to 1,400 feet from Housing Site 4. Hence, the proposed residential development would not affect

critical habitat containing PCEs. Any future discretionary projects resulting from the Project will undergo comprehensive site-specific reviews and CEQA analyses to identify and mitigate potential significant impacts on special-status species and their habitats. With implementation of the following mitigation measures, impacts will be less than significant.

Mitigation Measures

MM BIO-1: Special-Status Bees. Prior to approval of individual projects on Housing Site 1 or 4 that are subject to CEQA review (i.e., non-exempt projects) and may impact potentially suitable habitat for Crotch's bumble bee and/or American bumble bee, the City shall require a habitat assessment to be completed by a qualified biologist(s) with demonstrated knowledge of the requirements of Crotch's bumble bee. If no suitable habitat for these species is identified within 300 feet of construction and/or maintenance activities, no further measures shall be required in association with the project.

For individual projects on identified Housing Site 1 or 4 where a qualified biologist has evaluated the property and found suitable foraging or nesting habitat for Crotch's bumble bee or American bumble bee within 300 feet of construction and/or maintenance activities, the project applicant shall retain a qualified entomologist with the appropriate take authorization to conduct surveys to determine presence/absence in accordance with the applicable protocols established by the USFWS and/or CDFW at the time of site development.

Per the current CDFW requirements, set forth in the Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species, surveys should be conducted within one year prior to vegetation removal and/or grading throughout the entire project site by a qualified entomologist familiar with the species' behavior and life history. A minimum of three surveys should be conducted during peak flying season when the species is most likely to be detected above ground, between April 1 to August 31 for Crotch's bumble bee and between June 1 to October 31 for American bumble bee. The qualified entomologist should utilize a non-lethal survey methodology and obtain appropriate photo vouchers for species confirmation. During the surveys, the entomologist should flag inactive small mammal burrows and other potential nest sites to reduce the risk of take. Survey results, including negative findings, should be submitted to CDFW prior to obtaining appropriate permits. At minimum, a survey report should provide the following:

Qualifications/resumes of surveyor(s) for qualified entomologist(s) and, if applicable, approved biologists for identification of photo vouchers.

A description of location and map of the survey area, focusing on areas that could provide suitable habitat for bee species.

Field survey conditions that should include name(s) of qualified entomologist(s); date and time of survey; temperature, wind speed.

Detailed habitat assessment including percent cover of floral resources and potential nesting and overwintering habitat.

Number of surveyors per acre, number of acres surveyed, amount of time of focused surveys.

List of bee species observed.

Foraging habitat surveys: host plant inventory list.

Nesting habitat surveys: type of nest/structure surveyed and if bees were found in them, number of nests found in project site, photo log of suitable habitat and plants.

Photo vouchers of bumble bees for identification and confirmation that photo vouchers were submitted and identified, if applicable.

If Crotch's bumble bee or American bumble bee is detected, the qualified entomologist should identify the location of all nests within and adjacent to the project site. A 15-meter no-disturbance buffer zone should be established around any identified nest(s) to reduce the risk of disturbance or accidental take. A qualified entomologist should expand the buffer zone as necessary to prevent disturbance or take.

If Crotch's bumble bee is detected and impacts to this species cannot be feasibly avoided, project applicants shall consult with CDFW and obtain appropriate take authorization from CDFW (pursuant to Fish and Game Code Section 2080 et seq). Appropriate authorization from CDFW under the California Endangered Species Act (CESA) may include an Incidental Take Permit (ITP) or a Consistency Determination in certain circumstances, among other options [Fish and Game Code Sections 2080.1, 2081(b) and (c)]. Early consultation is encouraged, as significant modification to the project and mitigation measures may be required to obtain an ITP.

American bumble bee has declined by as much as 89 percent in terms of this species' relative abundance in the United States. Therefore, the Center for Biological Diversity and Bombus Pollinators Association of Law Students have submitted a Petition to List the American Bumble Bee Bombus Pensylvanicus as an Endangered Species Under the U.S. Endangered Species Act. If this petition is accepted, American bumble bee may become a Candidate for listing under the Federal Endangered Species Act (FESA). If American bumble bee is detected and the species is listed or identified as a candidate for listing under FESA, then project applicants would be required to consult with USFWS to obtain appropriate take authorization.

Any floral resource associated with Crotch's bumble bee or American bumble bee that will be removed or damaged by individual projects should be replaced at no less than 1:1. Floral resources should be replaced as close to their original location as is feasible. If active bumble bee nests have been identified and floral resources cannot be replaced within 200 meters of their original location, floral resources should be planted in the most centrally available location relative to identified nests. This location should be no more than 1.5 kilometers from any identified nest. Replaced floral resources may be split into multiple patches to meet distance requirements for multiple nests. These floral resources should be maintained in perpetuity and should be replanted and managed as needed to ensure the habitat is preserved.

MM BIO-2: Burrowing Owl. Prior to approval of individual projects on Housing Site 1 or 4 that are subject to CEQA review (i.e., non-exempt projects) and may impact potentially suitable habitat for burrowing owl, the City shall require a habitat assessment to be completed by a qualified biologist(s) with demonstrated knowledge of the requirements of burrowing owl. If no suitable habitat for these species is identified within 500 meters of construction and/or maintenance activities, no further measures shall be required in association with the project.

For individual projects on identified Housing Sites 1 and 4 where a qualified biologist has evaluated the property and found suitable nesting habitat for burrowing owl within 500 meters of construction and/or maintenance activities, the project applicant shall retain a qualified biologist to conduct surveys to determine presence/absence. Surveys should be conducted within one year prior to commencement of construction activities, in accordance with the applicable protocols established by the USFWS and/or CDFW at the time of site development.

Per the current CDFW requirements set forth in the Staff Report on Burrowing Owl Mitigation, a minimum of four focused surveys for burrowing owl in accordance with the Staff Report protocol shall be conducted in areas that contain suitable habitat for the species that would be directly impacted by construction of the Proposed Project.

If burrowing owl is detected, the qualified biologist shall establish avoidance and minimization measures that shall be approved by CDFW prior to commencement of construction activities. Avoidance and minimization measures may include:

Avoiding construction during the nesting period (February 1–August 31).

Establishing buffers around nesting sites in accordance with the recommended buffer distances included in the Staff Report on Burrowing Owl Mitigation, as shown below:

Table 4.3-3
Burrowing Owl Nesting Sites Recommended Buffers

	Level of Disturbance		
Time of Year	**Low**	**Medium**	**High**
April 1–August 15	200 meter	500 meters	500 meters
August 16–October 15	200 meters	200 meters	500 meters
October 16–March 31	50 meters	100 meters	500 meters

Ongoing monitoring to ensure that burrowing owls have not colonized/recolonized the site during construction.

If burrowing owls are detected during protocol surveys, preparation of a Burrow Exclusion Plan by a qualified biologist. The Burrow Exclusion Plan shall meet the requirements specified in Appendix E of the Staff Report on Burrowing Owl Mitigation and shall be approved by CDFW.

Conservation of mitigation lands to offset the impact to burrowing owl and its habitat. The conservation of mitigation lands shall be determined through consultation with CDFW depending on the ownership of the occupied land, which shall be established and approved prior to commencement of construction activities.

If burrowing owl is detected onsite and impacts to this species from future projects on Housing Site 1 and/or Housing Site 4 cannot be feasibly avoided, project applicants shall consult with CDFW and obtain appropriate take authorization from CDFW (pursuant to Fish and Game Code Section 2080 et seq). Appropriate authorization from CDFW under CESA may include an Incidental Take Permit (ITP) or a Consistency Determination in certain circumstances, among other options (Fish and Game Code Sections 2080.1, 2081(b) and (c)). Early consultation is encouraged, as significant modification to the project and mitigation measures may be required to obtain an ITP.

MM BIO-3: Nesting Bird Surveys. Adequate measures shall be taken to avoid inadvertent take of raptor nests and other nesting birds protected under the Migratory Bird Treaty Act (MBTA) when in active use. This shall be accomplished by taking the following steps prior to demolition, site preparation (including clearing of vegetation), and construction work associated with future residential projects that occur as a result of the proposed Project.

All vegetation clearing for construction and fuel modification for future projects on the five identified Housing Sites shall occur outside of the breeding season (February 1 through August 31), if feasible, to ensure that no active nests would

be disturbed unless clearing and/or grading activities cannot be avoided during that time period.

If construction is proposed during the nesting season (February 1 to August 31), a pre-construction survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 7 days prior to the onset of vegetation removal or construction to identify any active nests on the Project site and in the vicinity of proposed construction. Surveys shall be performed for the project area and vehicle and equipment staging areas, and suitable habitat within 150 feet of these areas, to locate any active passerine (e.g., songbird) nests and within 250 feet to locate any active raptor (e.g., bird of prey) nests.

If no active nests are identified during the survey period, or if construction activities are initiated during the non-breeding season (September 1 to January 31), construction may proceed with no restrictions.

If active nests are detected, the area shall be flagged along with a 300-foot buffer for song birds and a 500-foot buffer for raptors (or otherwise appropriate buffer as determined by the surveying biologist) and shall be avoided until the nesting cycle is complete or it is determined by the surveying biologist that the nest is no longer active. As necessary, the no-disturbance zone shall be fenced with temporary orange construction fencing if construction is to be initiated on the remainder of the development site.

Any birds that begin nesting within the project area and survey buffers amid construction activities shall be assumed to be habituated to construction-related or similar noise and disturbance levels and no-disturbance zones shall not be established around active nests in these cases; however, should birds nesting within the project area and survey buffers amid construction activities begin to show disturbance associated with construction activities, no-disturbance buffers shall be established as determined by the qualified wildlife biologist.

Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to project work within the buffer are observed and could compromise the nest's success, work within the no-disturbance buffer shall halt until the nest occupants have fledged.

A pre-construction survey report of findings shall be prepared by the qualified biologist and submitted to the Director of Planning, Building and Code Enforcement, or the Director's designee for review and approval prior to initiation of construction within the no-disturbance zone during the nesting season. The report shall either confirm absence of any active nests or shall confirm that any young within a designated no-disturbance zone and construction can proceed.

Finding: The City hereby makes Finding 1. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted.

Impact BIO-3: Implementation of the Project could 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.

Housing Sites 1, 2, 3, and 5 have been evaluated and found to lack natural or man-made surface drainage features as well as riparian or wetland habitats as identified by the National Wetlands Inventory.

However, aerial imagery analysis of Housing Site 4 reveals that, despite its relatively level terrain, 16.4 acres have been classified as freshwater pond habitat by the National Wetlands Inventory. Consequently, future development activities on Housing Site 4 pose a potential risk to federally protected wetlands. With implementation of Mitigation Measure MM BIO-4 impacts will be reduced to less than significant.

Mitigation Measure

MM BIO-4: Aquatic Resources. Prior to approval of individual projects on Housing Site 4), the City shall require a site assessment to be performed by a qualified biologist to determine whether potentially jurisdictional aquatic resources may be present onsite. The aquatic resources site assessment may be completed concurrently with habitat assessments for special-status bees and/or burrowing owl as required by MM BIO-1 and MM BIO-2.

If potentially jurisdictional aquatic resources are identified onsite, an aquatic resource delineation shall be conducted by a qualified biologist or regulatory specialist to identify and map the extent of state and federally protected aquatic resources in project design, consistent with the provisions of CWA Sections 404 and 401 and Fish and Game Code Section 1600, wherever practicable and feasible. Aquatic resources for avoidance shall be demarcated (e.g., using brightly colored flagging) and avoided during construction of future projects. The marked boundaries shall be maintained for the duration of the construction period and shall be clearly visible to personnel on foot as well as heavy equipment operators. If aquatic resources can be avoided, then no further mitigation shall be necessary.

If aquatic resources cannot be avoided by construction on Site 4, then the appropriate regulatory permits shall be obtained (e.g., CWA Section 404 Nationwide Permit from the USACE, CWA Section 401 Water Quality Certification or Porter-Cologne Act Waste Discharge Requirement permit from the RWQCB,

and Streambed Alteration Agreement permit under California Fish and Game Code Section 1602 from the CDFW). The following measures shall be incorporated, at a minimum, into the permit, subject to approval by the regulatory agencies:

On- and/or off-site creation, restoration, and/or enhancement of USACE/RWQCB jurisdictional wetlands, waters of the U.S., and/or waters of the state at a ratio no less than 2:1 for permanent impacts. Off-site creation, restoration, and/or enhancement at a ratio no less than 2:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program. For temporary impacts, restore impact area to pre-Project conditions (i.e., pre-Project contours and revegetate with native species, where appropriate).

On- and/or off-site creation, restoration, and/or enhancement of CDFW jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for permanent impacts. Off-site creation, restoration, and/or enhancement at a ratio no less than 2:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program. For temporary impacts, restore impact area to pre-project conditions (i.e., pre-Project contours and revegetate with native species, where appropriate).

Finding: The City hereby makes Finding 1. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted.

2. Cultural Resources

Impact CUL-2: The Project could cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. Impacts would be less than significant.

The cultural resources records search identified a total of 91 cultural resource studies conducted within a one-half mile radius of the Housing Sites, with 42 studies occurring within the Project Area. Additionally, 27 cultural resources have been recorded in that vicinity, of which 15 are located within city limits, encompassing 4 historic archaeological sites and 11 historic architectural resources. The proposed future developments, particularly those involving construction-related ground disturbance activities such as grubbing, grading, and excavation, could significantly impact archaeological resources. Conversely, developments that do not involve ground disturbance are not expected to have any impact on these resources.

Given the positive findings from the NAHC Sacred Lands File search, which recommends consultation with the Gabrieleño Band of Mission Indians – Kizh Nation, the potential for encountering significant archaeological resources in the City is considered significant. Projects

that identify such resources pursuant to CEQA Guidelines and the PRC should aim for preservation through avoidance or data recovery strategies. The City's General Plan incorporates policies to protect archaeological and paleontological resources, requiring that all activities cease if significant finds are encountered during ground disturbance. With implementation of the following mitigation measures impacts will be reduced to less than significant.

Mitigation Measure

MM CUL-2: Prior to development of individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and involve ground disturbance, the project proponent shall retain a qualified archaeologist, defined as meeting the Secretary of the Interior's Professional Qualification Standards for archaeology, to conduct an archaeological resources assessment including: a records search at the South Central Coastal Information Center; a Sacred Lands File search at the Native American Heritage Commission; a pedestrian field survey; recordation of all identified archaeological resources on California Department of Parks and Recreation 523 forms; an assessment of the project area's archaeological sensitivity and the potential to encounter subsurface archaeological resources and human remains; subsurface investigation to define the horizontal and vertical extents of any identified archaeological resources; and preparation of a technical report documenting the methods and results of the study. All identified archaeological resources shall be assessed for the project's potential to result in direct and/or indirect effects on those resources and any archaeological resource that cannot be avoided shall be evaluated for its potential significance prior to the City's approval of project plans. The qualified archaeologist shall provide recommendations regarding protection of avoided resources and/or recommendations for additional work, treatment, or mitigation of significant resources that will be affected by the project.

Finding: The City hereby makes Finding 1. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted.

3. Geology and Soils

Impact GEO-6: The Project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature and impacts would be significant.

The Project poses a risk of significant impacts to unique paleontological resources or geologic features, particularly during construction activities that involve ground disturbance. The LACM has identified several vertebrate fossil localities nearby, yielding specimens from diverse taxa such as marine mammals, fish, and invertebrates, primarily from the Pleistocene Epoch and

various geological formations. However, geological assessments suggest that shallow excavations (less than 20 feet below ground surface) within the Project boundary are unlikely to disturb fossiliferous bedrock. However, deep excavations may intersect older strata, which could harbor significant paleontological resources.

Future development that could occur as a result of the Project, particularly those involving infill or redevelopment, could unintentionally damage these paleontological resources if not adequately managed. Activities that do not disturb the ground or involve previously disturbed soils are less likely to impact significant resources. Nonetheless, projects requiring deep ground disturbance must adhere to state and local regulations under CEQA, which mandate environmental review to mitigate impacts. Implementing Mitigation Measures MM GEO-1 through MM GEO-3 will reduce impacts to less than significant.

Mitigation Measures

MM GEO-1: Paleontological Resources Assessment and Monitoring. For projects that involve ground disturbance, the project proponent shall retain a paleontologist who meets the Society of Vertebrate Paleontology's definition for qualified professional paleontologist (Qualified Paleontologist) to prepare a paleontological resources assessment report prior to the start of construction activities. The report shall include methods and results of the paleontological resources assessment, monitoring requirements (including depths, frequency, and reporting), and maps that outline where monitoring is required. Monitoring shall follow SVP Guidelines: no monitoring of ground-disturbing activities within units of Low Sensitivity or No Potential; monitoring of all ground-disturbing activities (with depths specified) in units of Low to High Significance; and at all depths within units of High Significance unless the Qualified Paleontologist's report identifies previous disturbances or the use of construction methods that do not warrant monitoring; and monitoring at the initiation of excavation in units of Undetermined Significance. The report also shall stipulate whether screen washing is necessary to recover small specimens following SVP Guidelines and determine whether unique geologic features are present onsite. If monitoring is conducted, then the Qualified Paleontologist shall prepare a final report summarizing monitoring results and submit it to the project proponent and the City.

MM GEO-2: Paleontological Resources Sensitivity Training. Prior to the start of ground-disturbing activities for projects facilitated by the City with potentially significant impacts on paleontological resources, the Qualified Paleontologist or its designee shall conduct construction worker paleontological resources sensitivity training (or may be provided via digital recording) for all construction workers. Construction workers shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The project proponent shall ensure that construction workers are made available for and attend the training.

The project proponent shall retain documentation demonstrating attendance and provide it to the City.

MM GEO-3: Paleontological Discoveries. If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area determined by the paleontological monitor shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the monitor's discretion, and to reduce any construction delay, the grading/excavation contractor shall assist, where feasible, in removing rock/sediment samples for initial processing and evaluation. If a fossil is determined to be significant, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP. Any fossils encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, nonprofit institution with a research interest in the material and with retrievable storage, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. Accompanying notes, maps, and photographs shall also be filed at the repository. If no institution accepts the fossil collection, it may be donated to a local school or other interested organization in the area for educational purposes.

If construction workers discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure.

Any salvage reports resulting from implementation of this measure shall be filed with the Natural History Museum of Los Angeles County.

Finding: The City hereby makes Finding 1. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted.

4. Transportation

Impact TRA-2: The Project could have a significant vehicles miles traveled (VMT) impact and could be in conflict or inconsistent with CEQA Guidelines Section 15064.3(b).

The Transportation Assessment Report indicates a significant VMT impact occurs if the project-generated VMT per service population is 15% below the established baseline of 25.82 VMT per

capita, resulting in a threshold of 21.95 VMT per capita. While some housing sites may exceed this threshold, they can still be deemed less than significant if they meet specific screening criteria. The assessment concludes that Sites 2 and 4 meeting the Project Type screening criterion, resulting in less than significant VMT impacts for these sites. In contrast, Sites 1, 3, and 5 satisfy the Transit Priority Area criterion but do not meet additional requirements due to the absence of concrete development proposals at this time, leading to potential significant VMT impacts. Implementation of Mitigation Measure MM TRA-1 will reduce impacts to less than significant.

Mitigation Measure

MM TRA-1: Prior to approval of individual projects on Housing Sites 1, 3, and 5 that are located within Transit Priority Areas, the Project Applicant shall demonstrate compliance with additional screening criteria identified within the City's Guidelines. Each Project Applicant for projects within Housing Sites 1, 3, and 5 shall provide written evidence to the City of Irwindale Planning Division that none of the following criteria would be met:

Has a floor area ratio of less than 0.75

Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction

Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the Lead Agency with input from the Metropolitan Planning Organization)

Replaces affordable residential units with a smaller number of moderate- or high-income residential units

Finding: The City hereby makes Finding 1. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted.

5. Tribal Cultural Resources

Impact TCR-1: The Project could cause a substantial adverse change in the significance of a tribal cultural resource.

Development activities at the five housing sites could potentially damage or destroy cultural resources as defined by PRC Section 21074. In contrast, development that does not involve ground disturbances would not impact these resources.

The NAHC Sacred Lands File search indicated positive results, prompting the City to consult with nine Native American organizations as required by AB 52 and SB 18. The Gabrieleño Band of

Mission Indians expressed support for the General Plan Amendment but later canceled a scheduled consultation call, stating further consultation was unnecessary since no ground disturbance would occur. Although no tribal cultural resources have been identified, future developments may uncover previously unknown resources, requiring compliance with the consultation provisions of SB 18 and AB 52. The implementation of Mitigation Measure MM CUL-2 will reduce potentially significant impacts on tribal cultural resources to less than significant.

Mitigation Measure

Refer to MM CUL-2 above.

Finding: The City hereby makes Finding 1. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted.

B. SIGNIFICANT AND UNAVOIDABLE SIGNIFICANT IMPACTS THAT CANNOT BE MITIGATED TO BELOW THE LEVEL OF SIGNIFICANCE

The following summary describes the significant and unavoidable impacts of the Project where either mitigation measures were found to be infeasible, or the mitigation measures are under the control of another lead agency. The following impacts would remain significant and unavoidable:

1. Air Quality

Impact AQ-1:	**The Project would result in a potentially significant impact related to a conflict with or obstructing implementation of the applicable air quality plan due to growth that could exceed demographic assumptions for the City of Irwindale.**

The Project presents a potentially significant impact on air quality due to potential growth exceeding the demographic assumptions for the City of Irwindale, despite mitigation measures being in place. The SCAQMD recommends assessing whether the Project obstructs the Air Quality Management Plan (AQMP) and whether it aligns with the demographic and economic projections of the plan. The 2022 AQMP incorporates growth projections from the SCAG, establishing that only new or amended plans or projects require a consistency review. Key indicators for consistency include control strategies and growth projections.

The Air Basin is nonattainment for ozone (O_3), particulate matter (PM10, PM2.5), and lead within Los Angeles County. The Project's long-term growth could lead to emissions exceeding SCAQMD thresholds, necessitating compliance with California Air Resources Board (CARB) regulations, SCAQMD Rules 403 and 1113 for emissions control, and applicable fleet rules to minimize on-road emissions.

The Project aims to accommodate the City's RHNA but is projected to generate 279 new housing units, exceeding SCAG's 2045 forecast by 193 households, thereby potentially conflicting with air quality plans and increasing emissions of ozone precursors and particulate matter. Although existing and proposed General Plan policies may mitigate some emissions, significant impacts are expected due to growth projections surpassing SCAG forecasts. However, while implementation of the following mitigation measures will reduce the severity of the effects, impacts will remain significant and unavoidable.

Mitigation Measures

Construction

MM AQ-1: Applicants for new development projects within the proposed housing sites that are subject to the CEQA review (i.e., non-exempt projects) and that exceed the SCAQMD significance thresholds during construction for emissions of NOX, CO, PM10 and/or PM2.5 shall require the construction contractor to use equipment that meets the US Environmental Protection Agency (USEPA) Tier 4 final emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the City of Irwindale Department of Building and Safety that such equipment is not available. Any emissions control device used by the contractor 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 the CARB regulations.

Prior to construction, the Project engineer shall ensure that all plans for construction phases (e.g., demolition, grading) that would exceed the SCAQMD significance thresholds clearly show the requirement for EPA Tier 4 final or higher emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the Department of Building and Safety. The construction equipment list shall state the makes, models, and numbers of construction equipment on-site. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449.

MM AQ-2: Applicants for new development projects within the proposed housing sites that are subject to the CEQA review (i.e., non-exempt projects) and that exceed the SCAQMD significance thresholds during construction for emissions of volatile organic compounds (VOCs) as a result of VOC off-gassing emissions from architectural coatings and industrial maintenance coatings shall require the construction contractor to use SCAQMD Low-VOC and/or Super-Compliant VOC architectural coatings and industrial maintenance coatings such that daily volume of coatings applied would not result in emissions that exceed the SCAQMD

significance threshold for VOC, unless it can be demonstrated to the Department of Building and Safety that such coatings for a required application are not available. During construction, the construction contractor shall maintain a list of all architectural coatings and industrial maintenance coatings in use on the construction site and the daily volumes of coatings applied for verification by the Department of Building and Safety.

Operations

MM AQ-3: Applicants for new development projects on the proposed housing sites that are subject to the CEQA review (i.e., discretionary projects) and that exceed the SCAQMD significance thresholds during operations shall, prior to issuance of a building permit for the new development, show on the building plans that all major appliances (dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed are Energy Star–certified appliances or appliances of equivalent energy efficiency. Installation of Energy Star or equivalent appliances shall be verified by the Department of Building and Safety prior to issuance of a certificate of occupancy.

MM AQ-4: Applicants for new residential development projects within the Planning Area that are subject to the CEQA review (i.e., discretionary projects) and that exceed the SCAQMD significance thresholds during operations shall, prior to issuance of a building permit for new development projects within the proposed housing sites, indicate on the building plans that the feature below has been incorporated into the design of the building(s). Proper installation of this feature shall be verified by the City Department of Building and Safety prior to issuance of a certificate of occupancy:

> For multifamily dwellings, electric vehicle charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the CALGreen Code (or its successor code).

MM AQ-5: Applicants for new non-residential development projects within the proposed housing sites that are subject to the CEQA review (i.e., discretionary projects) and that exceed the SCAQMD significance thresholds during operations shall, prior to issuance of a building permit for new development projects on the proposed housing sites, indicate on the building plans that the features below have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City Department of Building and Safety prior to issuance of a certificate of occupancy:

> Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code (or its successor code).

Facilities shall be installed to support future electric vehicle charging at each nonresidential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3 (Nonresidential Voluntary Measures) of the CALGreen Code (or its successor code).

Finding: The City hereby makes Finding 3. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted. The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment and residential opportunities, make infeasible the alternatives identified in the PEIR (PRC Section 21081(a)(1), (3); CEQA Guidelines Section 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Project outweigh its significant effects on the environment.

Impact AQ-2: The Project would result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.

The Project area is designated as a non-attainment region for criteria pollutants including O_3, nitrogen dioxide (NO_2), VOCs, PM10, and PM2.5, leading to significant air quality impacts. Construction activities could degrade air quality due to emissions from heavy-duty equipment, worker vehicles, and fugitive dust, along with VOCs from architectural coatings. Future developments must comply with SCAQMD regulations and undergo CEQA reviews. Mandatory adherence to CARB regulations will limit diesel equipment emissions and incorporate measures for dust and VOC control. However, large projects could still exceed SCAQMD significance thresholds, resulting in significant air quality impacts.

Operational emissions will arise from vehicle trips, energy use, and landscaping activities. On-road mobile sources, including passenger vehicles and delivery trucks, will contribute to total emissions, resulting in significant air quality impacts. While implementation of the following mitigation measures will reduce the severity of the effects, impacts will remain significant and unavoidable.

Mitigation Measures

Refer to MM AQ-1 through MM AQ-5 above.

Finding: The City hereby makes Finding 3. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect

as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted. The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment and residential opportunities, make infeasible the alternatives identified in the PEIR (PRC Section 21081(a)(1), (3); CEQA Guidelines Section 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Project outweigh its significant effects on the environment.

Impact AQ-3: The Project would result in a potentially significant impact related to exposing sensitive receptors to substantial pollutant concentrations during construction. The Project would result in a less than significant impact with respect to the exposure of sensitive receptors to substantial pollutant concentrations during operation.

Criteria air pollutant emissions associated with new development within the Planning Area pose potential health impacts, particularly for sensitive receptors in proximity to construction activities. Localized air quality deterioration can occur due to heavy-duty construction equipment and vehicle trips related to construction workers and material transport. Additionally, fugitive dust emissions generated by these activities and VOCs released during the application of architectural coatings may contribute to air quality concerns. The extent of emissions fluctuates based on daily operational activities and weather conditions. The SCAQMD has established Localized Significance Thresholds to evaluate emissions based on project specifics, including area, project size, and proximity to sensitive receptors, necessitating project-specific dispersion modeling when screening thresholds are exceeded.

The proximity of sensitive receptors to substantial construction activities necessitates health risk assessments for diesel particulate matter (DPM) emissions. The SCAQMD recommends such analysis to evaluate the localized impacts of mobile source emissions, as localized DPM emissions correlate strongly with PM2.5 levels. However, details regarding specific projects under the Project remain undefined, making precise emissions modeling infeasible at this stage. Each future development project will need to conduct applicable technical analyses to assess significance and comply with individual environmental review processes. Any project exceeding established threshold levels would be considered significant, prompting necessary mitigation measures to address the potential exposure of sensitive receptors to high pollutant concentrations, despite adherence to SCAQMD regulations and proposed mitigation measures.

Mitigation Measures

MM AQ-6: Applicants for new development projects on the proposed housing sites that are subject to the CEQA review (i.e., discretionary projects) and are within one-quarter mile (1,320 feet) of a sensitive land use shall, prior to issuance of a building permit, submit a construction-related air quality study that evaluates potential localized project construction-related air quality impacts to the City Planning Division for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing localized significance thresholds (LST) air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SCAQMD-adopted thresholds of significance, the City shall require that applicants for new development projects incorporate MM AQ-1 through MM AQ-5 to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division.

MM AQ-7: Applicants for new development projects on the proposed housing sites that are subject to the CEQA review (i.e., discretionary projects) and are within one-quarter mile (1,320 feet) of a sensitive land use shall, prior to issuance of a building permit, submit a construction-related air quality study that evaluates potential health risk impacts to the City Planning Division for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing health risk impacts. If health risk impacts are determined to have the potential to exceed the SCAQMD-adopted thresholds of significance, the City shall require that applicants for new development projects incorporate MM AQ-1 through MM AQ-5 to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division.

Finding: The City hereby makes Finding 3. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted. The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment and residential opportunities, make infeasible the alternatives identified in the PEIR (PRC Section 21081(a)(1), (3); CEQA Guidelines Section 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Project outweigh its significant effects on the environment.

2. Cultural Resources

Impact CUL-1: The Project would cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.

Development activities, including construction, demolition, or alteration of structures and landscapes deemed historic, may result in the destruction or modification of resources over 45 years old. This includes infill development that alters the integrity of a historical resource's surroundings. Projects that do not adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties could exacerbate these adverse impacts. Additionally, alterations that affect the setting of historic properties can diminish their historical integrity, especially if new structures or visible features are introduced.

The South Central Coastal Information Center (SCCIC) cultural resources records search identified 91 studies completed within a one-half mile radius of the Housing Sites, revealing 27 recorded cultural resources, 15 of which are situated within the Project Area and include both historic archaeological sites and architectural resources.

The potential future developments may cause a substantial adverse change in the significance of a historical resource. Although implementation of Mitigation Measure MM CUL-1 will reduce impacts, the impact remains significant and unavoidable.

Mitigation Measure

MM CUL-1: Prior to development of individual projects that are subject to the CEQA review (i.e., non-exempt projects) and within areas that contain properties more than 45 years old, the project proponent shall retain a qualified architectural historian and, defined as meeting the Secretary of the Interior's Professional Qualification Standards for architectural history, to conduct a historic resources assessment including: a records search at the SCCIC; a review of pertinent archives, databases, and sources; a pedestrian field survey; recordation of all identified historic resources on California Department of Parks and Recreation 523 forms; and preparation of a technical report documenting the methods and results of the assessment. All identified historic resources will be assessed for the project's potential to result in direct and/or indirect effects on those resources and any historic resource that may be affected shall be evaluated for its potential significance under national and state criteria prior to the City's approval of project plans and publication of subsequent CEQA documents. The qualified architectural historian shall provide recommendations regarding additional work, treatment, or mitigation for affected historical resources to be implemented prior to their demolition or alteration. Impacts on historical resources shall be analyzed using CEQA thresholds to determine if a project would result in a substantial adverse change in the significance of a historical resource. If a potentially significant impact would occur, the City shall require appropriate mitigation to lessen the impact to the degree feasible.

Finding: The City hereby makes Finding 3. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted. The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment and residential opportunities, make infeasible the alternatives identified in the PEIR (PRC Section 21081(a)(1), (3); CEQA Guidelines Section 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Project outweigh its significant effects on the environment.

3. Noise

Impact NOI-1:	**The Project would result in the generation of a substantial temporary noise increase above ambient in excess of standards established in the local general plan or noise ordinance while construction would occur and impacts would be significant and unavoidable.**

The Project involves construction activities that will generate fluctuating noise levels due to the operation of heavy equipment in various phases, including demolition and grading. Noise levels from equipment can peak between 75 A-Weighted decibels (dBA) and 101 dBA maximum level (Lmax) at a distance of 50 feet. While single-event noise from traffic and equipment transport may cause temporary disturbances, these short-term impacts are expected to be less than significant over longer timeframes. Compliance with the City Noise Ordinance, which limits construction hours and sets ambient noise thresholds, is anticipated to help mitigate these impacts.

Despite this, uncertainties about the specific layouts and timing of future projects may result in significant noise impacts, particularly near sensitive receptors. Implementation of Mitigation Measure MM NOI-1 will reduce impacts, but potential impacts remain significant and unavoidable.

Mitigation Measures

Construction

MM NOI-1: Construction Noise. Applicants for new development projects facilitated by the Project that are subject to the CEQA review (i.e., non-exempt projects) and that are located within 500 feet of noise-sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to the City Planning Division for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will

be in compliance with the City's Noise Ordinance standards as applicable to construction (i.e., Irwindale Municipal Code Chapter 9.28). All noise-reduction measures approved by City Planning Department shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include but are not limited to one or more of the following, as applicable to the project:

Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors.

Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT).

Limit non-essential idling of construction equipment to no more than five minutes per hour.

Finding: The City hereby makes Finding 3. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted. The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment and residential opportunities, make infeasible the alternatives identified in the PEIR (PRC Section 21081(a)(1), (3); CEQA Guidelines Section 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Project outweigh its significant effects on the environment.

Impact NOI-2: The Project would generate excessive groundborne vibration or groundborne noise during construction and would be significant and unavoidable. The Project would not result in permanent excessive groundborne vibration or noise during operation and impacts would be less than significant without mitigation.

The Project's construction phase is anticipated to generate substantial groundborne noise and vibration, particularly in proximity to sensitive receptors and land uses. High-impact equipment, such as pile drivers, presents the potential for significant vibration impacts depending on their distance from adjacent structures. While most construction activities typically involve lower-impact machinery, such as bulldozers and loaded trucks, which produce vibration levels of 0.089 in/sec peak particle velocity (PPV) and 0.076 in/sec PPV at a reference distance of 25 feet, there

remains a risk that these operations could exceed damage thresholds outlined for variousstructural classes. Consequently, construction activities must adhere to specified operational distances from sensitive structures to mitigate the risk of structural damage.

Furthermore, construction activities involving large machinery may also lead to human annoyance due to elevated noise levels. At a distance of 25 feet, the expected vibration levels for bulldozers and loaded trucks are projected at 87 vibration decibels (VdB) and 86 VdB, respectively, surpassing the Federal Transportation Administration (FTA) thresholds for both daytime noise-sensitive receivers and residential occupancies. Should the future developments be located near vibration-sensitive receptors, the intensity of construction may exceed established significance thresholds, necessitating project-specific groundborne vibration and noise analyses in compliance with CEQA. Despite implementing Mitigation Measure MM NOI-2, the potential for significant and unavoidable impacts remains.

Mitigation Measure

Construction

MM NOI-2: Construction Vibration. Applicants for new development projects facilitated by the Project that are subject to the CEQA review (i.e., non-exempt projects) and that are located within 300 feet of groundborne vibration receptors and that utilize vibration-intensive construction equipment (e.g., pile drivers, jack hammers, large dozer, or vibratory rollers) shall submit a vibration impact evaluation to the City Planning Division for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of project construction equipment and the associated vibration levels and a predictive analysis of potential project vibration impacts. If construction-related vibration is determined to exceed applicable standards, project-specific measures shall be required to ensure project compliance with vibration standards. All project-specific measures approved by the City Planning Division shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during project construction.

Examples of equipment vibration source-to-receptor distances at which impact evaluation should occur vary with equipment type (based on FTA reference vibration information) and are as follows:

Jackhammer: 23 feet.

Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe: 43 feet.

Roller (for site ground compaction or paving): 75 feet.

Impact pile-driving: 280 feet.

Finding: The City hereby makes Finding 3. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect

as identified in the PEIR. These changes are identified in the form of the mitigation measure(s) above. The City of Irwindale hereby finds that implementation of the mitigation measure(s) is feasible, and the measure(s) is therefore adopted. The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment and residential opportunities, make infeasible the alternatives identified in the PEIR (PRC Section 21081(a)(1), (3); CEQA Guidelines Section 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Project outweigh its significant effects on the environment.

VI. MITIGATION MONITORING AND REPORTING PROGRAM

A Lead Agency is required to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (PRC Section 21081.6). In addition, CEQA Guidelines Section 15097(a) requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it requires to mitigate or avoid significant environmental effects.

The mitigation measures included in the PEIR as certified by the City serve that function. The Mitigation Monitoring and Reporting Program (MMRP), which is provided with Exhibit A, includes all the mitigation measures adopted by the City in connection with the approval of the Project and has been designed to ensure compliance with such measures during implementation of the Project. The mitigation measures will be implemented, as applicable, during the future development and operation of the housing that will result from the Project. In accordance with the requirements of PRC Section 21081.6, the City hereby adopts the MMRP.

VII. FINDINGS REGARDING ALTERNATIVES

CEQA requires that an EIR include a discussion of reasonable project alternatives that would "feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any significant effects of the project and evaluate the comparative merits of the alternatives" (CEQA Guidelines Section 15126.6(a)).

A. ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/PROJECT PLANNING PROCESS

The following is a discussion of the alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in the Draft PEIR.

1. Reduced Development Alternative

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project.

The City considered an alternative that would reduce or eliminate the number of candidate parcels proposed as Housing Sites, which would include zoning and land use overlays, as a way to reduce environmental impacts compared to the Project. However, the Reduced Development Alternative was rejected as it would not allow for the increase in designated residential uses throughout the City that is necessary to accommodate the City's share of the RHNA established by the SCAG for the 6th Cycle RHNA. For this reason, the Reduced Development Alternative was considered but rejected from further evaluation within the Draft PEIR.

2. Increased Accessory Dwelling Units Alternative

The City considered an alternative that would rely on an increased amount of ADU to assist in meeting the City's 6th Cycle RHNA. However, this Alternative was rejected because the City has not had sufficient ADU developments in the past to rely on an increased amount of ADUs to reach the City's RHNA goal. Therefore, the Increased Accessory Dwelling Units Alternative was considered but rejected from further evaluation within the Draft PEIR.

B. ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

The following alternatives were determined to represent a reasonable range of alternatives with the potential to feasibly attain most of the basic objectives of the Project but avoid or substantially lessen any of the significant effects of the project. Table 5-1, *Summary of Alternative Impacts Compared to the Proposed Project*, of the Draft PEIR, identifies how each of the alternatives selected for further analysis compares to the Project. Table 5-2, *Ability of Alternatives to Meet the Project Objectives*, of the Draft PEIR, provides a summary of the ability of the alternatives to achieve the project objectives.

1. No Project Alternative

The No Project Alternative, as required by the State CEQA Guidelines, analyzes the effects of not adopting and implementing the Housing Element Update as well as the adoption of the Safety and EJ Elements. Future development under the No Project Alternative would continue to be guided by the existing General Plan, current land use and zoning designations as well as existing policies. The No Project Alternative would result in the continuation of existing conditions and planned development within the City as no land use or zoning overlays would be processed under this alternative. No amendments to the General Plan, including the updated Housing and Safety Element and the creation of the EJ Element, would occur under this alternative.

This alternative would result in similar impacts to 10 impact categories, reduce or eliminate impacts to 2 environmental impacts, and increase impacts to 2 categories. Impacts would be similar for aesthetics, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, noise, public services, tribal cultural resources, and utilities and service systems. This alternative would reduce air quality and population and housing impacts. However, Alternative 1 would have a greater land use and planning impact because Alternative 1 would not be able to meet the City's RHNA goal and would not implement the necessary Safety and EJ Elements. In addition, transportation impacts would also be increased since higher residential densities would not occur under Alternative 1 and all residential development would

continue to occur as currently planned. It is speculative to assume that all future projects would be able to reduce their impacts to transportation to a less than significant level under Alternative 1 even with incorporation of all applicable mitigation measures and compliance with state and local requirements. Therefore, impacts to transportation under Alternative 1, specifically VMT impacts, would remain significant and unavoidable.

The No Project Alternative would reduce the Project's significant and unavoidable air quality impact but would not meet any of the Project's Objectives. Similar to the Project, impacts to cultural resources (historic) and noise would remain significant and unavoidable.

Finding: This alternative was rejected because it would not meet any of the objectives of the Project and would therefore result in it not being able to meet the City's RHNA allocation. In addition, the No Project Alternative would not implement the necessary Safety and EJ Elements. This alternative would also increase impacts to land use and planning and transportation, due to conflicts with regional plans and a lack of higher density development thereby increasing vehicle miles traveled in the area. As a result, specific economic, legal, social, technological, or other considerations, including provision of residential opportunities, make infeasible this project alternative for the reasons identified in the Draft PEIR. Since the identified sites would not be rezoned, the areas would not provide the same amount of residential opportunities and the City would not provide for the 6th cycle RHNA allocation.

2. Las Casitas Site Alternative

Under the Las Casitas Site Alternative, an approximately 22,860 square-foot site would be included as an additional Housing Site. The Las Casitas site is located on the southern side of Arrow Highway between Ayon Avenue and Allen Drive. The Las Casitas site was formerly operated by Dominguez Construction Inc as contractor storage and has been vacant since 2021. The site is located just east of the Las Casitas Senior Housing complex and could accommodate 12 units. With 12 units being relocated to the Las Casitas Site, Alternative 2 would reduce the amount of future development planned for Housing Sites 1 and 3 by 12 units.

Similar to the Project, Alternative 2 would include amendments to the City's General Plan and Zoning Code to implement the 2021–2029 Housing Element, would include updates to the Safety Element, and would include the creation of a new EJ Element.

This alternative would only reduce impacts to one category in comparison to the Project, transportation. Under this alternative 12 units would be diverted to the Las Casitas Site, the amount of potential units at Sites 1 and 3 would be reduced under Alternative 2, which in turn would lower VMT at the sites that are currently above the threshold without mitigation. Impacts would be similar for aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, land use and planning, population and housing, public services, tribal cultural resources, and utilities and services systems. This alternative would increase impacts to noise. As with the Project, impacts to air quality, historic resources, and noise would remain significant and unavoidable. Noise and vibration impacts under Alternative 2 would

be similar to the Project but would be slightly increased due to the addition of the sensitive receptor of the Las Casitas Senior Complex.

Finding: This alternative is rejected because it would not reduce impacts when compared to the Project except for reducing VMT impacts at Housing Sites 1 and 3. This alternative would meet all of the project objectives. However, this alternative would result in increased noise impacts to due to proximity to the Las Casitas Senior Complex.

3. Increased Area at Reliance II Site

Under Alternative 3, Housing Site 4 (also called Gold Line Reliance II) would be expanded from one acre to a two-acre site that would be able to accommodate an additional 20 housing units. The increase in units at Housing Site 4 will shift 20 units from Housing Sites 1 and 3, while maintaining an estimated total capacity of 279 housing units. The geographical shift in units would provide an increased number of units in closer to public transit.

Similar to the Project, Alternative 3 would include amendments to the City's General Plan and Zoning Code to implement the City's 6th Cycle Housing Element, would include updates to the Safety Element, and would include the creation of a new EJ Element.

This alternative would reduce impacts to one environmental impact, result in similar impacts to 12 categories, and increase one environmental impact. It would reduce impacts to transportation but would result in increased impacts to cultural resources. Impacts would be similar for aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, land use and planning; noise; population and housing; public services; tribal cultural resources; and utilities and services systems. As with the Project, impacts to air quality, historic resources, and noise would remain significant and unavoidable. Impacts to biological resources will be increased since the larger area at Housing Site 4 could result in potentially more severe impacts, even with implementation of Mitigation Measures MM BIO-1 through MM BIO-4. Therefore, biological impacts would be less than significant under Alternative 3, but greater than the Project.

Finding: Alternative 3 would meet all of the Project Objectives. Implementation of Alternative 3 would result in similar impacts for the majority of issue areas as identified for the Project, with the exception of biological resources and transportation. Alternative 3 would lessen the impacts to transportation because it would reduce the planned density at Housing Sites 1 and 3. Alternative 3 would result in a less than significant impact to biological resources but would be slightly greater than the Project because Site 4 was identified as being potentially significant to biological resources.

C. ENVIRONMENTALLY SUPERIOR ALTERATIVE

CEQA requires a lead agency to identify the "environmentally superior alternative," and in cases where the "No Project" Alternative is environmentally superior to the Project, the environmentally superior development alternative must be identified. In this case, the Las Casitas Site would be considered the environmentally superior alternative. As summarized in Draft PEIR Table 5-1,

Summary of Alternative Impacts Compared to the Proposed Project, the Las Casitas Site alternative would reduce one impact area, reducing VMT impacts at Sites 1 and 3.

VIII. STATEMENT OF OVERRIDING CONSIDERATIONS

A. INTRODUCTION

The City of Irwindale is the Lead Agency under CEQA for preparation, review and certification of the Draft PEIR for the Project. As the Lead Agency, the City is also responsible for determining the potential environmental impacts of the proposed action and which of those impacts are significant, and which can be mitigated through imposition of mitigation measures to avoid or minimize those impacts to a level of less than significant. CEQA then requires the Lead Agency to balance the benefits of a proposed action against its significant unavoidable adverse environmental impacts in determining whether or not to approve the proposed project. In making this determination the City is guided by CEQA Guidelines Section 15093, Statement of Overriding Considerations, which states:

a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

b) When the lead agency approves a project that will result in the occurrence of significant effects that are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

c) If an agency makes a Statement of Overriding Considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

In addition, PRC Section 21081(b) requires that where a public agency finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in an EIR and thereby leave significant unavoidable effects, the public agency must also find that overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects of the project.

Pursuant to PRC Section 21081(b) and the State CEQA Guidelines Section 15093, the City has balanced the benefits of the Project against the significant and unavoidable impacts associated with the project and has adopted all feasible mitigation measures with respect to these impacts. The City also has examined alternatives to the Project.

The City of Irwindale, as the Lead Agency for this project, and having reviewed the PEIR for the Project, and reviewed all written materials within the City's public record and heard all oral testimony presented at public hearings, adopts this Statement of Overriding Considerations, which has balanced the benefits of the project against its significant unavoidable adverse environmental impacts in reaching its decision to approve the Project.

B. PROJECT BENEFITS IN SUPPORT OF THE STATEMENT OF OVERRIDING CONSIDERATIONS

The Project will result in significant and unavoidable impacts to:

Air quality: conflict with or obstruct implementation of the applicable air quality plan due to growth that could exceed demographic assumptions for the City of Irwindale; a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards; and expose sensitive receptors to substantial pollutant concentrations during construction

Cultural Resources: substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5; contribute to a cumulative impact; and

Noise: generation of a substantial temporary noise increase above ambient in excess of standards established in the local general plan or noise ordinance during construction; generate excessive groundborne vibration or groundborne noise during construction; cumulative noise and vibration during construction.

The City, after balancing the specific economic, legal, social, technological, and other benefits of the project, has determined that the significant and unavoidable environmental impacts identified above may be considered acceptable due to the following specific considerations, which outweigh the unavoidable, adverse environmental impacts of the Project, and each of which, standing alone, is sufficient to support approval of the Project, in accordance with CEQA Section 21081(b) and CEQA Guidelines Section 15093. The specific economic, legal, social, technological, or other benefits of the project are as follows:

1. Facilitate new housing opportunities throughout the City in response to the state's need for more affordable and market rate housing as well as develop housing solutions to meet the City's 6th Cycle RHNA.

2. Meet the City's housing needs by encouraging a variety of housing development affordable at all income levels, especially for extremely low- and very-low-income households, including construction of Accessory Dwelling Units (ADUs), subdivision/lot split opportunity sites, and other housing choices on identified opportunity sites.

3. Reduce, remove, and/or streamline potential governmental constraints and barriers to housing development and promote equal housing opportunities for all people; incorporate best practices related to land use, racial equity, mobility, housing affordability, safety, environmental justice, community services, and healthy neighborhoods.

4. Affirmatively further fair housing to address special housing needs, primarily for seniors and people living with disabilities, promote fair housing choice, eliminate disparities in housing opportunities, and foster inclusive communities free from discrimination.

5. Embrace technology and innovative practices to create sustainable, energy efficient, and healthy communities and adaptable infrastructure systems.

6. Develop a Safety Element that meets all the requirements under Government Code Section 65302(g)(1) through (g)(9) and that reflects state and local regulations for specific hazards, with the intent of protecting people and key infrastructure from damage resulting from an environmental hazard.

7. Develop an Environmental Justice Element that meets all requirements under Government Code Sections 65302(h)(1) through 65302(h)(2) and that reflects state and local regulations for evaluating environmental hazards, pollution, health risks, and social challenges in disadvantaged communities.

C. CONCLUSION

The City Council of Irwindale has balanced the Project's benefits against the significant unavoidable impacts. The City Council finds that the Project's benefits, outweigh the Project's significant unavoidable impacts, and these impacts, therefore, are considered acceptable in the light of the Project's benefits. The City Council finds that each of the benefits described above is an overriding consideration, independent of the other benefits, which warrants approval of the Project notwithstanding the Project's significant unavoidable impacts.

Item #22.C.

City of IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Safety Element / Environmental Justice

City Manager's Recommendation:

City Manager's Recommendation:

That the City Council consider the Planning Commission's Resolution Nos. 866(25), 863(25) and 864(25) recommending the City Council certify the Final Program Environmental Impact Report (FPEIR), adopt General Plan Amendment No. 04-2025 and General Plan Amendment No. 05-2025 for the updated Safety Element and new Environmental Justice Element; and

1. **Adopt Resolution No. 2025-75-3663**, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE TO (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARINGHOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT (ZOA) NO. 05-2025; and

2. **Adopt Resolution No. 2025-78-3666**, entitled, "A RESOLUTION OF THE city council OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 04-2025, TO ADOPT THE UPDATED SAFETY ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF" and

3. **Adopt Resolution No. 2025-79-3667**, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE

CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 05-2025, TO ADOPT THE Environmental justice ELEMENT, AND FINDING THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF"

Administrative Action:

Submitted by:
Marilyn Simpson, AICP, Community Development Director



Prepared by:
Marilyn Simpson, AICP, Community Development Director



Reviewed by:

Adrian R. Guerra, City Attorney

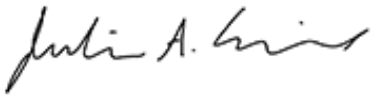


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

Summary:
State law requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The 2021-2029 Housing Element is being updated per the State mandate.

General Plan Amendment No. 04-2025 updates the General Plan Safety Element. General Plan Amendment No. 05-2025 adds a new Environmental Justice (EJ) Element to the General Plan. State law mandates that the Safety Element be updated alongside the Housing Element, which is being processed concurrently with these two elements. The Environmental Justice Element is a new element that is now required by State law to be added to the General Plan.

Background and Analysis:

Staff, along with Environmental Science Associates (ESA) have prepared the Safety Element update and the new EJ Element for adoption by the City Council. On July 24, 2024 and August 28, 2024, both Elements were presented to the City Council for their input and comments on each of the element's policies, goals, and programs. The City Council did not make any changes to the documents.

In conjunction with preparing the City's Housing Element (HE), the General Plan Safety Element and new Environmental Justice Element are needed as part of the update to comply with State Housing Element Law. When the HE is updated, the Safety Element must be updated as well. The Environmental Justice Element is a new General Plan element that is now required by State Law.

Safety Element:
The Safety Element is a State-mandated component of a General Plan and State law requires that it be updated as needed to address fire risk and climate adaptation and resiliency strategies (Government Code Section 65302(g) and Section 65302.15). The updated Safety Element (previously named the Public Safety Element) identifies the potential risks to life and property resulting from naturally occurring hazards, such as earthquakes and floods, and man-made hazards, such as air pollution and contamination of water quality. In addition, the updated Safety Element identifies the appropriate public safety providers, such as law enforcement, emergency preparedness, and response teams necessary to handle the different types of safety hazards and risks. Specifically, the updated Safety Element identifies locations within the City that may be inappropriate for certain land uses due to potential risks and hazards as well as areas where hazards are present but can be mitigated through special design and site planning measures. The updated Safety Element also considers economic and social dislocation resulting from natural and human-made hazards, including long-term costs to the City, such as maintenance, liability exposure, and emergency services, where high hazards exist. To address these hazards and risks, the City has established goals, policies, and implementation actions to guide the City's planning and decision-making processes for future projects within the City to ensure that various health and safety hazards are considered in planning the location, design, intensity, density, and type of land uses in each area. The Safety Element and Implementation Program are attached as Exhibit A to Resolution No. 2025-78-3666 .

The draft updated Safety Element includes updated and new goals, policies and actions, which have been prepared to comply with the following State requirements:

- SB 379 (2015): Requires the City to address climate adaptation and resiliency through the preparation of a vulnerability assessment, or reliance on a Local Hazard Mitigation Plan that addresses climate adaptation risks and vulnerabilities.

- AB 747 (2020): Mandates that the City include an analysis of evacuation routes in the Safety Element. The analysis must assess the capacity, safety, and viability of existing and proposed evacuation routes under a range of emergency scenarios, such as wildfires, floods, earthquakes,

and hazardous material incidents.

- SB 99 (2020): Requires the Safety Element to identify residential developments in any hazard areas that do not have at least two emergency evacuation routes.

While preparing the Safety Element Update, staff and consultants worked with outside public safety agencies, as well as City departments. The Irwindale Police Department, Public Works Engineering and Public Services provided comments and information. The Los Angeles County Fire Department provided information that was included in the document and the Board of Forestry gave positive feedback on the proposed Safety Element programs.

The Safety Element addresses potential risks to life and property resulting from naturally occurring hazards, such as earthquakes and floods, and man-made hazards, such as air pollution and contamination of water quality. The Safety Element also identifies public safety providers such as law enforcement and emergency preparedness and response teams. It also identifies locations in Irwindale where certain land uses may be inappropriate due to potential risks and hazards. The proposed Safety Element programs are included as Attachment A.

Environmental Justice (EJ) Element:
California Government Code Section 65302(h) requires jurisdictions to adopt an Environmental Justice Element if it contains a defined "disadvantaged community". The California Environmental Protection Agency (Cal EPA) defines a "disadvantaged community" as a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation (Section 39711 of the Health and Safety Code). Adoption of an EJ Element can occur at any time but is required when the jurisdiction is adopting or revising two or more General Plan elements concurrently. Since the City is in the process of updating its Housing Element and Safety Element, the City is also required to adopt an EJ Element at this time. The EJ Element and Implementation Programs are attached with Exhibits D and E.

The entire City of Irwindale meets the State-defined criteria for disadvantaged communities, where the EJ Element's purpose is to address the unique or compounded health risks throughout the City. The EJ Element includes policies, programs, and measures to reduce these health risks, such as improving air quality; promoting public facilities, food access, safe and sanitary homes; and physical activity. In addition, the EJ Element serves to promote civic engagement in the public decision-making process and prioritize improvements and programs that address the needs of these communities. The EJ Element will aid the City in the planning and decision-making process to ensure that the City is a safe and healthy place for everyone and focus on goals that improve communities and reduce inequities

Community Outreach:
The following community outreach efforts were held for the preparation of the Safety Element and Environmental Justice Element.

- On August 9, 2022 the City hosted a community workshop in person and virtually on the Safety Element and Environmental Justice Element to explore safety and environmental justice issues and solutions and solicit public input for the elements.
- On September 19, 2023, the City hosted a community workshop in person and virtually to review the drafted elements and the policies and actions included in the Safety and Environmental Justice Elements.
- On October 18, 2023, the City hosted an encore community workshop in person and virtually to review the drafted elements and the policies and actions included in the Safety and Environmental Justice Elements.

Safety & Environmental Justice Elements Public Review:
Environmental Science Associates (ESA) has prepared the draft Safety and Environmental Justice Elements. The 30-day public review and comment period for the two Elements began on May 16, 2024 and ended on June 17, 2024. Staff did not receive any comments. In June, ESA attended a meeting with the Board of Forestry (BOF), one of the reviewing agencies. The BOF gave positive feedback on the proposed Safety Element programs.

Fiscal Impact:

Fiscal Impact:
The City's adoption of the updated Safety and new Environmental Justice Elements will ensure compliance with State Law requirements and is consistent with the 2021-2029 Housing Element. The programs in the elements will enable the City to be competitive for state grants and continue to maintain local land use control.

Attachments:

1. CC Resolution No. 2025-78-3666 GPA 04-2025 Safety (Final)
2. Attachment B to Safety Element
3. CC Resolution No. 2025-79-3667 GPA 05-2025 Env Justice (Final
4. Attachment D Draft EJ Element
5. Attachment E Combined

ATTACHMENT "A"

RESOLUTION NO. 2025-78-3666

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 04-2025, TO ADOPT THE UPDATED SAFETY ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 04-2025) to update the Safety Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 03-2025, 05-2025, 06-2025, Zone Ordinance Amendment No. 05-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to herein as the "Project"); and

(ii) Local governments are authorized by Government Code Section 65350, *et. seq*. to prepare, adopt, and amend General Plans; and

(iii) The Irwindale Municipal Code provides that the adoption or amendment of any General Plan within the City shall be accomplished by resolution; and

(iv) Senate Bill (SB) 379 requires that the City update its Safety Element in conjunction with the Housing Element update; and

(v) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period ("Housing Element") in compliance with state law; and

(vi) General Plan Amendment No. 04-2025 for the Safety Element Update is processed concurrently with General Plan Amendment Nos. 03-2025 and 06-2025 to adopt the 2021-2029 Housing Element and update the Community Development Element, and General Plan Amendment No. 05-2025 to adopt the Environmental Justice Element; and

(vii) The Safety Element is also being processed concurrently with Zone Ordinance Amendment No. 05-2025 to add Residential Overlay to the Title 17 (Zoning) of the Irwindale Municipal Code, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025; and

(viii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update; and

(ix) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Housing Element, Safety Element Update, Community Development Element Update, and the Environmental Justice Element; and

(x) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the draft Safety Element Update and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and

(xi) The City Council has considered proposed General Plan Amendment No. 04-2025 to adopt the updated Safety Element; and

(xii) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the proposed Application at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale City Council, received public testimony; and

(xiii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct and are true and correct and are incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. That the proposed General Plan Amendment is internally consistent with all other provisions of the General Plan. The City's General Plan Safety Element focuses on identifying and avoiding or mitigating hazards present in the environment that may adversely affect property and lives. The Safety Element Update will further strengthen this aim by addressing increasing risks associated with climate change, wildfire, and evacuation routes. These updates serve to bring the Safety Element into compliance with State law and reflect changes that have occurred in the City and environment over the past several years since the Safety Element was previously adopted. Changes and updates to the Safety Element's goals and policies are consistent with other elements in the General Plan.

    b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience or general welfare of the City. The proposed Safety Element Update are in the public's interests by furthering the General Plan's goals of creating a safe, healthy, and resilient community and reduce risk from hazards in the City.

3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended via SB 131 (effective June 30, 2025), the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft PEIR and responses to those comments, revisions and corrections to the Draft PEIR made in response to comments received. Environmental documents can be found at: https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update. On August 27, 2025, the City Council adopted Resolution No. 2025-75-3663, certifying the Final PEIR, adopting findings and a statement of overriding considerations, and adopting a mitigation monitoring and reporting program. The City Council finds that the Final PEIR adequately describes the

Project and its potential impacts, as well as the impacts potentially resulting from the approval of the Safety Element Update for the purposes of CEQA review, and the Safety Element Update is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council hereby adopts and approves proposed General Plan Amendment No. 04-2025 to adopt the Safety Element Update attached herein as Attachment "B" to the report.

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

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.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

_____
Larry G. Burrola, 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. 2025-78-3666 was adopted at a regular meeting of the Irwindale City Council held on the 27th day of August 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibit:
A. Proposed Safety Element Update
Irwindale_SafetyElement_DRAFT_2024-04-30_CLEAN

Attachment “B”
to
Safety Element & EJ Report

Safety Element
(link below)

Irwindale_SafetyElement_DRAFT_2024-04-30_CLEAN

ATTACHMENT "C"

RESOLUTION NO. 2025-79-3667

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 05-2025, TO ADOPT THE ENVIRONMENTAL JUSTICE ELEMENT, AND FINDING THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 05-2025) to prepare an Environmental Justice Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, 06-2025, Zone Ordinance Amendment No. 05-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025); and

(ii) Local governments are authorized by Government Code Section 65350*, et. seq*. to prepare, adopt, and amend General Plans; and

(iii) The Irwindale Municipal Code provides that the adoption or amendment of any General Plan within the City shall be accomplished by resolution; and

(iv) Senate Bill (SB) 1000 was passed by the California Legislature in 2016 with the aim to improve the health of local jurisdictions in California through adoption of an Environmental Justice (EJ) Element in its General Plan; and

(v) SB 1000 requires that the City implement an Environmental Justice Element when two or more elements are updated and where the City also has a "disadvantaged community" pursuant to Government Code Section 65302(h)(4)(A); and

(vi) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period ("Housing Element") in compliance with state law; and

(vii) State law requires the Safety Element of a General Plan to be updated with the Housing Element. General Plan Amendment No. 04-2025 for the Safety Element Update is being processed concurrently with this Amendment and General Plan Amendment Nos. 03-2025 and 06-2025 to adopt the 2021-

2029 Housing Element and update the Community Development Element; and

(viii) State law requires that when two or more General Plan elements are adopted, an Environmental Justice Element must be prepared;and

(ix) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the Project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update; and

(x) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Housing Element, Safety Element Update, Community Development Element Update, and the Environmental Justice Element; and

(xi) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the draft Environmental Justice Element and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and

(i) The City Council has considered proposed General Plan Amendment No. 05-2025 to adopt the Environmental Justice Element; and

(ii) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the proposed Application at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale City Council, received public testimony; and

(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 City Council of the City of Irwindale as follows:

1. The City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct and are true and correct and are incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. That the proposed General Plan Amendment is internally consistent with all other provisions of the General Plan. The new goals, policies, and implementation actions of the Environmental Justice Element have been prepared to enhance existing policies and programs contained within the General Plan by prioritizing or emphasizing environmental justice goals. The Environmental Justice Element recognizes that many other elements already support environmental justice goals relating to hazards and health.

    b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience or general welfare of the City. In compliance with State law, the goals and policies in the new Environmental Justice Element aim to improve environmental equity throughout the City and promote equitable access to clean air, safe housing, and healthy livability, improving overall quality of life, which supports the health, safety, and general welfare of the City's residents.

    c. Additionally, to further the public interest, the proposed amendment was analyzed to ensure that no impacts to the public's health, safety, or welfare would result from the new Environmental Justice Element.

3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended via SB 131 (effective June 30, 2025), the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft PEIR and responses to those comments, revisions and corrections to

the Draft PEIR made in response to comments received. Environmental documents can be found at: https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update. On August 27, 2025, the City Council adopted Resolution No. 2025-75-3663, certifying the Final PEIR, adopting findings and a statement of overriding considerations, and adopting a mitigation monitoring and reporting program. The City Council finds that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of the Environmental Justice Element for the purposes of CEQA review, and the Environmental Justice Element is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council hereby adopts and approves proposed General Plan Amendment No. 05-2025 to adopt the Environmental Justice Element attached herein as Attachment "D" to the report.

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

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.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

_____
Larry G. Burrola, 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. 2025-79-3667 was adopted at a regular meeting of the Irwindale City Council held on the 27th day of August 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibit:
A. Proposed Environmental Justice Element
IrwindaleEJElement_Final_Draft_2024-04-30_CLEAN

Attachment “D”
to
Safety & EJ Element Report

Environmental Justice Element
(link below)

IrwindaleEJElement_Final_Draft_2024-04-30_CLEAN

Attachment “E”
to

Safety Element & Environmental Justice Element Report

https://www.irwindaleca.gov/DocumentCenter/View/11730/Revised-Draft-Irwindale-HEU-7-22-25-redline-edits-since-11-2022-public-review-draft?bidId=

Attachment "E"
RESOLUTION NO. 2025-75-3663

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE TO (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARING HOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT (ZOA) NO. 05-2025

A. RECITALS.

(i) Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of the City's General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The City's Housing element was adopted by the City Council in 2013 for the 2013-2021 planning period. The City of Irwindale is updating the Housing Element for the 2021-2029 planning period.

(ii) As a result, the following entitlements are being considered for approval for the 2021-2029 Housing Element Update (collectively referred to herein as "Project"):

- Program Environmental Impact Report (SCH#2023120387)
- General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025
- Zone Ordinance Amendment No. 05-2025
- Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025

(iii) In compliance with Public Resources Code Section 21080.4, a Notice of Preparation ("NOP") was released by the City for public comment on December 14, 2023 and concluded on January 13, 2024. Two (2) comments were received during the comment period. The NOP was distributed for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties for a 30-day public review.

(iv) On June 30, 2025, CEQA was amended via SB 131 stating that CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element, pursuant to subdivision (c) of Section 65583 of the Government Code; and

(v) In an abundance of caution and prior to the effective date of SB 131, the City, as the Lead Agency, has analyzed the Project and prepared a Program Environmental Impact Report; and

(vi) Pursuant to the authority and criteria contained in CEQA, and the City of Irwindale environmental guidelines, the City of Irwindale, as the Lead Agency, has analyzed the Project and has prepared a Program Environmental Impact Report ("PEIR") for the Project. The Notice of Availability related to the PEIR was released by the City for public comment on April 4, 2025 and concluded on May 19, 2025.

(vii) Said comments were responded through a Comments and Responses section as part of the PEIR for the Project; and

(viii) A copy of the PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and Community Development Department. A copy of the PEIR and Mitigation Monitoring and Reporting Program (Exhibit B) was posted on the project's dedicated website https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update; and

(ix) The public review period for the Draft EIR ended on May 19, 225**,** and two (2) comments were received during the comment period; and

(x) A Program Environmental Impact Report ("PEIR"), SCH# 2023120387 was prepared for the proposed Project, including the Draft PEIR, comments received on the Draft PEIR and responses to those comments, and revisions and corrections to the Draft PEIR made in response to comments received, and CEQA Findings of Fact (FOF) and a Statement of Overriding Considerations (SOC) (Exhibit B); and

(xi) The PEIR provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the Project, and has been prepared in accordance with Public Resources Code Section 21000 *et seq*. (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq*. (CEQA Guidelines); and

(xii) The City Council of the City of Irwindale has considered the PEIR and its implementing actions (State Clearinghouse No. SCH# 2023120387) for the Project, which provides, among other provisions, for the amendment to the City's General Plan and Zoning Code to implement the City's 6th Cycle 2021-2029 Housing Element; and

(xiii) Notice of public hearing before the City Council concerning its consideration of the PEIR was given in accordance with the laws, including CEQA, and policies of the City of Irwindale; and

(xiv) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Project and corresponding General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025, Zone Ordinance Amendment No. 05-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, at which time, the Planning Commission opened the public hearing, took testimony on the Application, at which time they received input from staff and project consultants, the Assistant City Attorney, heard public testimony, discussed the Proposed Project; and closed the public hearing; and

(xv) On August 27, 2025, the City Council conducted a duly noticed public hearing on the Project and corresponding entitlements, at which time, the City Council opened the public hearing, took testimony on the Application, at which time they received input from staff and project consultants, the City Attorney, heard public testimony, discussed the proposed Project, and closed the public hearing; and

(xvi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL of the City of Irwindale, having reviewed and considered the information in the certified FPEIR and supporting documents and materials, does hereby find, determine, resolve and order as follows:

1. CITY COUNCIL RECORD

The proceedings and all evidence introduced before the City Council at its public hearing on the Final PEIR held on August 27, 2025, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision-makers, including all documents specified under applicable State law shall comprise the entire record of proceedings under CEQA.

2. FINAL ENVIRONMENTAL IMPACT REPORT CONTENTS

In accordance with CEQA Guidelines, Section 15132, the FPEIR consists of the following:

a. The Draft Program Environmental Impact Report (DPEIR) or a revision of the Draft;

b. Comments and recommendations received on the DPEIR either verbatim or in summary;
c. A list of persons, organizations, and public agencies comments on the DPEIR;
d. The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
e. Any other information added by the Lead Agency.

(All hereafter collectively referred to as "FPEIR")

3. ACCOMPANYING DOCUMENTS TO FPEIR.

Documents that shall accompany the FPEIR are:

a. Mitigation Monitoring and Reporting Program; and
b. Findings of Fact; and
c. Statement of Overriding Considerations

4. CITY COUNCIL REGARDING CEQA FINDINGS OF FACT, MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS

a. *Adopt Findings of Fact*. The City Council hereby adopts and approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings contained in the Findings of Fact, attached as Exhibit "B" of this Resolution.

b. *Certification of Final Program Environmental Impact Report*. The City Council hereby certifies that (1) the FPEIR, attached as Exhibit "A" to this Resolution has been completed in compliance with CEQA; (2) that the FPEIR was presented to the City Council, and it has reviewed and considered the information contained in the FPEIR prior to approving the project; and (3) that the FPEIR reflects the City Council's independent judgment and analysis. .

c. *Mitigation Monitoring and Reporting Program.* As more fully identified and set forth in FPEIR and in the Findings of Fact for this Project, which is Exhibit "C" to this Resolution, the City Council finds that the mitigation measures described and specifically identified in the above referenced documents are feasible and shall become binding upon the entity (such as the project proponent or the City) assigned thereby to implement the particular mitigation measures as identified in the Mitigation Monitoring and Reporting Program.

d. *Statement of Overriding Considerations*. Even after the adoption of all feasible mitigation measures, certain significant or potentially significant

environmental effects caused by the Project directly, or cumulatively, will remain. Therefore, the City Council hereby issues and adopts a Statement of Overriding Considerations in the form set forth in the attached Exhibit "B" a copy of which is also on file in the office of the City Clerk, identifying the specific economic, legal, social, technological and other considerations that render the unavoidable significant adverse environmental effects acceptable, either in its current form or as may be modified or amended by the City Council.

E IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

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.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

_____
Larry G. Burrola, 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. 2025-75-3663 was adopted at a regular meeting of the Irwindale City Council held on the 27th day of August 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibits:

A. Final Environmental Impact Report (SCH #2023120387) https://www.irwindaleca.gov/DocumentCenter/View/11695/Irwindale-GPU-and-HEU-Final-PEIR-with-Appendix-A?bidId=

B. CEQA Findings of Fact which include: Impacts Determined to be Less Than Significant; Impacts Mitigated to Less Than Significant; Significant Unavoidable Adverse Impacts; Alternatives Considered and Rejected; and Statement of Overriding Considerations

C. Mitigation Monitoring and Reporting Program

Item #22.D.

City of IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Public Hearing on Resolution of Formation Establishing Community Facilities District 2025-1 (Sewer Maintenance), Authorizing the Levy of a Special Tax Therein, Approving a Funding Agreement with the Property Owner, Calling an Election and Approving and Authorizing Certain Actions Related Thereto

City Manager's Recommendation:

It is recommended that the Irwindale City Council conduct a public hearing pursuant to the Mello-Roos Community Facilities Act of 1982 (Cal. Gov't Code §§ 53318-53329.6) and Resolution No. 2025-21-3609 concerning the City's intent to establish Community Facilities District No. 2025-1

That the City Council adopt Resolution No. 2025-85-3673 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ESTABLISHING THE CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE), AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN, APPROVING A FUNDING AGREEMENT WITH THE PROPERTY OWNER, CALLING AN ELECTION AND APPROVING AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO."

That the City Council adopt Resolution No. 2025-86-3674 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE) CERTIFYING ELECTION RESULTS."

That the City Council introduce for first reading by title only with further reading waived City Ordinance No. 809 entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES"

Administrative Action:

Submitted & Prepared by:
Kambiz Borhani, Finance Director / City Treasurer

K. Borhani

Reviewed by:

Adrian R. Guerra, City Attorney

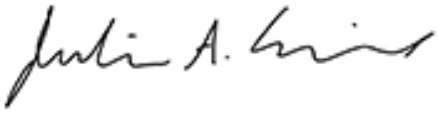


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

SUMMARY

On July 9, 2025, the City Council approved Resolution No. 2025-21-3609, a resolution that will implement a requirement for new industrial development to provide adequate resources for the provision of services and maintenance of facilities impacted by the development. Approval of the resolution was the first step in the creation of a new Sewer Maintenance Community Facilities District ("CFD 2025-1") that will provide the mechanism to collect appropriate and necessary taxes to provide services and ongoing maintenance of facilities required to meet the demands of new development in the City. The City is now holding a public hearing no earlier than 30 days after the intent meeting to complete the formation of the new district.

BACKGROUND

The California Legislature enacted the Mello-Roos Community Facilities Act of 1982, as amended (Government Code Sections 53311 et seq.) (the "Act"), to provide an alternate method of financing certain public capital facilities and services, especially in the developing areas of the State. Once duly established by a city, county, or other local agency, a Community Facilities District is a legally formed governmental entity with defined boundaries, with the governing board or legislative body of the local agency acting on its behalf. Subject to approval by a two-thirds vote of qualified electors in compliance with the provisions of the Act, a legislative body of a local agency may levy and collect a special tax within a CFD to finance the provision of services and ongoing maintenance of facilities. If there are fewer than twelve (12) registered voters within the boundaries of a proposed CFD, the qualified electors are the landowners in the CFD, and votes are allocated by acreage. If 100% of the qualified landowner electors agree, the time periods and other matters relating to the election can be streamlined.

PRESENT SITUATION

In connection with the approval process for the project, the developer has agreed to form CFD 2025-1.

With the developer ready to proceed, the project boundary is proposed to be the boundary of CFD 2025-1.

The project is a roughly 89.636-acre parcel that will include approximately 1.7 million square feet of industrial and commercial development and is located at 15990 Foothill Boulevard, north of the I-210 Freeway. The project area consists entirely of assessor's parcel numbers 8604-019-003, 8604-019-001, and 8604-019-010, which are bounded by Huntington Dr, East Foothill Blvd, Irwindale Ave, and the Foothill Freeway.

The City Council approved the resolution of intention on July 9, 2025, and began the process of forming CFD 2025-1. Council will now hold a public hearing on the formation of CFD 2025-1, followed by approval of the formation (Resolution of Formation). The date of the public hearing is today, August 27, 2025, at 6:00 p.m. in the Council Chambers.

If formed, CFD 2025-1 will provide a funding mechanism for Sewer Maintenance and maintenance impacts attributable to the project. The special tax will be used to fund the provision of various eligible sewer services, including operation, maintenance and servicing of public sewer facilities, routine inspections and monitoring, preventative maintenance, such as cleaning, pressure tests, and root treatments, regular repairs and replacements, flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, and other services as authorized by the Act. The service needs of each project will vary based on the final project design.

The special tax proposed to be levied in CFD 2025-1 will fund services with a tax at a rate of $0.0472 per building square foot. The tax is collected as part of the annual property tax bill and escalates at the rate CPI increases up to a maximum of 10% per year, existing in perpetuity.

RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Parcels within CFD 2025-1 will pay a maximum annual special tax based on the rate and method of apportionment, and manner of collection of special tax, commonly referred to as the Special Tax Formula.

Each year, the City will determine the annual costs for the services and maintenance to be paid by CFD 2025-1. The annual costs will include:

- Annual service costs, including maintenance and replacement reserves attributable to parcels in CFD 2025-1; and
- Administrative expenses.

and the special taxes will escalate annually at the rate CPI increases up to a maximum of 10% per year, and they will be levied in perpetuity or until the services are no longer needed.

The Act allows for the annual administrative costs of the district to be included in the annual tax levy.

Fiscal Impact:

The developer provided a deposit to fund the formation of CFD 2025-1. The City is not expecting any costs to be drawn from general funds for the formation of CFD 2025-1.

Attachments:

1. Resolution No. 2025-86-3674
2. Resolution No. 2025-85-3673
3. Ordinance No. 809
4. Map - Recorded on 7.21.2025
5. CFD Report - City of Irwindale CFD No. 2025-1 (Sewer Maintenance)

RESOLUTION NO. 2025-86-3674

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE) CERTIFYING ELECTION RESULTS

WHEREAS, the City Council of the City of Irwindale called and duly held an election on August 27, 2025, within the boundaries of the City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance) pursuant to Resolution No. 2025-85-3673 for the purpose of presenting to the qualified electors within the District Propositions A and B attached hereto as Exhibit A; and

WHEREAS, there has been presented to this City Council a certificate of the Chief Deputy City Clerk canvassing the results of the election, a copy of which is attached hereto as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IRWINDALE AS FOLLOWS:

Section 1. Each of the above recitals is true and correct.

Section 2. Propositions A and B presented to the qualified electors of the District on August 25, 2025, were approved by two-thirds or more of the votes cast at said election and Propositions A and B each has carried. The City Council, acting as the legislative body of the District, is hereby authorized to levy on the land within the District the special tax described in Proposition A for the purposes described therein.

Section 3. The Chief Deputy City Clerk is hereby directed to record in the Assessor-County Clerk-Recorder's office of the County of Los Angeles within fifteen days of the date hereof a notice of special tax lien with respect to the District which Bond Counsel to the District shall prepare in the form required by Streets and Highways Code Section 3114.5.

Section 4. This Resolution shall be effective upon its adoption.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

CITY COUNCIL OF THE CITY OF IRWINDALE

By:_____
Larry G. Burrola, 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. 2025-86-3674 was duly adopted by the City Council of the City of Irwindale at a regular meeting held on the 27th day of August 2025, by the following votes:

AYES:

NOES:

ABSENT:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

EXHIBIT A

BALLOT PROPOSITIONS

CITY OF IRWINDALE

COMMUNITY FACILITIES DISTRICT NO. 2025-1 (Sewer Maintenance)

SPECIAL TAX ELECTION

August 27, 2025

PROPOSITION A: Shall a special tax with a rate and method of apportionment as provided in the resolution establishing Community Facilities District No. 2025-1 (Sewer Maintenance) adopted on August 27, 2025 (the "Resolution of Formation") by the City Council of the City of Irwindale establishing the District be levied to pay for the Services, Services Incidental Expenses and other purposes described in the Resolution of Formation?	YES_____ NO_____
PROPOSITION B: For each year commencing with Fiscal Year 2025-2026, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for Community Facilities District No. 2025-1 (Sewer Maintenance) be an amount equal to $150,000?	YES_____ NO_____

EXHIBIT B

CERTIFICATE OF CHIEF DEPUTY CITY CLERK
AS TO THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that I have examined the returns of the Special Tax Election for City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance). The election was held in the City of Irwindale Council Chambers, 5050 North Irwindale Avenue, Irwindale, California, on August 27, 2025. I caused to be delivered ballots to each qualified elector. One (1) ballot was returned.

I further certify that the results of said election and the number of votes cast for and against Propositions A and B are as follows:

PROPOSITION A	PROPOSITION B
YES:	YES:
NO:	NO:
TOTAL:	TOTAL:

Dated this 27th day of August 2025.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

RESOLUTION NO. 2025-85-3673

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ESTABLISHING THE CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE), AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN, APPROVING A FUNDING AGREEMENT WITH THE PROPERTY OWNER, CALLING AN ELECTION AND APPROVING AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO

WHEREAS, the City Council of the City of Irwindale has heretofore adopted Resolution No. 2025-21-3609 (the "Resolution of Intention") stating its intention to form City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, a copy of Resolution of Intention setting forth a description of the proposed boundaries of Community Facilities District No. 2025-1 (Sewer Maintenance), the services and incidental expenses to be financed by the District and the rate and method of apportionment of the special tax proposed to be levied within the District is on file with the Chief Deputy City Clerk; and

WHEREAS, notice was published and mailed to all landowners of the land proposed to be included within the District as required by law relative to the intention of this City Council to form proposed Community Facilities District No. 2025-1 (Sewer Maintenance) and to levy a special tax therein to finance the services and incidental expenses described in Resolution of Intention; and

WHEREAS, on August 27, 2025, this City Council conducted a noticed public hearing as required by law relative to the proposed formation of Community Facilities District No. 2025-1 (Sewer Maintenance), and the levy of the special tax therein; and

WHEREAS, at the August 27, 2025 public hearing, there was filed with this City Council a report containing a description of the services necessary to meet the needs of the District and an estimate of the cost of such services as required by Section 53321.5 of the Act (the "Engineer's Report"); and

WHEREAS, at the August 27, 2025, public hearing, all persons desiring to be heard on all matters pertaining to the formation of Community Facilities District No. 2025-1 (Sewer Maintenance), and the levy of the special tax were heard, and full and fair hearings was held; and

WHEREAS, following the public hearing, this City Council has determined to authorize the formation of the District to finance the types of services (the "Services") and the incidental expenses permitted by law (the "Services Incidental Expenses") set forth in Attachment "B" hereto, which are described in more detail in the Engineer's Report; and

WHEREAS, at the public hearing evidence was presented to this City Council on the matters before it and the proposed special tax to be levied within the District was not precluded by a majority protest of the type described in Section 53324 of the Act, and this City Council at the conclusion of the hearing was fully advised as to all matters relating to the formation of the District, and the levy of the special tax; and

WHEREAS, this City Council has determined, based on a Certificate of Registrar of Voters of the County of Riverside on file in the office of the Chief Deputy City Clerk, that no registered voters have been residing in the proposed boundaries of Community Facilities District No. 2025-1 (Sewer Maintenance) for each of the 90 days prior to August 27, 2025 and that the qualified electors in Community Facilities District No. 2025-1 (Sewer Maintenance) are the landowners within the District; and

WHEREAS, on the basis of all of the foregoing, this City Council has determined to proceed with the establishment of Community Facilities District No. 2025-1 (Sewer Maintenance) and to call an election therein to authorize (i) the levy of special taxes pursuant to the rate and method of apportionment of the special tax, as set forth in Attachment "A" attached hereto, and (ii) the establishment of an appropriations limit for Community Facilities District No. 2025-1 (Sewer Maintenance); and

WHEREAS, this City Council has also determined to allow the City, on behalf of the District, to enter into a Funding Agreement with the property owner related to the funding of the services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IRWINDALE AS FOLLOWS:

Section 1. Each of the above recitals is true and correct.

Section 2. A community facilities district to be designated "Community Facilities District No. 2025-1 (Sewer Maintenance) of the City of Irwindale" is hereby established pursuant to the Act. The City Council hereby finds and determines that all prior proceedings taken with respect to the establishment of the District were valid and in conformity with the requirements of law, including the Act. This finding is made in accordance with the provisions of Section 53325.1(b) of the Act.

Section 3. The boundaries of Community Facilities District No. 2025-1 (Sewer Maintenance) are established as shown on the map designated "Proposed Boundary Map City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance), County of Los Angeles, State of California," which map is on file in the office of the Chief Deputy City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the City of County Book of Maps of Assessment and Community Facilities Districts in the Assessor-County Clerk-Recorder's office of the County of Los Angeles in Book No. 197 Page No. 11, on July 21, 2025 as Instrument No. 2025-0488707.

Section 4. The types of Services and Services Incidental Expenses authorized to be provided for Community Facilities District No. 2025-1 (Sewer Maintenance) are those set forth in Attachment "B" attached hereto. The estimated cost of the Services and Services Incidental Expenses to be financed is set forth in the Engineer's Report, which estimates may change as the facilities being serviced or the Services are designed and bid or undertaken, as applicable. The City Council hereby approves of and authorizes the City Manager, on behalf of the City for the District to enter into the Funding Agreement with the property owner with respect to the funding of the Services in the form attached as Attachment D hereto and by this reference incorporated herein.

Section 5. The City Council finds and determines that the proposed Services are necessary to meet the increased demand that will be placed upon local agencies and public infrastructure as a result of new development within the District and that the Services to be financed benefit residents of the City and the future residents of the District. The City Council finds and determines that the proposed Services are necessary to meet the increased demand that will be placed upon local agencies and public infrastructure as a result of new development within the District and that the Services to be financed benefit residents of the City and the future residents of the District.

Section 6. Except where funds are otherwise available, it is the intention of this City Council, subject to the approval of the eligible voters of the District, to levy annually a special tax at the rates set forth in Attachment "A" hereto on all non-exempt property within the District sufficient to pay for the Services and the Services Incidental Expenses. The District expects to incur, and in certain cases has already incurred, Services Incidental Expenses in connection with the creation of the District, the levying and collecting of the special tax, and the annual administration of the District. The rate and method of apportionment of the special tax is described in detail in Attachment "A" hereto and incorporated herein by this reference, and the City Council hereby finds that Attachment "A" contains sufficient detail to allow each landowner within the District to estimate the maximum amount that may be levied against each parcel. As described in greater detail in the Engineer's Report, which is incorporated by reference herein, the special tax is based on the expected demand that each parcel of real property within Community Facilities District No. 2025-1 (Sewer Maintenance) will place on the Services and on the benefit that each parcel will derive from the right to access the Services and, accordingly, is hereby determined to be reasonable. The special tax shall be levied on each assessor's parcel perpetually so long as the Services are being provided within CFD No. 2025-1 (Sewer Maintenance). The special tax is apportioned to each parcel on the foregoing bases pursuant to Section 53325.3 of the Act and such special tax is not on or based upon the ownership of real property or the assessed value of real property.

Section 7. The City Manager or Finance Director of the City of Irwindale, 5050 North Irwindale Avenue, Irwindale CA 91706, telephone number (626) 430-2200, will be responsible for preparing annually, or authorizing a designee to prepare, a current roll of special tax levy obligations by assessor's parcel number and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Act.

Section 8. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all non-exempt real property in the District and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the special tax by the District ceases.

Section 9. Consistent with Section 53325.6 of the Act, the City Council finds and determines that the land within Community Facilities District No. 2025-1 (Sewer Maintenance), if any, devoted primarily to agricultural, timber or livestock uses and being used for the commercial production of agricultural, timber or livestock products is contiguous to other land within Community Facilities District No. 2025-1 (Sewer Maintenance) and will be benefited by the Services proposed to be provided within Community Facilities District No. 2025-1 (Sewer Maintenance).

Section 10. It is hereby further determined that there is no *ad valorem* property tax currently being levied on property within proposed Community Facilities District No. 2025-1 (Sewer Maintenance) for the exclusive purpose of paying for the same services to the territory of Community Facilities District No. 2025-1 (Sewer Maintenance) as are proposed to be provided by the Services to be financed by Community Facilities District No. 2025-1 (Sewer Maintenance).

Section 11. Written protests against the establishment of the District have not been filed by one-half or more of the registered voters within the boundaries of the District or by the property owners of one-half (1/2) or more of the area of land within the District. The City Council hereby finds that the proposed special tax has not been precluded by a majority protest pursuant to Section 53324 of the Act.

Section 12. An election is hereby called for Community Facilities District No. 2025-1 (Sewer Maintenance) on the propositions of levying the special tax on the property within Community Facilities District No. 2025-1 (Sewer Maintenance) and establishing an appropriations limit for the District pursuant to Section 53325.7 of the Act. The language of the propositions to be placed on the ballot is attached hereto as Attachment “C.”

Section 13. The date of the election for Community Facilities District No. 2025-1 (Sewer Maintenance) on the propositions of authorizing the levy of the special tax and establishing an appropriations limit for the District shall be August 27, 2025, or such later date as is consented to by the Chief Deputy City Clerk of the City of Irwindale; provided that, if the election is to take place sooner than 90 days after August 27, 2025, then the unanimous written consent of each qualified elector within the District to such election date must be obtained. The polls shall be open for said election immediately following the public hearing. The election shall be conducted by the Chief Deputy City Clerk. Except as otherwise provided by the Act, the election shall be conducted in accordance with the provisions of law regulating the elections of the City of Irwindale insofar as such provisions are determined by the Chief Deputy City Clerk to be applicable. The Chief Deputy City Clerk is authorized to conduct the election following the adoption of this resolution, and all ballots shall be received by, and the Chief Deputy City Clerk shall close

the election by 6:00 p.m. on the election day; provided the election shall be closed at such earlier time as all qualified electors have voted as provided in Section 53326(d) of the Act. Pursuant to Section 53326 of the Act, the ballots for the special election shall be distributed in person, or by mail with return postage prepaid, to the qualified electors within Community Facilities District No. 2025-1 (Sewer Maintenance). The Chief Deputy City Clerk has secured a certified copy of the Certificate of Registrar of Voters of the County of Los Angeles certifying that there were no registered voters within the District. Accordingly, since there were fewer than 12 registered voters within the District for each of the 90 days preceding August 27, 2025, the qualified electors shall be the landowners within the District and each landowner, or the authorized representative thereof, shall have one vote for each acre or portion thereof that such landowner owns within Community Facilities District No. 2025-1 (Sewer Maintenance), as provided in Section 53326 of the Act. The landowners within the District have executed and delivered a petition with waivers of certain election law requirements and consenting to the holding of the election on August 27, 2025, which petition with waivers are on file with the Chief Deputy City Clerk.

Section 14. The preparation of the Engineer's Report is hereby ratified. The Engineer's Report, as submitted, is hereby approved and was made as part of the record of the public hearing regarding the formation of Community Facilities District No. 2025-1 (Sewer Maintenance). The Engineer's Report is ordered to be kept on file with the transcript of these proceedings and open for public inspection.

Section 15. The District may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities, for any authorized purpose, including, but not limited to, paying any cost incurred in creating Community Facilities District No. 2025-1. The District may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the City Council, with or without interest.

Section 16. This Resolution shall be effective upon its adoption.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

CITY COUNCIL OF THE CITY OF IRWINDALE

By:_____
Larry G. Burrola, 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. 2025-85-3673 was duly adopted by the City Council of the City of Irwindale at a regular meeting held on the 27th day of August 2025, by the following votes:

AYES:

NOES:

ABSENT:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

ATTACHMENT "A"

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

For the City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance), County of Los Angeles, State of California

The Special Tax as hereinafter defined shall be levied on all Assessor's Parcels within the City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance), ("CFD No. 2025-1"), other than Assessor's Parcels classified as Exempt Property as defined herein and collected each Fiscal Year commencing in Fiscal Year 2025-26, in an amount determined by the CFD Administrator through the application of the procedures described below. All the real property within CFD No. 2025-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Communities Facilities Act of 1982 as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated expenses related to the administration of CFD No. 2025-1: the costs of determining the amount of the levy of the Special Tax, the collection of Special Taxes, including the expenses of collecting delinquencies and pursuing foreclosures, the payment of a proportional share of salaries and benefits of any City employee and City overhead whose duties are directly related to the administration of CFD No. 2025-1, fees and expenses for counsel, audits, costs associated with responding to public inquiries regarding CFD No. 2025-1, and any and all other costs incurred in connection with the administration of CFD No. 2025-1.

"Annual Escalation Factor" means the annual percentage increase of the All Urban Consumers Consumer Price Index ("CPI") up to a maximum of 10%. The annual CPI used shall be for the area of Los Angeles-Long Beach-Anaheim, CA as determined by the Bureau of Labor Statistics for the twelve (12) months ending the preceding December 31, or such other replacement index as may be determined by the City.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"Assigned Special Tax for Developed Property" means the Special Tax Amount applicable to each Assessor's Parcel of Developed Property for each Land Use Class, as described in accordance with Section C.1 below.

"Backup Special Tax for Developed Property" means the Special Tax Amount applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1 below.

"Base Year" means Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

"Building Permit" means a permit issued for new construction of a non-residential structure. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of retaining walls, grading, utility improvements, or other such improvements not intended for human habitation.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax for CFD No. 2025-1.

"CFD No. 2025-1" means City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance) established by the City Council under the Act.

"City" means the City of Irwindale.

"City Council" means the Council of the City of Irwindale, acting as the legislative body of CFD No. 2025-1.

"County" means the County of Los Angeles.

"Developed Property" means an Assessor's Parcel of Taxable Property for which a Building Permit was issued on or before June 1 preceding the Fiscal Year for which the Special Tax is being levied.

"Exempt Property" means all Assessor's Parcels within CFD No. 2025-1 that are exempt from the Special Tax pursuant to the Act or Section F herein.

"Fiscal Year" means the period commencing on July 1 of any year and ending the following June 30.

"Land Use Type" means any of the land use types listed in Table 1 below.

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C, which may be levied in any Fiscal Year on an Assessor's Parcel of Taxable Property.

"Sewer Maintenance" means those authorized services that may be funded by CFD No. 2025-1 pursuant to the Act, as amended including but not limited to operation, maintenance and servicing of public sewer facilities with a useful life of five years or more. Sewer Maintenance funded by the City or other special districts shall not be eligible for CFD No. 2025-1 funding.

"Non-Residential Property" means any Assessor's Parcel classified as Developed Property, for which a building permit has been issued for the purposes of constructing one or more buildings that will not be used for residential purposes.

"Other Developed Property" means all Assessor's Parcels of Developed Property within CFD No. 2025-1 not classified as Non-Residential Property.

"Property Owner Association Property" means for each Fiscal Year any property within the boundaries of CFD No. 2025-1 that was owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to a property owner association, including any master or sub-association, as of June 1.

"Proportionately" means in a manner such that the ratio of the actual Special Tax levy to the Assigned Special Tax or Maximum Special Tax is equal for all Assessor's Parcels within each Land Use Class.

"Provisional Property" means all Assessor's Parcels of property that would otherwise be classified as Exempt Property pursuant to the provisions of Section F, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section F.

"Public Property" means any property that is owned by, dedicated or irrevocably dedicated to a city, the federal government, the State of California, the County, or any other public agency (each, a "Public Entity"); provided, however, that any such property is leased by such a Public Entity to a private entity and is thereby subject to taxation pursuant to Section 53340.1 of the Act, such leasehold estate shall be classified and taxed according to the use thereof.

"Special Tax" means the special tax authorized to be levied within CFD No. 2025-1 pursuant to the Act, to fund the Special Tax Requirement.

"Special Tax Requirement" means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs of providing the Sewer Maintenance during such Fiscal Year, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish any operational reserve fund established for Sewer Maintenance, (iv) pay incidental expenses related to the Sewer Maintenance as authorized pursuant to the Act, (v) fund an amount equal to a reasonable estimate of delinquencies expected to occur in the Fiscal Year in which the Special Tax will be levied ("Estimated Special Tax Delinquency Amount") and (vi) fund the shortfall, if any, in the Special Tax revenues collected in the preceding Fiscal Year necessary to fund the Special Tax Requirement for such Fiscal Year where such shortfall resulted from delinquencies in the payment of the Special Tax in such Fiscal Year that exceeded the Estimated Special Tax Delinquency Amount included in the Special Tax Requirement for such Fiscal Year.

"Taxable Property" means all Assessor's Parcels that are not exempt from the Special Tax pursuant to the Act or Section H.

"Undeveloped Property" means an Assessor's Parcel of Taxable Property which is not classified as Developed Property.

B. CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2025-26, using the definitions above, each Assessor's Parcel within CFD No. 2025-1 shall be classified by the CFD Administrator as Taxable Property or Exempt Property. In addition, each such Fiscal Year, each Assessor's Parcel of Taxable Property shall be further classified by the CFD Administrator as Developed Property, Undeveloped Property or Provisional Property. Commencing with Fiscal Year 2025-26 and for each subsequent Fiscal Year, all Developed Property shall be assigned a Land Use Type and subject to the levy of the Special Tax pursuant to Section C below.

C. SPECIAL TAX RATES

1. Developed Property

Each Fiscal Year commencing in Fiscal Year 2025-26, each Assessor's Parcel of Developed Property shall be subject to the Special Tax.

The Maximum Special Tax for Developed Property for Fiscal Year 2025-26 shall be the greater of (i) the Assigned Special Tax for Developed Property determined pursuant to Table 1 below or (ii) the amount derived by application of the Backup Special Tax for Developed Property Pursuant to Table 2 below

TABLE 1

Land Use Type	Assigned Special Tax
Non-Residential Property	$0.0472 per building sq. ft.
Other Developed Property	$900.63 per Acre

Table 2

Land Use Type	Backup Special Tax
Non-Residential Property	$1,000.70 per Acre
Other Developed Property	$1,000.70 per Acre

For each subsequent Fiscal Year commencing July 1, 2026, the Assigned Special Tax and Backup Special Tax rates for Developed Property shall be increased by the Annual Escalation Factor.

2. Undeveloped Property and Provisional Property

The Maximum Special Tax rate for Undeveloped Property and the Maximum Special Tax rate for Provisional Property for Fiscal Year 2025-26 shall be $1,000.70 per Acre.

For each subsequent Fiscal Year commencing July 1, 2026, the rates described above in this section shall be increased by the Annual Escalation Factor.

3. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section F.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel or Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section F, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.

D. METHOD OF APPORTIONMENT OF SPECIAL TAX

Commencing in Fiscal Year 2025-26 and for each subsequent Fiscal Year, the CFD Administrator shall levy the Special Tax on all Taxable Property of CFD No. 2025-1 as follows until the total amount of Special Tax levied equals the Special Tax Requirement:

1. The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property within CFD No. 2025-1 up to 100% of the Assigned Special Tax for Developed Property.
2. If additional monies are needed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property within CFD No. 2025-1 up to 100% of the Maximum Special Tax for Undeveloped Property.
3. If additional monies are needed, the Special Tax shall be levied proportionally on each Assessor's Parcel of Developed Property within CFD No. 2025-1 up to 100% of the Backup Maximum Special Tax for Undeveloped and Developed Property.
4. If additional monies are needed, the Special Tax shall be levied proportionally on each Assessor's Parcel of Provisional Property within CFD No. 2025-1 up to 100% of the Backup Maximum Special Tax for Provisional Property.

Notwithstanding any provision of this Section D to the contrary, under no circumstances will the Special Tax levied against any Assessor's Parcel of Developed Property that is classified as Residential Property be increased by more than ten percent (10%) per Fiscal Year as a consequence of delinquency or default in the payment of the Special Tax by the owner of any other Assessor's Parcel.

E. PREPAYMENT OF SPECIAL TAX

The Special Tax shall be levied in perpetuity for the purpose of financing ongoing authorized services and therefore may not be prepaid.

F. EXEMPTIONS

The City Council shall classify as Exempt Property: (i) Public Property, (ii) Property Owner Association Property, (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, including but not limited to property designated for open space, trails, pathways, parks or park and recreation related facilities, (iv) property reasonably designated by the City or CFD Administrator as affordable housing, and (v) property reasonably designated by the City or CFD Administrator as Exempt Property due to deed restrictions, conservation easement, or similar factors, provided that no such classification would reduce the sum of all Taxable Property to less than 80.24 Acres. Exempt Property status will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property.

G. APPEALS

Any property owner claiming that the amounts or application of the Special Tax is not correct may file a written notice of appeal with the CFD Administrator not later than twelve months after having paid the first installment of the Special Tax. The CFD Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the decision of the CFD Administrator requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) to compensate for the overpayment of the Special Tax.

H. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the Special Tax may be billed and collected at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 2025-1.

I. DURATION OF TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement unless such tax is no longer required as determined by the City Council.

J. OTHER DOCUMENTS

The property owner has petitioned for the CFD to maintain and operate certain portions of the sewer system owned by the city for the benefit of its property. Should there be insufficient funds to do the maintenance described herein, the property owner has recorded Covenants Conditions & Restrictions against the property which run with the land and require the payment for the operation of the system. The property owner will also enter into a funding agreement, which will be recorded against the property, to evidence its obligation to fund the operation and maintenance of the system.

ATTACHMENT B

CITY OF IRWINDALE
COMMUNITY FACILITIES DISTRICT NO. 2025-1
(SEWER MAINTENANCE)

DESCRIPTION OF AUTHORIZED SERVICES

The types of public services proposed to be provided for and financed by CFD No. 2025-1 (Sewer Maintenance) encompass a comprehensive range of operations and tasks designed to ensure the ongoing functionality, safety, and efficiency of the sewer infrastructure within the designated CFD area. The services are including but not limited to:

- Operation, maintenance and servicing of public sewer facilities
- Routine inspections and monitoring
- Preventative maintenance, such as cleaning, pressure tests, and root treatments
- Regular repairs and replacements
- Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems
- Other services as authorized by the Act

ATTACHMENT "C"

BALLOT PROPOSITIONS

**COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE)
OF THE CITY OF IRWINDALE**

SPECIAL TAX ELECTION

August 27, 2025

To vote, mark a cross (+) in the voting square after the word "YES" or after the word "NO." All marks otherwise made are forbidden.

This ballot is provided to you, as owner or authorized representative of such sole owner of ____ acres of the land within Community Facilities District No. 2025-1 (Sewer Maintenance) (and represents 90 of the votes required for the election.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Irwindale at 5050 North Irwindale Avenue, Irwindale 91706

PROPOSITION A: Shall a special tax with a rate and method of apportionment as provided in the resolution establishing Community Facilities District No. 2025-1 (Sewer Maintenance) adopted on August 27, 2025 (the "Resolution of Formation") by the City Council of the City of Irwindale establishing the District be levied to pay for the Services, Services Incidental Expenses and other purposes described in the Resolution of Formation?

YES_____

NO_____

PROPOSITION B: For each year commencing with Fiscal Year 2025-2026, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for Community Facilities District No. 2025-1 (Sewer Maintenance) be an amount equal to $150,000?

YES_____

NO_____

ATTACHMENT D

FORM OF FUNDING AGREEMENT

SEWER SERVICES FUNDING AGREEMENT

THIS FUNDING AGREEMENT, dated August 7, 2025, is made by and between the **City of Irwindale, California,** a charter city duly organized and validly existing under the Constitution and law of the State of California, for itself and on behalf of the below defined "District" (the "**City,**" "**District,**" or "**Party**"), and **LIT RELIANCE II, LP**, a Delaware limited partnership (the "**Property Owner**" or "**Party**") (collectively, the "**Parties**").

RECITALS

WHEREAS, the Property Owner owns and plans to develop certain property, consisting of the territory as described in **Exhibit "A"** hereto and incorporated herein by reference, as Phase I – Building and Lot 1 of a commercial project (the "**Project**") and build the sewer infrastructure ("**Sewer Facilities**") to serve the Project. The Sewer Facilities shall be owned by the City and the Property Owner has petitioned the City to form a Community Facilities District ("**District**") to finance the costs to operate, and maintain the Sewer Facilities, which the City has determined to be in the public interest and beneficial to service such infrastructure;

WHEREAS, based on the petition, the City has initiated proceedings to form the City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance) (the "**District**") and to levy an annual special tax, to fund the operation and maintenance of the Sewer Facilities;

WHEREAS, upon completion and acceptance of the Sewer Facilities, the Property Owner shall dedicate the same to the City, which shall assume responsibility for operation, and maintenance, as described in **Exhibit "B"** hereto and incorporated herein by reference (the "**Services**"), contingent upon continued District funding (the "**Services"**);

WHEREAS, the City through the District will levy the tax annually based on the Rate and Method of Apportionment described in **Exhibit "C"** hereto and incorporated herein by reference (the "**Special Tax" or "Special Taxes**"); and

WHEREAS, the Property Owner is responsible for payment of the Special Taxes and any additional sewer fees charged by the county sanitation district.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

ARTICLE I

DISTRICT FORMATION AND FUNDING

1.1 The Property Owner has petitioned to form the District for the purpose of the City financing the costs of operating and maintaining the Sewer Facilities.

1.2 The City has initiated proceedings to form the District in accordance with the Mello-Roos Act of 1986, constituting Government Code Sections 53311 *et seq*. (the "**Act**"), which will include certain formation requirements followed by an election to authorize the Special Tax under the Act.

1.3 The City shall levy the Special Tax if authorized by the election in the District to fund the ongoing operation and maintenance of the Sewer Facilities.

1.4 The Property Owner acknowledges that the Special Tax is secured by a special tax lien which shall be collected through the county tax process or any other method the City determines, including collection agencies or direct billing.

1.5 The Property Owner covenants to continue paying for the operation of the Sewer Facilities in case of tax non-payment, or legal invalidation or overturning of the Special Tax.

1.6. The Property Owner agrees to pay the City's costs associated with the formation of the District, in accordance with the terms set forth in the Reimbursement Agreement, dated October 22, 2022, and any amendment thereto, incorporated herein by reference, (the "**Reimbursement Agreement**"), including but not limited to legal fees, administrative expenses, consultant fees, and any other costs necessary for the formation of the District.

ARTICLE II

CONSTRUCTION OF SEWER FACILITIES; RESPONSIBILITY FOR OTHER SEWER FACILITIES

2.1 The Property Owner shall design, construct, and install the Sewer Facilities in accordance with all applicable federal, state, and local laws, codes, and regulations, including City-approved plans and specifications, approvals and in accordance with the laws of the State of California.

2.2 The Property Owner shall ensure that all work on the Sewer Facilities meets industry standards and is completed professionally, in accordance with all applicable regulations, while incurring all related costs.

2.3 The Property Owner shall ensure that all work performed on the Sewer Facilities is completed in a good and workmanlike manner and in compliance with industry standards. Upon completion of the Sewer Facilities, the Property Owner shall submit as-built plans and all required documentation to the City for review and acceptance. Upon final inspection and approval by the City, the Property Owner shall dedicate the Sewer Facilities to the City through an instrument of conveyance acceptable to the City. Upon dedication and acceptance by the City, the Sewer Facilities shall become the property of the City.

2.4 The Property Owner acknowledges that certain sewer facilities are to be constructed on its property in connection with its Project will be private sewer facilities ("**Project Facilities**") and certain and sewer services to its Project will be provided and billed by the County of Los Angeles Sanitation District No. ___ ("County District") related to its Project ("**County Services**" and, together with the Project Facilities, known as "**Other Sewer Services").** The Project Facilities shall be constructed by the Property Owner . The Property Owner will be responsible for servicing such facilities and paying the County District for services provided to its Project. The operation and maintenance of Other Sewer Services will not be paid for by the Special Taxes of the District.

ARTICLE III

CITY OPERATION AND MAINTENANCE OF THE SEWER FACILITIES

3.1 The City shall operate, maintain, and repair the Sewer Facilities as its municipal sewer system dedicated to the Project, contingent upon collecting the Special Tax. The City shall provide the Services described in Exhibit "B" hereto and by this reference incorporated herein. The City shall use its own discretion in determining contractors to provide the services; provided, however the City may coordinate with the Property Owner to have the same contractor service the portions of the Project Facilities so long as the City's requirements are complied with for the Services. When providing the services contemplated by this section, the City will employ reasonable cost saving measures wherever possible and subject to applicable laws.

3.2 The Property Owner acknowledges that the City is forming the District solely to provide Services for the Project at the Property Owner's request. The City expects that all the costs of the Services shall be funded through the District in accordance with the City's levying under the Rate and Method of Apportionment. including any reserves, emergency repairs, replacements and general operation and maintenance costs. To the extent there are insufficient Special Taxes received from the District, the Property Owner shall pay any additional costs from its own funds. The Property Owner shall cause to be recorded in the records of Los Angeles county the "Covenants, Conditions and Restrictions ("**CC&R's**")" related to the Project, which CC&R's run with the land to successive owners of the Property, an additional section with respect to the obligation to pay for any operation and maintenance costs of the Sewer Facilities as described herein to the extent such obligation is not paid for by the District for any reason. The CC&R's shall also reference the obligation of the Property Owners to pay for the Other Sewer Facilities. The City shall be provided with a copy of the CC&R's to review for its consent prior to recording [and issuance of a building permit].

3.3 The City shall establish a special tax fund to hold the proceeds of the special tax to be used for the purposes of the special tax (the "**Special Tax Fund**"). Moneys shall be transferred from the Special Tax Fund to pay for the operation and maintenance expenses.

3.4 The City shall establish and maintain a reserve fund (the "Reserve Fund") to cover replacements, emergency repairs and unforeseen maintenance costs for the Sewer Facilities. The Fund will be financed through transfers of a portion of the Special Tax proceeds from the Special Tax Fund to the Reserve Fund. The Reserve Fund, following its initial funding by surplus proceeds of the Special Taxes not needed for operation and maintenance, shall maintain a minimum balance of $75,000 or an amount determined by the City's Finance Department based on [projected maintenance costs]. The reserve amount will be reviewed annually and adjusted as needed to ensure sufficient funding. Moneys shall be transferred from the Reserve Fund to pay for such maintenance expenses when necessary.

3.5 The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County of Los Angeles related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in

undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.

The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the City of all costs incurred in connection with the establishment and administration of the District

3.6 The District may transfer up to $25,000 annually ("**Initial Amount**") for payment of administrative costs to the City from the special tax fund prior to the payment of any operation and maintenance expenses. Any additional administrative expenses following payment of the Initial Amount shall be paid as incurred from the Special Tax Fund.

3.7 The City shall maintain records of all Special Taxes and expenses incurred from Special Taxes and shall file such audits and annual reports as required by law related to the Special Taxes.

ARTICLE IV

TAX COLLECTION AND NON-PAYMENT

4.1 The City shall levy and collect the tax in accordance with the Rate and Method of Apportionment.

4.2 The City may use any lawful method to collect delinquent Special Taxes, including but not limited to engaging collection agencies, tax sale by the County of Los Angeles, collection agencies, lawsuit for delinquent taxes or lawsuit for additional funds under this Agreement or any other document recorded against the property.

4.3 If the Property Owner or its tenants fail to pay the special taxes by its own accord or by virtue of termination of the special taxes for any reason, the City may cease operating and maintaining the Sewer Facilities. The Property Owner acknowledges that the Project may cease to operate should the Sewer Facilities be terminated and hereby knowingly waives any requirement for the operation of the Sewer Facilities and the Project, if the Project is so affected, to continue in the event of non-payment of Special Taxes. The City shall provide reasonable notice to the Property Owner of any intention to cease operation of the Sewer Facilities due to non-payment.

4.4 The Property Owner shall cause its tenants to pay the special taxes of the District to the extent passed through to the tenants. To the extent the tenants do not pay the taxes, the Property Owner shall be responsible for the taxes. To that extent, the Property Owner shall include in all lease agreements for properties within the District a provision notifying tenants of the Special Tax and their obligation to pay it, should that be the case. Each lease must include an acknowledgment, signed by the tenant, stating that they understand and agree to comply with this financial responsibility. The Property Owner must provide annual certification to the City confirming that all tenants have been properly notified of their obligations and that lease agreements include the necessary tax disclosure.

4.5 The Property Owner shall not assign this agreement or transfer or assign any property within the District without the succeeding property owner assuming the obligations under this Agreement with respect to such property and without the consent of the City. This Agreement may only be assigned

to a future property owner. Before approving any transfer of property within the District, the Property Owner shall provide information to the City to show the City that the prospective new owner has the financial capability to pay the Special Tax. The Property Owner may be requested to provide a reasonable fee for the City's and the City's consultants review of documentation requested by the City. To demonstrate capability, the new owner must provide: Evidence of Financial Stability, which includes: the most recent two years of audited financial statements (or tax returns for individuals), proof of consistent revenue streams sufficient to meet tax obligations, and a legal certification executed by the new owner acknowledging responsibility for tax payments and the consequences of non-payment, including potential liens and service suspension. **ARTICLE V**

COVENANTS AND WARRANTIES OF THE PROPERTY OWNER

The Property Owner represents and warrants for the benefit of the City as follows:

5.1 Property Owner is a Delaware, limited partnership, in compliance with the laws of the Delaware and has the power and authority to own its property and assets and to carry on its business as now being conducted and as now contemplated.

5.2 The Property Owner has the power and authority to enter into this Agreement and has taken all action necessary to cause this Agreement to be executed and delivered, and this Agreement has been duly and validly executed and delivered by the Property Owner.

5.3 This Agreement is a legal, valid, and binding obligation of the Property Owner enforceable against the Property Owner in accordance with its terms.

ARTICLE VI

DEFAULT AND REMEDIES

6.1 Subject to the extensions of time as agreed to in writing by the parties hereto, failure by either party to perform any action or covenant required by this Agreement within the time periods provided herein following Notice and failure to cure as described hereafter constitutes a "Default" under this Agreement. A Party claiming a Default shall give written Notice of Default to the other Party, specifying such Default. Except as otherwise expressly provided in this Agreement, the claimant shall not institute any proceeding against any other Party, and the other Party shall not be in Default if such party within thirty (30) days from receipt of such Notice immediately, with due diligence, commences to cure, correct or remedy such failure or delay and shall complete such cure, correction or remedy with diligence.

6.2 For the purposes of this Agreement, **"due diligence"** shall mean the prompt and continuous undertaking of corrective action, utilizing best efforts and commercially reasonable measures, to cure any default. The defaulting Party must:

1. **Acknowledge receipt of the Notice of Default** in writing within **five (5) business days**.

2. **Commence corrective action** within **thirty (30) days** of receiving the Notice.

3. **Provide written status updates** to the non-defaulting Party every **fourteen (14) days** until the default is remedied.

4. **Complete corrective action** within a **reasonable timeframe**, not to exceed **ninety (90) days**, unless extended by mutual written agreement due to extenuating circumstances.

Failure to act with due diligence shall constitute a material breach of this Agreement, subjecting the defaulting Party to legal and financial consequences.

Notwithstanding anything herein to the contrary in 10.02 (1) through (4), to the extent the default is a payment default, corrective action must be commenced following the Notice of Default and completed within thirty days (30) of the notice. Corrective action may be taken separate from this agreement under any process permitted by law without notice or under any other agreement pursuant to the terms of such agreement.

Notwithstanding anything to the contrary herein, the Property Owner hereby waives any right to seek damages from the City and/or District related to disputes concerning this Agreement, except to compel the City to act in line with its terms. Neither the City nor the District shall bear any financial liability under this Agreement.

6.3 The Parties shall be entitled to seek any remedy available at law and in equity for the other Party's Default. All legal actions must be instituted in the Superior Court of the County of Los Angeles, State of California.

6.4 Except as otherwise expressly stated in this Agreement, the rights and remedies of the Parties are cumulative, and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same Default or any other Default by the other Party.

6.5 Any failures or delays by either Party in asserting any of its rights and remedies as to any Default shall not operate as a waiver of any Default or of any such rights or remedies, or deprive either such Party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

ARTICLE VII

GENERAL

7.1 This Agreement may be amended by the mutual written agreement of the parties hereto.

7.2 The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

7.3 In any action between the Parties to interpret, enforce, reform, modify, rescind or otherwise in connection with any of the terms or provisions of this Agreement, the prevailing party in the action or other proceeding shall be entitled, in addition to damages, injunctive relief or any other relief to which it might be entitled, reasonable costs and expenses including, without limitation, litigation costs, expert witness fees and reasonable attorneys' fees.

7.4 Any notices, requests, demands, documents, approvals or disapprovals given or sent under this Agreement from one Party to another (collectively, "**Notices**") may be personally delivered, transmitted by facsimile (FAX) transmission, or deposit with the United States Postal Service for mailing, postage prepaid, to the address of the other Party as stated in this Section, and shall be deemed to have been given or sent at the time of personal delivery or FAX transmission or, if mailed, on the third day following the date of deposit in the course of transmission with the United States Postal Service. Notices shall be sent as follows:

If to City:

City of IRWINDALE
Attn: City Manager
5050 N. Irwindale Avenue
Irwindale, CA 91706
Fax No.: (626) 962-0041

With copies to:

Aleshire & Wynder, LLP
Attn: Adrian R. Guerra
1 Park Plaza, Unit 1000
Irvine, CA 92614
Fax No. (949) 223-1180

LIT RELIANCE II, LP
A Delaware limited partnership
By: **LIT RELIANCE II GP, LLC**
A Delaware limited liability company, its general partner
Attn: Casey Dillon, Senior Vice President

7.5 This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. The Property Owner, upon consent of City, shall assign its rights pursuant to this Agreement to a purchaser (an "**Assignee**") of a portion or portions of the property which is/are located within the District (the "**Property**") and the successor property Owner shall assume all rights and obligations of the Agreement with respect to the respective Property. A form of Assignment Agreement is attached hereto as Exhibit "E". Each property owner shall be responsible for the portion of its property covered by this Agreement.

7.6 This Agreement may be signed in multiple counterparts which, when signed by all Parties, shall constitute a binding agreement. This Agreement is executed in three (3) originals, each of which is deemed to be an original.

7.7 The obligations of the Property Owner hereunder shall be that of a party hereto. Nothing herein shall be construed as affecting the City's, or Property Owner's rights, or duties to perform their respective obligations under law, under other agreements, use regulations or subdivision requirements relating to the development. This Agreement shall not confer any additional rights, or waive any rights given, by either party hereto under any development or other agreement to which they are a party.

7.8 Titles and captions are for convenience of reference only and do not define, describe, or limit the scope or the intent of this Agreement or of any of its terms. Reference to section numbers are to sections in this Agreement, unless expressly stated otherwise.

7.9 As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others where and when the context so dictates. The word "including" shall be construed as if followed by the words "without limitation." This Agreement shall be interpreted as though prepared jointly by both Parties.

7.10 A waiver by either Party of a breach of any of the covenants, conditions or agreements under this Agreement to be performed by the other Party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions or conditions of this Agreement.

7.11 Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance signed on behalf of each Party.

7.12 If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

7.13 The time in which any act is to be done under this Agreement is computed by excluding the first day (such as the day escrow opens), and including the last day, unless the last day is a holiday or Saturday or Sunday, and then that day is also excluded. The term "holiday" shall mean all holidays as specified in Section 6700 and 6701 of the California Government Code. If any act is to be done by a particular time during a day, that time shall be Pacific Time Zone time.

7.14 Each Party represents and warrants to the other the following: they have carefully read this Agreement, and in signing this Agreement, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matter set forth in this Agreement, or have knowingly chosen not to consult legal counsel as to the matters set forth in this Agreement; and, they have freely signed this Agreement without any reliance upon any agreement, promise, statement or representation by or on behalf of the other Party, or their respective agents,

employees, or attorneys, except as specifically set forth in this Agreement, and without duress or coercion, whether economic or otherwise.

7.15 Each Party agrees to cooperate with the other in this transaction and, in that regard, to sign any and all documents which may be reasonably necessary, helpful, or appropriate to carry out the purposes and intent of this Agreement including, but not limited to, releases or additional agreements.

7.16 No member, official or employee of City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to the Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested.

7.17 No member, official or employee of City shall be personally liable to Property Owner, or any successor in interest, in the event of any Default or breach by City or for any amount which may become due to Property Owner or their successors, or on any obligations under the terms of this Agreement. The Property Owner hereby waives and releases any claim it may have against the members, officials, or employees of the City with respect to any Default or breach by the City or for any amount which may become due to the Property Owner or their successors, or on any obligations under the terms of this Agreement. Property Owner make such release with full knowledge of Civil Code Section 1542 and hereby waive any and all rights thereunder to the extent of this release, if such Section 1542 is applicable. Section 1542 of the Civil Code provides as follows:

> "A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

7.18 This Agreement shall be effective when authorized and executed by the Property Owner and the City.

7.19 This Agreement may be executed in counterparts.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the respective date set forth above.

"CITY"

CITY OF IRWINDALE, a California municipal corporation

By: _____
Julian A. Miranda, City Manager

ATTEST:

By: _____
Laura M. Nieto, Chief Deputy City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP
City Attorney

By: _____
Adrian R. Guerra

"PROPERTY OWNER"

LIT RELIANCE II, LP
A Delaware limited partnership
By: **LIT RELIANCE II GP, LLC**, a Delaware limited liability company, its general partner

By: _____
Name: Casey Dillon
Title: Senior Vice President

EXHIBIT A

PROPERTY DESCRIPTION

THE CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1
(SEWER MAINTENANCE)

[See Attached Map showing Boundaries and Assessor Parcel Numbers]

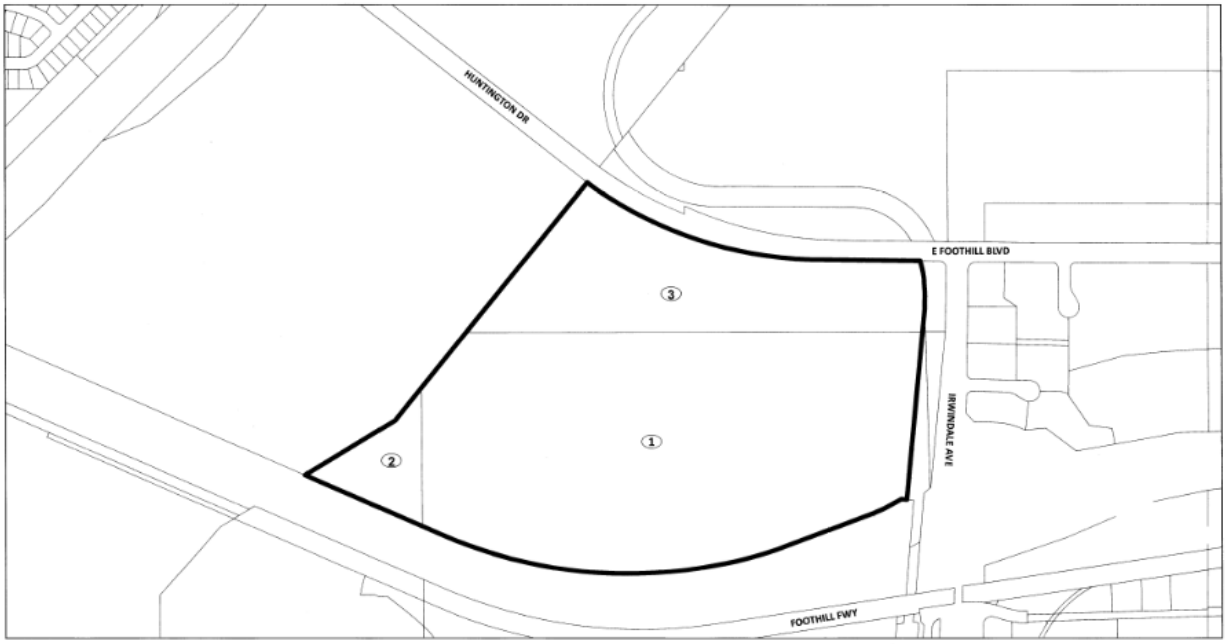
BOUNDARIES OF
CITY OF IRWINDALE
COMMUNITY FACILITIES DISTRICT NO. 2025-1
(SEWER MAINTENANCE)

COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

COPY of Document Recorded

Has not been compared with original. Originals will be returned when processing has been completed.
LOS ANGELES COUNTY REGISTRAR RECORDER

SHEET 1 OF 1



FILED IN THE OFFICE OF THE CITY CLERK THIS 21st DAY OF July, 2025.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE), CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF IRWINDALE AT A REGULAR MEETING THEREOF, HELD ON THE 9 DAY OF July, 2025, BY ITS RESOLUTION NO. 2025-21-5609.

Laura M. Nieto
CITY CLERK
CITY OF IRWINDALE

FILED THIS 21 DAY OF July, 2025, AT THE HOUR OF 1:59 O'CLOCK P.M. IN THE BOOK 197 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE(S) 11 AND AS INSTRUMENT NO. 2025 0419707 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY DEPUTY
COUNTY RECORDER
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE LOS ANGELES COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE LOS ANGELES COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER(S)
1	8604-019-003
2	8604-019-001
3	8604-019-010

LEGEND

PROPOSED CFD BOUNDARY

(1) MAP REFERENCE NUMBER

WILLDAN

EXHIBIT B

DESCRIPTION OF SERVICES

THE CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1
(SEWER MAINTENANCE)

The types of public services proposed to be provided for and financed by CFD No. 2025- 1 (Sewer Maintenance) encompass a comprehensive range of operations and tasks designed to ensure the ongoing functionality, safety, and efficiency of the sewer infrastructure within the designated CFD area. The services are including but not limited to:

- Operation, maintenance and servicing of public sewer facilities
- Routine inspections and monitoring
- Preventative maintenance, such as cleaning, pressure tests, and root treatments
- Regular repairs and replacements
- Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems
- Other services as authorized by the Act

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT

THE CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1
(SEWER MAINTENANCE)

The Special Tax as hereinafter defined shall be levied on all Assessor's Parcels within the City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance), ("CFD No. 2025-1"), other than Assessor's Parcels classified as Exempt Property as defined herein and collected each Fiscal Year commencing in Fiscal Year 2025-26, in an amount determined by the CFD Administrator through the application of the procedures described below. All the real property within CFD No. 2025-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Communities Facilities Act of 1982 as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated expenses related to the administration of CFD No. 2025-1: the costs of determining the amount of the levy of the Special Tax, the collection of Special Taxes, including the expenses of collecting delinquencies and pursuing foreclosures, the payment of a proportional share of salaries and benefits of any City employee and City overhead whose duties are directly related to the administration of CFD No. 2025-1, fees and expenses for counsel, audits, costs associated with responding to public inquiries regarding CFD No. 2025-1, and any and all other costs incurred in connection with the administration of CFD No. 2025-1.

"Annual Escalation Factor" means the annual percentage increase of the All Urban Consumers Consumer Price Index ("CPI") up to a maximum of 10%. The annual CPI used shall be for the area of Los Angeles-Long Beach-Anaheim, CA as determined by the Bureau of Labor Statistics for the twelve (12) months ending the preceding December 31, or such other replacement index as may be determined by the City.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"Assigned Special Tax for Developed Property" means the Special Tax Amount applicable to each Assessor's Parcel of Developed Property for each Land Use Class, as described in accordance with Section C.1 below.

"Backup Special Tax for Developed Property" means the Special Tax Amount applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1 below.

"Base Year" means Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

"Building Permit" means a permit issued for new construction of a non-residential structure. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of retaining walls, grading, utility improvements, or other such improvements not intended for human habitation.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax for CFD No. 2025- 1.

"CFD No. 2025-1" means City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance) established by the City Council under the Act.

"City" means the City of Irwindale.

"City Council" means the Council of the City of Irwindale, acting as the legislative body of CFD No. 2025-1.

"County" means the County of Los Angeles.

"Developed Property" means an Assessor's Parcel of Taxable Property for which a Building Permit was issued on or before June 1 preceding the Fiscal Year for which the Special Tax is being levied.

"Exempt Property" means all Assessor's Parcels within CFD No. 2025-1 that are exempt from the Special Tax pursuant to the Act or Section F herein.

"Fiscal Year" means the period commencing on July 1 of any year and ending the following June 30.

"Land Use Type" means any of the land use types listed in Table 1 below.

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C, which may be levied in any Fiscal Year on an Assessor's Parcel of Taxable Property.

"Sewer Maintenance" means those authorized services that may be funded by CFD No. 2025-1 pursuant to the Act, as amended including but not limited to operation, maintenance and servicing of public sewer facilities with a useful life of five years or more. Sewer Maintenance funded by the City or other special districts shall not be eligible for CFD No. 2025-1 funding.

"Non-Residential Property" means any Assessor's Parcel classified as Developed Property, for which a building permit has been issued for the purposes of constructing one or more buildings that will not be used for residential purposes.

"Other Developed Property" means all Assessor's Parcels of Developed Property within CFD No. 2025- 1 not classified as Non-Residential Property.

"Property Owner Association Property" means for each Fiscal Year any property within the boundaries of CFD No. 2025-1 that was owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to a property owner association, including any master or sub-association, as of June 1.

"Proportionately" means in a manner such that the ratio of the actual Special Tax levy to the Assigned Special Tax or Maximum Special Tax is equal for all Assessor's Parcels within each Land Use Class.

"Provisional Property" means all Assessor's Parcels of property that would otherwise be classified as Exempt Property pursuant to the provisions of Section F, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section F.

"Public Property" means any property that is owned by, dedicated or irrevocably dedicated to a city, the federal government, the State of California, the County, or any other public agency (each, a "Public Entity"); provided, however, that any such property is leased by such a Public Entity to a private entity and is thereby subject to taxation pursuant to Section 53340.1 of the Act, such leasehold estate shall be classified and taxed according to the use thereof.

"Special Tax" means the special tax authorized to be levied within CFD No. 2025-1 pursuant to the Act, to fund the Special Tax Requirement.

"Special Tax Requirement" means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs of providing the Sewer Maintenance during such Fiscal Year, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish any operational reserve fund established for Sewer Maintenance, (iv) pay incidental expenses related to the Sewer Maintenance as authorized pursuant to the Act, (v) fund an amount equal to a reasonable estimate of delinquencies expected to occur in the Fiscal Year in which the Special Tax will be levied ("Estimated Special Tax Delinquency Amount") and (vi) fund the shortfall, if any, in the Special Tax revenues collected in the preceding Fiscal Year necessary to fund the Special Tax Requirement for such Fiscal Year where such shortfall resulted from delinquencies in the payment of the Special Tax in such Fiscal Year that exceeded the Estimated Special Tax Delinquency Amount included in the Special Tax Requirement for such Fiscal Year.

"Taxable Property" means all Assessor's Parcels that are not exempt from the Special Tax pursuant to the Act or Section H.

"Undeveloped Property" means an Assessor's Parcel of Taxable Property which is not classified as Developed Property.

B. CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2025-26, using the definitions above, each Assessor's Parcel within CFD No. 2025-1 shall be classified by the CFD Administrator as Taxable Property or Exempt Property. In addition, each such Fiscal Year, each Assessor's Parcel of Taxable Property shall be further classified by the CFD Administrator as Developed Property, Undeveloped Property or Provisional Property. Commencing with Fiscal Year 2025-26 and for each subsequent Fiscal Year, all Developed Property shall be assigned a Land Use Type and subject to the levy of the Special Tax pursuant to Section C below.

C. SPECIAL TAX RATES

1. Developed Property

Each Fiscal Year commencing in Fiscal Year 2025-26, each Assessor's Parcel of Developed Property shall be subject to the Special Tax.

The Maximum Special Tax for Developed Property for Fiscal Year 2025-26 shall be the greater of (i) the Assigned Special Tax for Developed Property determined pursuant to Table 1 below or (ii) the amount derived by application of the Backup Special Tax for Developed Property Pursuant to Table 2 below

TABLE 1

Land Use Type	Assigned Special Tax
Non-Residential Property	$0.0206 per building sq. ft.
Other Developed Property	$392.55 per Acre

TABLE 2

Land Use Type	Backup Special Tax
Non-Residential Property	$436.17 per Acre
Other Developed Property	$436.17 per Acre

For each subsequent Fiscal Year commencing July 1, 2026, the Assigned Special Tax and Backup Special Tax rates for Developed Property shall be increased by the Annual Escalation Factor.

2. Undeveloped Property And Provisional Property

The Maximum Special Tax rate for Undeveloped Property and the Maximum Special Tax rate for Provisional Property for Fiscal Year 2025-26 shall be $436.17 per Acre.

For each subsequent Fiscal Year commencing July 1, 2026, the rates described above in this section shall be increased by the Annual Escalation Factor.

3. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section F.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel or Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section F, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.

D. METHOD OF APPORTIONMENT OF SPECIAL TAX

Commencing in Fiscal Year 2025-26 and for each subsequent Fiscal Year, the CFD Administrator shall levy the Special Tax on all Taxable Property of CFD No. 2025-1 as follows until the total amount of Special Tax levied equals the Special Tax Requirement:

1. The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property within CFD No. 2025-1 up to 100% of the Assigned Special Tax for Developed Property.

2. If additional monies are needed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property within CFD No. 2025-1 up to 100% of the Maximum Special Tax for Undeveloped Property.

3. If additional monies are needed, the Special Tax shall be levied proportionally on each Assessor's Parcel of Developed Property within CFD No. 2025-1 up to 100% of the Maximum Special Tax for Developed Property.

4. If additional monies are needed, the Special Tax shall be levied proportionally on each Assessor's Parcel of Provisional Property within CFD No. 2025-1 up to 100% of the Maximum Special Tax for Provisional Property.

Notwithstanding any provision of this Section D to the contrary, under no circumstances will the Special Tax levied against any Assessor's Parcel of Developed Property that is classified as Residential Property be increased by more than ten percent (10%) per Fiscal Year as a consequence of delinquency or default in the payment of the Special Tax by the owner of any other Assessor's Parcel.

E. PREPAYMENT OF SPECIAL TAX

The Special Tax shall be levied in perpetuity for the purpose of financing ongoing authorized services and therefore may not be prepaid.

F. EXEMPTIONS

The City Council shall classify as Exempt Property: (i) Public Property, (ii) Property Owner Association Property, (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, including but not limited to property designated for open space, trails, pathways, parks or park and recreation related facilities, (iv) property reasonably designated by the City or CFD Administrator as affordable housing, and (v) property reasonably designated by the City or CFD Administrator as Exempt Property due to deed restrictions, conservation easement, or similar factors, provided that no such classification would reduce the sum of all Taxable Property to less than 80.24 Acres. Exempt Property status will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property.

G. APPEALS

Any property owner claiming that the amounts or application of the Special Tax is not correct may file a written notice of appeal with the CFD Administrator not later than twelve months after having paid the first installment of the Special Tax. The CFD Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the decision of the CFD Administrator requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) to compensate for the overpayment of the Special Tax.

H. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the Special Tax may be billed and collected at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 2025-1.

I. DURATION OF TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement unless such tax is no longer required as determined by the City Council.

J. OTHER DOCUMENTS

The property owner has petitioned for the CFD to maintain and operate certain portions of the sewer system owned by the city for the benefit of its property. Should there be insufficient funds to do the maintenance described herein, the property owner has recorded Covenants Conditions & Restrictions against the property which run with the land and require the payment for the operation of the system. The property owner will also enter into a funding agreement, which will be recorded against the property, to evidence its obligation to fund the operation and maintenance of the system.

ORDINANCE NO. 809

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES

WHEREAS, on July 9, 2025, the City Council of the City of Irwindale adopted Resolution No, 2025-21-3609 declaring its intention to form City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance) (the "District") pursuant to the Mello Roos Community Facilities Act of 1982, as amended, comprising Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, on August 27, 2025, after providing all notice required by the Act, the City Council conducted a noticed public hearing required by the Act relative to the proposed formation of the District, the proposed levy of a special tax therein to finance certain Sewer Services described in Resolution No. 2025-21-3609; and

WHEREAS, at the August 27, 2025 public hearing, all persons desiring to be heard on all matters pertaining to the formation of the District and the proposed levy of the special tax to finance the Sewer Services described in Resolution No. 2025-21-3609 were heard and a full and fair hearing was held; and

WHEREAS, on August 27, 2025, the Board adopted Resolution No. 2025-85-3673 which formed the District and called a special election within the District on August 27, 2025, on two propositions relating to the levy of a special tax within the District and the establishment of an appropriations limit within the District; and

WHEREAS, on August 27, 2025, a special election was held within the District at which the qualified electors approved by a vote of two thirds or more Propositions A and B authorizing the levy of a special tax within the District for the purposes described in Resolution No. 2025-85-3673 and establishing an appropriations limit for the District; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE) OF THE CITY OF IRWINDALE ORDAINS AS FOLLOWS:

Section 1. The above recitals are all true and correct.

Section 2. By the passage of this Ordinance, the Board authorizes and levies special taxes within the District pursuant to Sections 53328 and 53340 of the Act at the rates and in accordance with the rate and method of apportionment set forth in Attachment "A" to Resolution No. 2025-85-3673, which is incorporated by reference

herein (the “Rate and Method”). The special taxes are hereby levied commencing in the fiscal year specified in the Rate and Method and in each fiscal year thereafter so long as the services authorized to be financed by the District, are provided through such financing within the District.

Section 3. Each of the Mayor, the City Manager, the Assistant City Manager, the Finance Director, or their designees (each, an “Authorized Officer”), acting alone, is hereby authorized and directed each fiscal year to determine the specific special tax rates and amounts to be levied in such fiscal year on each parcel of real property within the District, in the manner and as provided in the Rate and Method. The special tax rate levied on a parcel pursuant to the Rate and Method shall not exceed the maximum rate set forth in the Rate and Method for such parcel, but the special tax may be levied at a lower rate. Each Authorized Officer is hereby authorized and directed to provide all necessary information to the Treasurer-Tax Collector of the County of Los Angeles and to otherwise take all actions necessary in order to effect proper billing and collection of the special tax, so that the special tax shall be levied and collected in sufficient amounts and at times necessary to satisfy the financial obligations of the District in each fiscal year.

Section 4. Properties or entities of the state, federal or other local governments shall be exempt from the special tax, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act and the Rate and Method. No other properties or entities are exempt from the special tax unless the properties or entities are expressly exempted in Resolution No. 2025-85-3673, or in a resolution of consideration to levy a new special tax or special taxes or to alter the rate or method of apportionment or an existing special tax as provided in Section 53334 of the Act.

Section 5. All of the collections of the special tax shall be used as provided for in the Act, the Rate and Method and Resolution No. 2025-85-3673.

Section 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes (which such procedures include the exercise of all rights and remedies permitted by law to make corrections, including, but not limited to, the issuance of amended or supplemental tax bills), as such procedure may be modified by law or by this City Council from time to time.

Section 7. The Mayor of the City shall sign this Ordinance, and the Chief Deputy City Clerk shall attest to the Mayor’s signature and then cause the same to be published within fifteen (15) days after its passage at least once in the San Gabriel

Valley Tribune, a newspaper of general circulation published and circulated in the City of Irwindale.

Section 8. The specific authorization for adoption of this Ordinance is pursuant to the provisions of Section 53340 of the Act.

Section 9. The Chief Deputy City Clerk is hereby authorized to transmit a certified copy of this ordinance to the Treasurer-Tax Collector of the County of Los Angeles, and to perform all other acts which are required by the Act, this Ordinance or by law in order to accomplish the purpose of this Ordinance.

Section 10. A full reading of this Ordinance is dispensed with prior to its final passage; a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 11. This Ordinance shall take effect thirty days after its final passage.

PASSED, APPROVED, AND ADOPTED by the City Council at a regular meeting held on the 27th day of August 2025.

CITY COUNCIL OF THE CITY OF IRWINDALE

By:_____
Larry G. Burrola, 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. 809 was duly adopted by the City Council of the City of Irwindale at a regular meeting held on the 27th day of August 2025, by the following votes:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

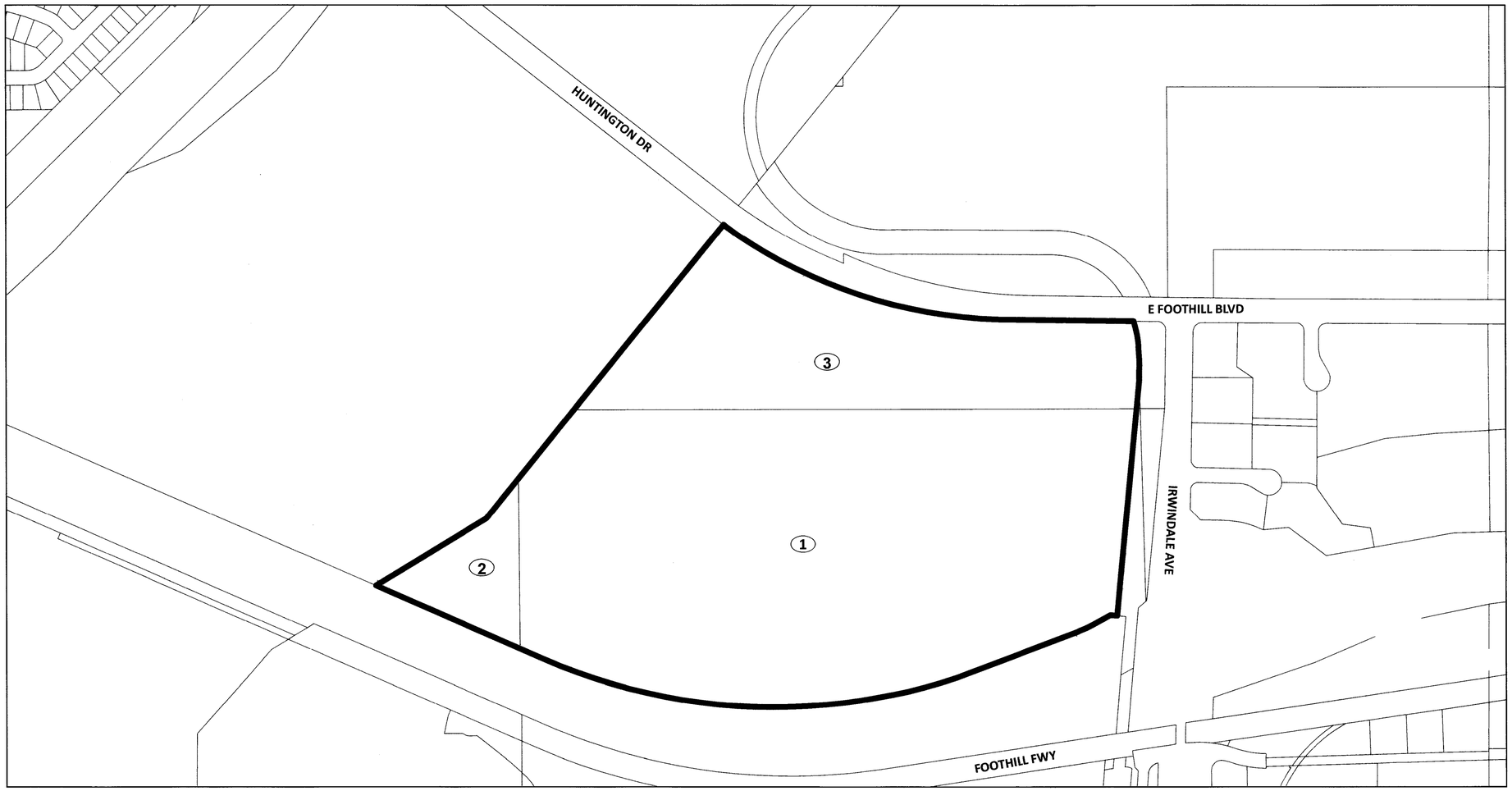
BOUNDARIES OF
CITY OF IRWINDALE
COMMUNITY FACILITIES DISTRICT NO. 2025-1
(SEWER MAINTENANCE)

COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

COPY of Document Recorded

Has not been compared with original.
Originals will be returned when processing has been completed.
LOS ANGELES COUNTY REGISTRAR RECORDER

07/21/2025
20250488707



FILED IN THE OFFICE OF THE CITY CLERK THIS 21st DAY OF July, 2025.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE), CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF IRWINDALE AT A REGULAR MEETING THEREOF, HELD ON THE 9 DAY OF July, 2025, BY ITS RESOLUTION NO. 2025-21-3609.

Laura M. Neito

CITY CLERK
CITY OF IRWINDALE

FILED THIS 21 DAY OF July, 2025, AT THE HOUR OF 1:39 O'CLOCK P.M. IN THE BOOK 197 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE(S) 11 AND AS INSTRUMENT NO. 2025 0488707 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY DEPUTY
COUNTY RECORDER
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE LOS ANGELES COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE LOS ANGELES COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

N

LEGEND

PROPOSED CFD BOUNDARY

(1) MAP REFERENCE NUMBER

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER(S)
1	8604-019-003
2	8604-019-001
3	8604-019-010

WILLDAN

CITY OF

Irwindale

CFD Report

City of Irwindale
Community Facilities District
No. 2025-1 (Sewer Maintenance)

August 2025

Prepared by:

WILLDAN
Financial Services

TABLE OF CONTENTS

I. INTRODUCTION 1
II. GENERAL DESCRIPTION & BOUNDARIES OF CFD NO. 2025-1 2
III. DESCRIPTION OF SERVICES 3
IV. COST/REVENUE ESTIMATES 4
V. RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX 5

EXHIBIT A (BOUNDARY MAP) A-1
EXHIBIT B (RATE AND METHOD OF APPORTIONMENT, CFD NO. 2025-1) B-1

I. Introduction

WHEREAS, the City Council of the City of Irwindale (the "City Council") has received a written petition from the owner of certain real property within the City of Irwindale (the "City") requesting that the City Council initiate proceedings for the formation of a community facilities district pursuant to Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982," (the "Act") for the purpose of financing certain public services ("Services"), and agreeing to the annual levy of special taxes on said property sufficient to pay the costs of such services and costs incidental thereto.

WHEREAS, this Community Facilities District Report ("Report") is being provided to the City Council and generally contains the following:

1. A brief description of City of Irwindale CFD No. 2025-1 (Sewer Maintenance) ("CFD No. 2025-1");

2. A brief description of the Services (defined below) to be provided by the City in conjunction with the formation of CFD No. 2025-1.

3. A brief description of the boundaries of CFD No. 2025-1; and

4. An estimate of the cost of the Services, including all costs associated with formation of CFD No. 2025-1, determination of the amount of any special taxes, collection of any special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the City and the District with respect to CFD No. 2025-1, and any other incidental expenses to be paid.

For particulars, reference is made to the Resolution of Intention, Resolution No. 2025-21-3609, as previously approved. All capitalized terms not defined herein are defined in the Rate and Method of Apportionment of Special Tax section (Section V and Exhibit B) of this report.

NOW THEREFORE Willdan Financial Services, the appointed responsible firm directed to prepare the Report, pursuant to the provisions of the Act, does hereby submit the following report.

II. General Description & Boundaries of CFD No. 2025-1

The boundaries of the territory proposed for inclusion in the proposed community facilities district are described and shown on the map entitled "MAP OF PROPOSED BOUNDARIES OF CITY OF IRWINDALE COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE), COUNTY OF LOS ANGELES, STATE OF CALIFORNIA," which is on file in the office of the Clerk of the City Council of the City of Irwindale and was recorded with the County Recorder of the County of Los Angeles on July 21, 2025 in Book 197 of Maps of Assessment and Community Facilities Districts on Page 11 and as Instrument Number 2025-0488707. A copy of the map is attached hereto as Exhibit A and hereby incorporated by reference.

III. Description of Services

The types of public services proposed to be provided for and financed by CFD No. 2025-1 (Sewer Maintenance) encompass a comprehensive range of operations and tasks designed to ensure the ongoing functionality, safety, and efficiency of the sewer infrastructure within the designated CFD area. The services are including but not limited to:

- Operation, maintenance and servicing of public sewer facilities
- Routine inspections and monitoring;
- Preventative maintenance, such as cleaning, pressure tests, and root treatments
- Regular repairs and replacements;
- Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems; and
- Other services as authorized by the Act.

The proposed community facilities district shall also finance costs associated with the determination of the amount of and the levy and collection of special taxes, which are levied to provide such services and costs otherwise incurred, in order to carry out the authorized purposes of the community facilities district.

IV. Cost/Revenue Estimates

The following table demonstrates the expected costs and revenues for CFD No. 2025-1 broken down by the services provided along with the number of expected units within the boundary of CFD No. 2025-1.

ANNUAL SEWER MAINTENANCE COST/REVENUE ESTIMATES	
Sewer Services	$61,800
Administrative costs	18,500
Total Cost	**$80,300**
Expected Development	1,700,000 Sq. Ft.
Per Developed Sq. Ft. Rate	$0.0472
Estimated Revenue at Per Developed Sq. Ft. Rate	$80,300
Net Acres	89.16 acres
Per Acre Rate	$900.63
Estimated Revenue at Per Acre Rate	$80,300
Estimated Annual Revenue	$80,300

V. Rate and Method of Apportionment of Special Tax

The Rate and Method of Apportionment (RMA) provides sufficient information to allow a property owner within CFD No. 2025-1 to estimate the Maximum Special Tax for his or her property. It also includes the method of prepayment in full or prepayment in part and the procedure for prepayments.

For particulars on the RMA, reference is made to Exhibit B of this report.

EXHIBIT A

Boundary Map

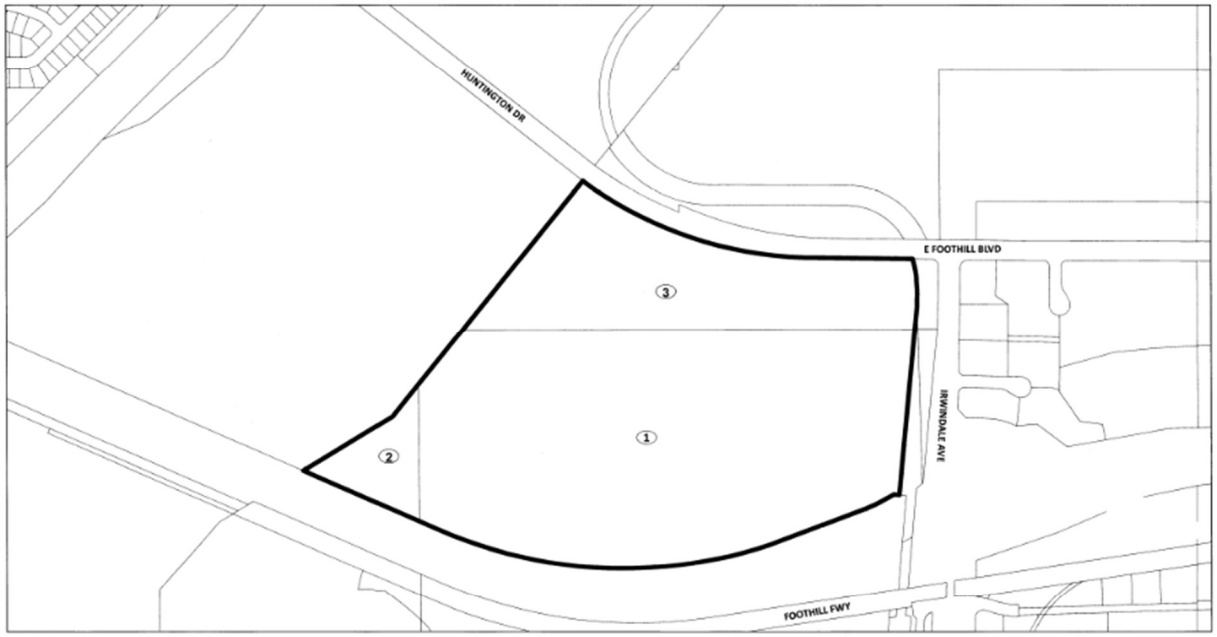
BOUNDARIES OF
CITY OF IRWINDALE
COMMUNITY FACILITIES DISTRICT NO. 2025-1
(SEWER MAINTENANCE)

COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET 1 OF 1

COPY of Document Recorded

Has not been compared with original. Originals will be returned when processing has been completed.
LOS ANGELES COUNTY REGISTRAR RECORDER



FILED IN THE OFFICE OF THE CITY CLERK THIS 21st DAY OF July, 2025.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SEWER MAINTENANCE), CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF IRWINDALE AT A REGULAR MEETING THEREOF, HELD ON THE 9 DAY OF July, 2025, BY ITS RESOLUTION NO. 2025-21-3509.

Laura M. Neto
CITY CLERK
CITY OF IRWINDALE

FILED THIS 21 DAY OF July, 2025 AT THE HOUR OF 1:50 O'CLOCK P.M. IN THE BOOK 197 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE(S) 11 AND AS INSTRUMENT NO. 2025 0489707 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY DEPUTY
COUNTY RECORDER
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE LOS ANGELES COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE LOS ANGELES COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

N

LEGEND

PROPOSED CFD BOUNDARY

(1) MAP REFERENCE NUMBER

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER(S)
1	8604-019-003
2	8604-019-001
3	8604-019-010

WILLDAN

EXHIBIT B

Rate and Method of Apportionment

CFD No. 2025-1

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

For the City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance), County of Los Angeles, State of California

The Special Tax as hereinafter defined shall be levied on all Assessor's Parcels within the City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance), ("CFD No. 2025-1"), other than Assessor's Parcels classified as Exempt Property as defined herein and collected each Fiscal Year commencing in Fiscal Year 2025-26, in an amount determined by the CFD Administrator through the application of the procedures described below. All the real property within CFD No. 2025-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Communities Facilities Act of 1982 as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated expenses related to the administration of CFD No. 2025-1: the costs of determining the amount of the levy of the Special Tax, the collection of Special Taxes, including the expenses of collecting delinquencies and pursuing foreclosures, the payment of a proportional share of salaries and benefits of any City employee and City overhead whose duties are directly related to the administration of CFD No. 2025-1, fees and expenses for counsel, audits, costs associated with responding to public inquiries regarding CFD No. 2025-1, and any and all other costs incurred in connection with the administration of CFD No. 2025-1.

"Annual Escalation Factor" means the annual percentage increase of the All Urban Consumers Consumer Price Index ("CPI") up to a maximum of 10%. The annual CPI used shall be for the area of Los Angeles-Long Beach-Anaheim, CA as determined by the Bureau of Labor Statistics for the twelve (12) months ending the preceding December 31, or such other replacement index as may be determined by the City.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"Assigned Special Tax for Developed Property" means the Special Tax Amount applicable to each Assessor's Parcel of Developed Property for each Land Use Class, as described in accordance with Section C.1 below.

"Backup Special Tax for Developed Property" means the Special Tax Amount applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1 below.

"Base Year" means Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

"Building Permit" means a permit issued for new construction of a non-residential structure. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of retaining walls, grading, utility improvements, or other such improvements not intended for human habitation.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax for CFD No. 2025-1.

"CFD No. 2025-1" means City of Irwindale Community Facilities District No. 2025-1 (Sewer Maintenance) established by the City Council under the Act.

"City" means the City of Irwindale.

"City Council" means the Council of the City of Irwindale, acting as the legislative body of CFD No. 2025-1.

"County" means the County of Los Angeles.

"Developed Property" means an Assessor's Parcel of Taxable Property for which a Building Permit was issued on or before June 1 preceding the Fiscal Year for which the Special Tax is being levied.

"Exempt Property" means all Assessor's Parcels within CFD No. 2025-1 that are exempt from the Special Tax pursuant to the Act or Section F herein.

"Fiscal Year" means the period commencing on July 1 of any year and ending the following June 30.

"Land Use Type" means any of the land use types listed in Table 1 below.

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C, which may be levied in any Fiscal Year on an Assessor's Parcel of Taxable Property.

"Sewer Maintenance" means those authorized services that may be funded by CFD No. 2025-1 pursuant to the Act, as amended including but not limited to operation, maintenance and servicing of public sewer facilities with a useful life of five years or more. Sewer Maintenance funded by the City or other special districts shall not be eligible for CFD No. 2025-1 funding.

"Non-Residential Property" means any Assessor's Parcel classified as Developed Property, for which a building permit has been issued for the purposes of constructing one or more buildings that will not be used for residential purposes.

"Other Developed Property" means all Assessor's Parcels of Developed Property within CFD No. 2025-1 not classified as Non-Residential Property.

"Property Owner Association Property" means for each Fiscal Year any property within the boundaries of CFD No. 2025-1 that was owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to a property owner association, including any master or sub-association, as of June 1.

"Proportionately" means in a manner such that the ratio of the actual Special Tax levy to the Assigned Special Tax or Maximum Special Tax is equal for all Assessor's Parcels within each Land Use Class.

"Provisional Property" means all Assessor's Parcels of property that would otherwise be classified as Exempt Property pursuant to the provisions of Section F, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section F.

"Public Property" means any property that is owned by, dedicated or irrevocably dedicated to a city, the federal government, the State of California, the County, or any other public agency (each, a "Public Entity"); provided, however, that any such property is leased by such a Public Entity to a private entity and is thereby subject to taxation pursuant to Section 53340.1 of the Act, such leasehold estate shall be classified and taxed according to the use thereof.

"Special Tax" means the special tax authorized to be levied within CFD No. 2025-1 pursuant to the Act, to fund the Special Tax Requirement.

"Special Tax Requirement" means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs of providing the Sewer Maintenance during such Fiscal Year, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish any operational reserve fund established for Sewer Maintenance, (iv) pay incidental expenses related to the Sewer Maintenance as authorized pursuant to the Act, (v) fund an amount equal to a reasonable estimate of delinquencies expected to occur in the Fiscal Year in which the Special Tax will be levied ("Estimated Special Tax Delinquency Amount") and (vi) fund the shortfall, if any, in the Special Tax revenues collected in the preceding Fiscal Year necessary to fund the Special Tax Requirement for such Fiscal Year where such shortfall resulted from delinquencies in the payment of the Special Tax in such Fiscal Year that exceeded the Estimated Special Tax Delinquency Amount included in the Special Tax Requirement for such Fiscal Year.

"Taxable Property" means all Assessor's Parcels that are not exempt from the Special Tax pursuant to the Act or Section H.

"Undeveloped Property" means an Assessor's Parcel of Taxable Property which is not classified as Developed Property.

B. CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2025-26, using the definitions above, each Assessor's Parcel within CFD No. 2025-1 shall be classified by the CFD Administrator as Taxable Property or Exempt Property. In addition, each such Fiscal Year, each Assessor's Parcel of Taxable Property shall be further classified by the CFD Administrator as Developed Property, Undeveloped Property or Provisional Property. Commencing with Fiscal Year 2025-26 and for each subsequent Fiscal Year, all Developed Property shall be assigned a Land Use Type and subject to the levy of the Special Tax pursuant to Section C below.

C. SPECIAL TAX RATES

1. Developed Property

Each Fiscal Year commencing in Fiscal Year 2025-26, each Assessor's Parcel of Developed Property shall be subject to the Special Tax.

The Maximum Special Tax for Developed Property for Fiscal Year 2025-26 shall be the greater of (i) the Assigned Special Tax for Developed Property determined pursuant to Table 1 below or (ii) the amount derived by application of the Backup Special Tax for Developed Property Pursuant to Table 2 bel

TABLE 1

Land Use Type	Assigned Special Tax
Non-Residential Property	$0.0472 per building sq. ft.
Other Developed Property	$900.63 per Acre

Table 2

Land Use Type	Backup Special Tax
Non-Residential Property	$1,000.70 per Acre
Other Developed Property	$1,000.70 per Acre

For each subsequent Fiscal Year commencing July 1, 2026, the Assigned Special Tax and Backup Special Tax rates for Developed Property shall be increased by the Annual Escalation Factor.

2. Undeveloped Property and Provisional Property

The Maximum Special Tax rate for Undeveloped Property and the Maximum Special Tax rate for Provisional Property for Fiscal Year 2025-26 shall be $1,000.70 per Acre.

For each subsequent Fiscal Year commencing July 1, 2026, the rates described above in this section shall be increased by the Annual Escalation Factor.

3. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section F.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel or Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section F, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.

D. METHOD OF APPORTIONMENT OF SPECIAL TAX

Commencing in Fiscal Year 2025-26 and for each subsequent Fiscal Year, the CFD Administrator shall levy the Special Tax on all Taxable Property of CFD No. 2025-1 as follows until the total amount of Special Tax levied equals the Special Tax Requirement:

1. The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property within CFD No. 2025-1 up to 100% of the Assigned Special Tax for Developed Property.
2. If additional monies are needed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property within CFD No. 2025-1 up to 100% of the Maximum Special Tax for Undeveloped Property.
3. If additional monies are needed, the Special Tax shall be levied proportionally on each Assessor's Parcel of Developed Property within CFD No. 2025-1 up to 100% of the Backup Maximum Special Tax for Undeveloped and Developed Property.
4. If additional monies are needed, the Special Tax shall be levied proportionally on each Assessor's Parcel of Provisional Property within CFD No. 2025-1 up to 100% of the Backup Maximum Special Tax for Provisional Property.

Notwithstanding any provision of this Section D to the contrary, under no circumstances will the Special Tax levied against any Assessor's Parcel of Developed Property that is classified as Residential Property be increased by more than ten percent (10%) per Fiscal Year as a consequence of delinquency or default in the payment of the Special Tax by the owner of any other Assessor's Parcel.

E. PREPAYMENT OF SPECIAL TAX

The Special Tax shall be levied in perpetuity for the purpose of financing ongoing authorized services and therefore may not be prepaid.

F. EXEMPTIONS

The City Council shall classify as Exempt Property: (i) Public Property, (ii) Property Owner Association Property, (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, including but not limited to property designated for open space, trails, pathways, parks or park and recreation related facilities, (iv) property reasonably designated by the City or CFD Administrator as affordable housing, and (v) property reasonably designated by the City or CFD Administrator as Exempt Property due to deed restrictions, conservation easement, or similar factors, provided that no such classification would reduce the sum of all Taxable Property to less than 80.24 Acres. Exempt Property status will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property.

G. APPEALS

Any property owner claiming that the amounts or application of the Special Tax is not correct may file a written notice of appeal with the CFD Administrator not later than twelve months after having paid the first installment of the Special Tax. The CFD Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the decision of the CFD Administrator requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) to compensate for the overpayment of the Special Tax.

H. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the Special Tax may be billed and collected at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 2025-1.

I. DURATION OF TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement unless such tax is no longer required as determined by the City Council.

J. OTHER DOCUMENTS

The property owner has petitioned for the CFD to maintain and operate certain portions of the sewer system owned by the city for the benefit of its property. Should there be insufficient funds to do the maintenance described herein, the property owner has recorded Covenants Conditions & Restrictions against the property which run with the land and require the payment for the operation of the system. The property owner will also enter into a funding agreement, which will be recorded against the property, to evidence its obligation to fund the operation and maintenance of the system.

Item #22.E.

City of IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Request to Approve Site Plan & Design Review (DA) No. 02-2025 for the Property Located at 15801 E. 1st Street

City Manager's Recommendation:

City Manager's Recommendation: That the City Council consider the Planning Commission's Resolution No. 862(25), recommending that the City Council approve the proposed Site Plan and Design Review for the construction of a 20,000 square foot addition to an existing brewery building; and

Adopt Resolution No. 2025-74-3662 entitled, " A RESOLUTION OF THE city council OF THE CITY OF IRWINDALE APPROVing SITE PLAN AND DESIGN REVIEW (DA) NO. 02-2025 FOR the CONSTRUCTION OF a 20,000 square foot addition ON AN EXISTING brewery BUILDING LOCATED at 15801 East 1st street, irwindale, CA 91706 (apn: 8533-009-025) in the M-2 (heavy Manufacturing) Zone SUBJECT TO CONDITIONS AS SET FORTH HEREIN, MAKING FINDINGS IN SUPPORT THEREOF, and finding the project exempt from the california environmental quality act (CEQA) pursuant to ceqa guidelines section 15302 (CLASS 2; REPLACEMENT OR RECONSTRUCTION)"

Administrative Action:

Submitted by:
Marilyn Simpson, AICP, Community Development Director

Marilyn Simpson

Prepared by:

Jarrod Palmer, Assistant Planner

ELECTRONICALLY SIGNED

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

REQUEST
The Applicant is requesting a Site Plan and Design Review (DA) for the construction of a 20,000 square foot addition at an existing brewery building at the City Brewery campus, located at 15801 East 1st Street, within the City of Irwindale.

BACKGROUND
On July 30, 2025, after a duly noticed and held public hearing, the Planning Commission made a unanimous recommendation to the City Council to approve Site Plan and Design Review (SP&DR(DA)) No. 02-2025.

The site is relatively flat and currently fully developed as a brewery campus, with an existing brewery building totaling approximately 990,219 square feet and several surface parking lots. The site is currently served via two (2) driveways accessed from 1st Street and one (1) fire access driveway at the intersection of Avenida Padilla and Jardin De Rosa.

The existing use includes Irwindale City Brewery's campus, which occupies the Irwindale Brew Yard (formerly Miller Coors). The proposed use of the building addition will include Irwindale City Brewery's Spares Building, a storage building that will house spare parts, equipment, and machinery for the brewery. The new 20,000 square foot building addition replaces an existing standalone 20,000 square foot building operating under the same use as a Spares Building. The standalone spares building is set to be demolished.

GENERAL PLAN AND ZONING
The site is designated in the General Plan as Industrial/Business Park. The property is currently zoned M-2 (Heavy Manufacturing).The following zones and uses surround the site:

Direction	Existing Land Use	Zoning District
North	Filled Pit	RII (Reliance II Specific Plan)
South	Pit	M-2 (Heavy Manufacturing)
East	Industrial Businesses	M-2 (Heavy Manufacturing)
West	Pit	M-2 (Heavy Manufacturing)

ENVIRONMENTAL REVIEW
The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to

Section 15302 (Class 2; Replacement or Reconstruction) of the CEQA Guidelines. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the County Clerk. The NOE is on file in the Community Development Department and available for review by the public.

SITE PLAN AND DESIGN REVIEW

Pursuant to the provisions of Chapter 17.27.020 (Site Plan and Design Review) of the Irwindale Municipal Code (IMC), "Site Plan and Design Review is required in specific areas of the City covered by design guidelines adopted by the City Council and is required for all new construction and other activities as identified in the applicable design guidelines".

Development Standards

Development Standard	Minimum Requirement	Project Proposal	Campus Total
Front Yard Setback	20'	40'	40'
Side Yard Setback	15'	N/A	N/A
Rear Yard Setback	N/A	N/A	N/A
Floor Area Ratio (F.A.R.)	1.0:1.0 (Max)	0.006:1.0	0.3:1.0
Building Height[1]	60'	22'-8"	Various
Landscaping	10%	0.8%	12%
Parking	600 Spaces	20 Spaces	620
Truck/Trailer Parking	N/A	0	271

Project Description

The proposed 20,000 square foot addition, known as the Spares Building, will be constructed on the southern side of the existing brewery building. The proposed addition will be a warehouse with bathrooms and janitorial closet. The proposed building is replacing the existing Spares Building, which is a standalone structure located just west of the existing brewery building. The purpose of the proposed addition is to improve the efficiency of facility operations by consolidating operations into one structure. The Spares Building houses spare parts and machinery that are necessary in the event of failure or need for replacement of various parts and machines throughout the campus. Square footage will be unchanged as the existing standalone Spares Building will be demolished and replaced with the proposed Spares Building which is the same square footage of 20,000 square feet. The project is proposing 28,000 square feet of new landscaping and 12,600 square feet of new parking to complement the proposed Spares Building. The Project site is comprised of 75.61 gross acres (75.87 net acres, Assessor's Parcel Number 8533-009-025). This is the home of the Irwindale City Brewery located at the Irwindale Brew Yard.

Building Design/Design Guidelines

The campus was constructed prior to the adoption of the Commercial and Industrial Design Guidelines. For consistency, the proposed addition will match the architectural style of the main brewery building. The concrete block structure will have simple parapets and appropriate materials, including light tan and brown colors on railings, doors, doorways, and trash enclosure to match the existing building. The building will incorporate the recommended elements of the Commercial and Industrial Design Guidelines for campuses, such as the clustering of buildings, pedestrian walkways, visual, and physical links between the buildings to create a campus feel. The brewery campus is planned, organized, and

managed to function as a unified whole.

Overall, the proposed improvements will upgrade the efficiency of the campus while highlighting and incorporating the recommended elements for campuses in the Irwindale Commercial and Industrial Design Guidelines.

Landscaping

The proposed landscape plan shows that approximately 12,600 square feet of the project site would be a combination of perimeter landscaping, parking lot shade tree, shrubs, and groundcover. The landscaping will include native plants and non-invasive species.

As required by the Irwindale Municipal Code, all equipment is enclosed within the buildings or screened from the public right of way.

Access and Circulation

Ingress and egress to the site is provided via two (2) driveways on 1st Street and one (1) fire access driveway at the intersection of Avenida Padilla and Jardin De Rosa. Pedestrian access will be provided via new concrete sidewalks from existing sidewalks on 1st Street. Additionally, internal walkways leading to the various entrances of the proposed building will be provided.

Parking

IMC Subsection 17.16.040 provides, "Indoor Warehousing, Storage, and Wholesaling and Distribution" must have one (1) parking space per every 2,000 square feet of floor area.

Based on the proposed square footage, the project requires ten (10) stalls, and twenty (20) stalls are being proposed [two (2) ADA stalls, eighteen (18) standard stalls]. The project proposes no additional truck parking, however it proposes including one (1) loading dock. All parking is surface parking; there are no proposed parking structures or subterranean lots.

Building Height

The building height is approximately 22'-8".

The Irwindale Municipal Code has a maximum building height restriction in the M-2 (Heavy Manufacturing) zone. Per IMC Subsection 17.06.030-1 Development Standards, the maximum height is fifty (50) feet; sixty (60) feet if abutting freeway, and forty (40) feet if parcel is within two hundred-fifty (250) feet of a Residential Zoned Property.

Signage and Lighting

IMC Section 17.19 "Signs" provides the maximum allowable sign area for freestanding and wall signs. Based on the approximate square footage of the existing building, the allowable amount of wall signage would equate to a maximum of 100 square feet per one square foot per linear feet of tenant space for signs on the street front or building side. Freestanding signs would be limited to 200 square feet per one-half square foot per linear foot of street property line. There are currently no plans for additional signage on the building addition.

Site lighting would consist of exterior, street light poles; interior lighting; and lighting for the new parking areas. Proposed lighting would limit uplight and glare, and ensure that the site is adequately lit.

ANALYSIS

Site Plan & Design Review Analysis

Before Site Plan and Design Review are 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.

1. Promotes excellence in site planning and design and the harmonious appearance of buildings and sites;

The proposed Project shall harmonize the appearance of the building in relation to the existing brewery building; adding to the campus-like feel. The proposed project incorporates several of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: simple parapets and a multi-color palette. In addition, the site design includes new layered landscaping and parking.

2. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and

The Subject Property is zoned M-2 (Heavy Manufacturing) and has a General Plan land designation of Industrial/Business Park, which are consistent designations. The operations of the new addition will remain the same as the building it is replacing, consolidating operations into one structure. The Spares Building houses spare parts and machinery that are necessary in the event of failure or need for replacement of various parts and machines throughout the campus. There will be no adverse impact on the surrounding area. The new addition improves building operations and logistics because of its new location and updated improvements.

3. Supplement other City regulations and standards to ensure control of aspects of site planning and design that are not otherwise addressed.

This Project's Conditions of Approval attached hereto as Exhibit "A" supplement and ensure compliance with all applicable City regulations and standards, including conditions not explicitly stated elsewhere.

CONCLUSION/RECOMMENDATION

Staff recommends that the City Council take the following action:

1. Adopt Resolution No. 2025-74-3662 approving Site Plan & Design Review (DA) No. 02-2025 subject to the proposed Conditions of Approval to permit the proposed construction as presented herein, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, section 15302

[1] Per IMC Subsection 17.02.040(C)(1) “Building Height” is measured from the finished floor to the highest point of commercial, industrial, and multi-family structures. This measurement shall not include parapets, rooftop equipment screening, and architectural features.

Fiscal Impact:

The entire cost for the development will be covered by the Applicant/Developer. The proposed project will have no impact on the City’s budget.

Attachments:

1. CC Reso No. 2025-74-3662 SPDR(DA) 02-2025
2. Attachment B - Plans - August 7, 2025
3. Planning Commission Staff Report and Attachments

ATTACHMENT "A"

RESOLUTION NO. 2025-74-3662

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING SITE PLAN AND DESIGN REVIEW (DA) NO. 02-2025 FOR THE CONSTRUCTION OF A 20,000 SQUARE FOOT ADDITION ON AN EXISTING BREWERY BUILDING LOCATED AT 15801 EAST 1ST STREET, IRWINDALE, CA 91706 (APN: 8533-009-025) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN, MAKING FINDINGS IN SUPPORT THEREOF, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15302 (CLASS 2; REPLACEMENT OR RECONSTRUCTION)

A. RECITALS.

(i) Philip Bruttig, 17853 Santiago Blvd, Ste 107-475, Villa Park, CA 92861, on behalf of Yellow Iron Real Estate, LLC, the Applicant, has made a request for approval of a Site Plan and Design Review [SP&DR(DA)] pursuant to Chapter 17.27 of the Irwindale Municipal Code for the construction of a 20,000 square foot building addition ("Project"), located at 15801 East 1st Street ("Subject Property").

(ii) The Subject Property is located at 15801 East 1st Street, within the City of Irwindale (APN: 8533-009-025) and is zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject application shall be referred to as the "Application."

(iii) 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 determined that the Project is categorically exempt from the provisions of CEQA pursuant to Section 15302 (Class 2; Replacement or Reconstruction) and no further review is required. Also, the City has determined that this Project will not have, either individually or cumulatively, an adverse impact on fish and wildlife resources. Subject to approval of the Project by the City Council based on recommendation by the Planning Commission, a Notice of Exemption will be filed with the office of the Registrar-Recorder/County Clerk, County of Los Angeles.

(iv) The Subject Property has been subject to prior discretionary approvals, including: Conditional Use Permit No. 09-06, approved July 6, 2006, for an integrated wastewater treatment plant and cogeneration facility; Conditional Use Permit No. 08-2021, approved October 20, 2021, for expansion of beverage operations including various ABC licenses; Site Plan and Design Review (DA) No. 04-2021 and CUP No. 05-2021, approved October 27, 2021,

for a 9,907 square foot filtration building and storage of cleaning chemicals; Lot Line Adjustment No. 01-2021, approved February 23, 2022; and Site Plan and Design Review (AA) No. 01-2025, approved April 1, 2025, for demolition and site reconfiguration work including parking, guardhouses, and access drives.

(v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, closed the public hearing and recommended that the City Council approve the Site Plan and Design Review (DA) No. 02-2025, subject to the approval of this Resolution, which details the specific Conditions under which the Application was approved.

(vi) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application, 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.

(vii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this City Council 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 Exhibit “A,” this City Council hereby specifically finds as follows:

A. Promotes excellence in site planning and design and the harmonious appearance of buildings and sites; and

The proposed Project shall harmonize the appearance of the building in relation to the existing brewery building; adding to the campus-like feel. The proposed project incorporates several of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: simple parapets and a multi-color palette. In addition, the site design includes new layered landscaping and parking.

B. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and

The Subject Property is zoned M-2 (Heavy Manufacturing) and has a General Plan land designation of Industrial/Business Park, which are consistent designations. The operations of the new addition will remain the same as the building it is replacing, consolidating operations into one structure. The Spares Building houses spare parts and machinery that are necessary in the event of failure or need for replacement of various parts and machines throughout the campus. There will be no adverse impact on the surrounding area. The new addition improves building operations and logistics because of its new location and updated improvements.

C. Supplement other City regulations and standards to ensure control of aspects of site planning and design that are not otherwise addressed.

This Project's Conditions of Approval attached hereto as Exhibit "A" supplement and ensure compliance with all applicable City regulations and standards, including conditions not explicitly stated elsewhere.

3. The City Council hereby determines that the Project, as proposed, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2; Replacement or Reconstruction), which exempts the replacement or reconstruction of existing structures and facilities when the new structure is located on the same site and has substantially the same purpose and capacity, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. City Staff are authorized to prepare and file a Notice of Exemption (NOE) with the County Clerk.

4. Based upon the substantial evidence and conclusions set forth herein above, this City Council approves this Site Plan and Design Review (DA) No. 02-2025 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.

5. 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 27th day of August 2025.

_____

Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2025-74-3662 was adopted at the meeting of the City Council of the City of Irwindale held on the 27th day of August 2025, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

CITY COUNCIL RESOLUTION NO. 2025-74-3662

Site Plan and Design Review (DA) No. 02-2025
Yellow Iron Real Estate, LLC
15801 East 1st Street

A. GENERAL

1. The uses authorized by this Site Plan and Design Review Permit allow for the construction of a 20,000 square foot building addition as described on the plans dated August 7, 2025.

2. A building permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Director at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.

3. If applicable, a grading permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Director at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.

4. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Department, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.

5. 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 (DA) No. 02-2025. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

6. 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 August 7, 2025) as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Community Development Director, shall require the prior approval of the City Council pursuant to the amendment of the Site Plan and Design Review Permit.

7. The Applicant agrees to allow City inspectors access to the Property to reasonably inspect the Property 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.

8. 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.

9. 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.

10. The premises shall 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. 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.

13. 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. COMMUNITY DEVELOPMENT DEPARTMENT

1. The proposed addition shall match the exterior color and materials of the existing brewery building.

2. All perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.

3. This project shall be subject to the City of Irwindale's utility tax.

4. This project shall be subject to the City of Irwindale's Development Impact Fees.

5. This project shall be subject to the City of Irwindale's Linkage Fees.

6. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the plans submitted to the Building Division for plan check.

7. A final Planning inspection shall be required.

8. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines."

9. Landscaping 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 Conceptual Landscape and as modified pursuant to City Building Plan Check review of Precise Landscape and Irrigation plans.

10. Landscape and irrigation plans shall be prepared by a licensed landscape architect, and are subject to the approval of the Community Development Director and the Director of Engineering. Vision clearance shall be maintained at all vehicle entrances and exits.

11. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.

12. A six (6) inch horizontal concrete curb shall surround all landscaped planters.

13. 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)

14. An additional ±28,000 square feet of the site shall be landscaped, as declared on the plans date stamped August 7, 2025.

15. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.

16. Any event not held during typical hours of operation shall be subject to Community Development Department review for a Special Event Permit.

17. Drive aisles shall remain open and unobstructed for vehicular circulation.

18. All building design and construction, including the type, texture, color, and durability of the exterior building materials shall, to the extent possible, comply with the City's Commercial and Industrial Design Guidelines for a campus.

19. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs or similar planting materials as allowed.

20. 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 Department.

21. All rooftop wireless telecommunications antennas operated by third parties are subject to the provisions of Section 17.12.260 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.

22. A lighting plan shall be submitted for approval by the Community Development Director describing lighting fixtures for building exterior lighting. Lighting fixtures shall be designed to shield light and/or directs light in a downward direction to minimize light spillover to adjacent residential areas. A minimum of 1-foot candle shall be provided.

[1] Photovoltaic equipment is exempt from this requirement.

23. Applicant shall obtain approval and permits from the Community Development Department and Building Division for all project signage prior to construction of any signs on the project site.

24. A temporary chain link fence with green screening, or acoustical fencing assembly shall be installed and maintained around the perimeter of the site during construction.

25. Any masonry walls, tube steel 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 review and approval of the Community Development Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.

26. Applicant shall at all times comply with the Irwindale Municipal Code Noise Standards (as may be amended) 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.

27. Construction activity shall take place no earlier than 7:00 AM on each day and no later than 7:00 PM on each day, Monday thru Saturday. No construction activities of any kind shall be performed on Sundays or holidays without a permit per Irwindale Municipal Code Subsection 9.28.110(A).

28. All construction related activity shall comply with the noise standards as set forth in Irwindale Municipal Code Section 9.28.030.

29. All truck loading and unloading shall occur on the site. No loading, unloading or truck idling shall be permitted to take place on City of Irwindale streets for any business located on the site.

30. The existing rotating Miller signage located on top of the Brewery shall be repaired and shall display the appropriate signage for the Irwindale Brew Yard.

C. PUBLIC WORKS/ENGINEERING DEPARTMENT

STREETS

1. All off-site improvements within the Public Right-of-Way shall be performed in accordance with City Standards to the satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.

2. Adequate “on-site” parking shall be provided per City requirements.

3. The owner/developer shall remove and reconstruct all damaged, cracked or lifted sidewalks, curbs and gutters as directed by the Director of Engineering. All reconstructed sidewalks shall meet ADA requirements.

4. Landscaping and tree planting plans shall be reviewed and approved by the Public Services Director.

5. The owner/developer shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction-related activities, including, but not limited to, the movement and/or delivery of equipment, materials and soil to and/or from the site.

6. The owner and/or developer shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development.

7. Common driveways shall not be allowed, unless approved by the Director of Engineering. Proposed driveways shall be located clear of existing fire hydrants, streetlights, water meters, etc.

UTILITIES

8. 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 Director of Engineering's requirements. The owner/developer shall submit grading and drainage plans to the Director of Engineering for review and approval. The grading and drainage plans shall be prepared by a licensed civil engineer and comply with Los Angeles County grading permit requirements. A hydrology study shall be included with the drainage plan.

9. The owner/developer shall pay for the entire cost for the design, engineering construction and inspection of any upgrade to the water main and connections as required by the serving water company for the proposed development.

10. The owner/developer shall obtain a Storm Drain Connection Permit from the City of Irwindale and/or Los Angeles County Flood Control District for connection(s) to the existing storm drain system.

11. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded as required by the Fire Department and/or the Director of Engineering.

12. Sanitary sewers shall be constructed in accordance with the current City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the Director of Engineering. A sewer study shall be submitted along with the sanitary sewer plans.

13. Prior to the issuance of building permits, the owner/developer shall provide a will-serve letter from the water utility provider to the City.

MISCELLANEOUS

14. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

15. That the owner/developer shall pay the connection fee upon application for storm water connection to the County of Los Angeles system.

16. 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.

17. 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.

18. Any changes to the site plan shall be reviewed and approved by the Director of Engineering.

BUILDING AND SAFETY

1. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the latest Building Code and all applicable regulations.

2. The Applicant shall submit Site, Floor, and Elevation Plans that include all Life & Safety and Accessibility requirements as required by the latest Building Code.

3. The Applicant shall submit all required Mechanical, Electrical & Plumbing (MEP) Plans in compliance with the latest Building Code.

4. Building plans for non-residential construction must contain the following items in order to be submitted for plan check:

    a. 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.
    b. 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.
    c. 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.
    d. Roof Plan: Roof drainage pattern, roofing material and slopes, locations of hips/valleys/ridges, eave overhang dimensions, attic vent locations, rooftop equipment locations.
    e. Accessibility Requirements: Complete path of travel, parking spaces/loading areas, restroom facilities, ramps, curbs, counters, etc. All details must be cross referenced on the plan.
    f. Exterior Elevations: Wall covering material, plate and building heights, window/door locations, roofing material and slopes, attic vent locations, finish grade lines, veneers.
    g. Cross Sections: Full height and width, indicating framing, foundation, and insulation in at least two orthogonal directions.
    h. Foundation Plan: Locations of all new footings, anchor bolt and hold-down schedules, complete foundation details.
    i. Framing Plan: Size, spacing, and span of all floor and ceiling joists, roof rafters, valleys and hips, beams and headers. All lateral force resisting elements, including shear wall locations and schedule, and diaphragm construction specifications.
    j. Structural Analysis: Calculations shall be provided to substantiate the structural plans where new structural elements are proposed or existing structural elements are altered. The structural calculations shall address both vertical and lateral forces, and shall be wet stamped and signed by a licensed engineer or architect registered in the state of California.
    k. Schedules: Doors and windows, exterior/interior finish, shear walls.
    l. Details: Complete framing and foundation details for all new structural elements, complete accessible path of travel details, required fire rated assembly details.
    m. A Geotechnical Soils Report.
    n. Green Building: Requirements, details, and notations shall be included in the plans.
    o. Additional items may be requested at plan check.

D. FIRE DEPARTMENT

1. The project shall comply with all applicable requirements of the County of Los Angeles Fire Department.

2. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at 626.963.5564 for information on EPICLA submittals.

E. PUBLIC SERVICES DEPARTMENT

1. All walls that face the public right-of-way shall implement anti-graffiti management practices (such as planting vines on the walls). Applicant shall be responsible for graffiti removal to all walls that face the public right-of-way in a timely manner.

2. Onsite trash enclosure areas shall have sufficient space for solid waste, recycling, and organic waste receptacles and shall be covered from the elements with a solid roof structure per Title 14, Division 7, Section 17313 of the California Code of Regulations and Building Code Manual County of Los Angeles Department of Public Works Building and Safety Division 312 Article 2.

3. Tenants shall adhere to the SB 1383 regulations set forth by CalRecycle under California Code of Regulations Title 14, Division 7, Chapter 3 and outlined in the Irwindale Municipal Code Section 08.22 Specific Regulations for Organic Waste Disposal Reduction, Recycling, and Solid Waste, which includes the diversion of edible food to food recovery organizations and services.

4. The owner and/or applicant shall remove and reconstruct all damaged, deficient, or substandard sidewalk, driveways, curb, and gutter as directed by the Director of Engineering and the Public Services Director.

5. The owner and/or applicant shall be responsible for obtaining encroachment permit(s) from the City prior to commencing any type of work in the public right-of-way.

6. Any work within easements on the project site shall require proper approval and permits from the easement holder (City of Irwindale, County of Los Angeles, Southern California Edison, etc.).

7. Vehicles shall not block the sidewalk or be parked on the public right-of-way along property frontage.

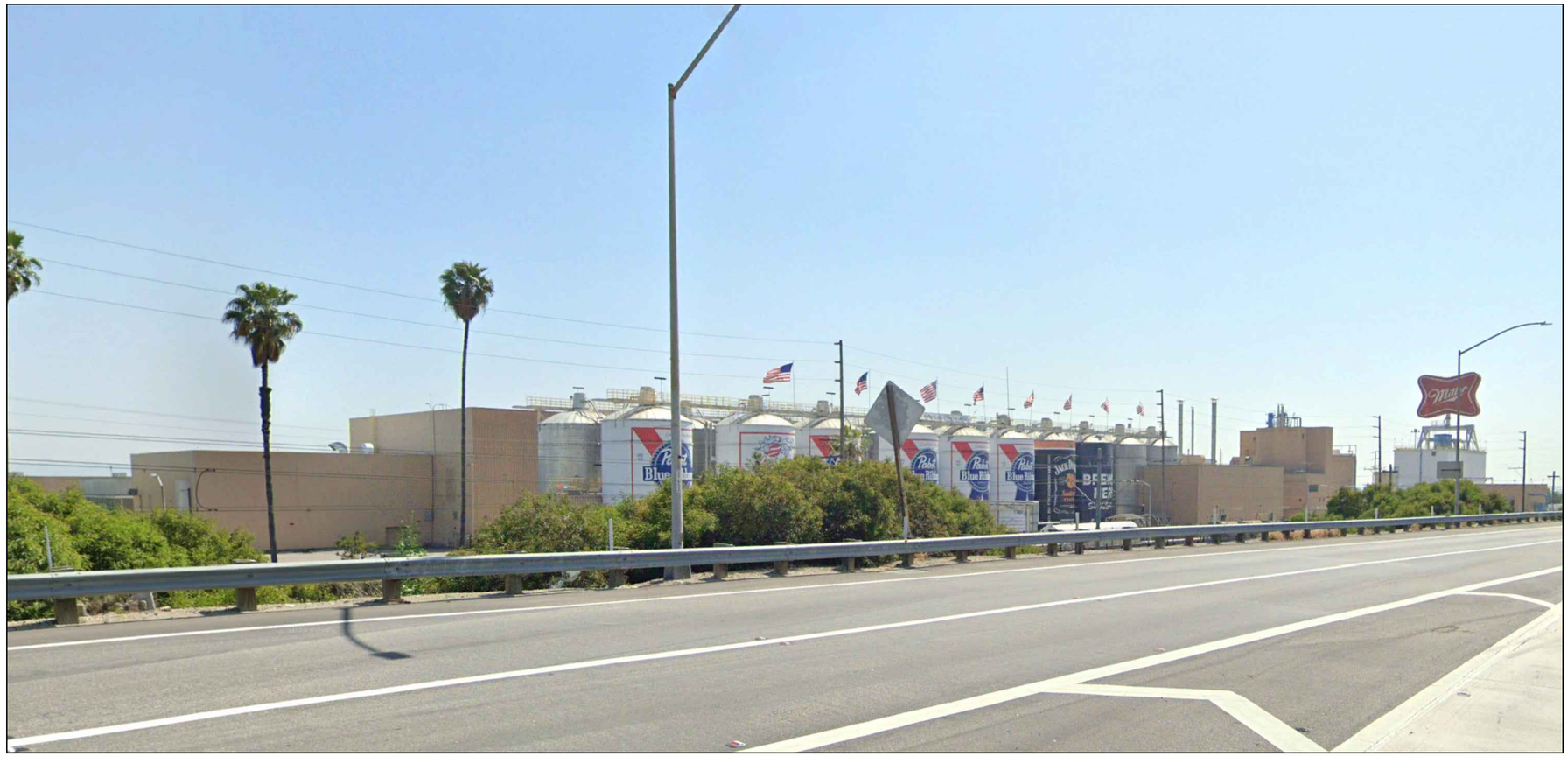
8. The tenant and owner of the property shall be responsible for the removal of any accidental or illegal dumping of debris on private property. It is not the responsibility of the City of Irwindale to remove any accidental or illegal dumping of items from private property.

9. All utilities and signs within the public right-of-way shall meet horizontal and vertical ADA clearance requirements.

10. Any landscaping, including an irrigation system, in the public right-of-way or any property that is dedicated to the City of Irwindale for maintenance purposes must be approved by the Public Services Director, or designee, as part of the permitting process. Property owner is required to maintain at its sole expense all landscaping in the public right-of-way, including the parkway.

IRWINDALE BREW YARD SPARES BLDG CONSOLIDATION

15801 1ST STREET IRWINDALE, CA 91706



A.P.N.:
8533-009-025 & 027

LEGAL DESCRIPTION:
REFER TO SHEET T-2

LAND USE / ZONING:

EXISTING/PROPOSED GENERAL PLAN:	INDUSTRIAL/BUSINESS PARK
EXISTING/PROPOSED ZONING:	M-2 HEAVY MANUFACTURING
EXISTING LAND USE:	BREWERY FACILITY

UTILITIES:

WATER:	MUNICIPAL UTILITIES COMPANY
SEWER:	MUNICIPAL UTILITES COMPANY
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
PHONE:	VERIZON, AT&T
T.V.:	TIME WARNER CABLE, VERIZON

SCHOOL DISTRICT:
LOS ANGELES UNIFIED SCHOOL DISTRICT

CODE ANALYSIS:
(SEE SHEET A1.2B FOR PROVIDED EXISTING CAMPUS DATA)

2022 CBC CODE

BUILDING OCCUPANCY:	S-1
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS (AUTOMATIC):	YES
STORIES:	1
REQ. LANDSCAPING:	10%
MAX. BLDG HEIGHT:	NONE

PARKING/LOADING

STANDARD STALL:	9'x19'
COMPACT STALL:	8'X15' (25% MAX)
MIN. AISLE:	26'; 28' LACFD ACCESS AISLE

SITE INFORMATION

PROPERTY OWNER:
IRWINDALE BREW YARD, LLC
110 EAST HOUSTON STREET, 3RD FLOOR
SAN ANTONIO, TX
PHONE: (310) 500-3048
CONTACT: ADAM SHER
E-MAIL: asher@qbdst.com

APPLICANT:
YELLOW IRON REAL ESTATE, LLC
17853 SANTIAGO BLVD, SUITE 107-475
VILLA PARK, CA 92861
PHONE: (714) 334-7040
CONTACT: PHILIP BRUTTIG
E-MAIL: pbruttig@yellowiron.com

ARCHITECT:
GAA ARCHITECTS, INC.
8811 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
PHONE: (949) 474-1775
CONTACT: ROGER DEITOS
E-MAIL: rogerd@GAAarchitects.com

CIVIL:
KIMLEY-HORN
1100 WEST TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
PHONE: (714) 939-1030
CONTACT: JASON MARECHAL
E-MAIL: jason.marechal@kimley-horn.com

PROJECT TEAM

THE PROJECT INCLUDES THE CONSTRUCTION OF A 20,000 SF SPARES BUILDING TO REPLACE EXISTING BUILDING OF EQUAL AREA TO BE DEMOLISHED DURING PROPOSED SITE RECONFIGURATION. ASSOCIATED NEW PARKING AND LANDSCAPE MODIFICATIONS TO SUPPORT THE PROPOSED NEW CONSTRUCTION WILL BE PROVIDED. TOTAL AGGREGATE BUILDING AREA FOR THE BREWERY AFTER RECONFIGURATION SHALL NOT EXCEED EXISTING ENTITLED BUILDING AREA OF 993,142 SF-REFER TO TABULATIONS.

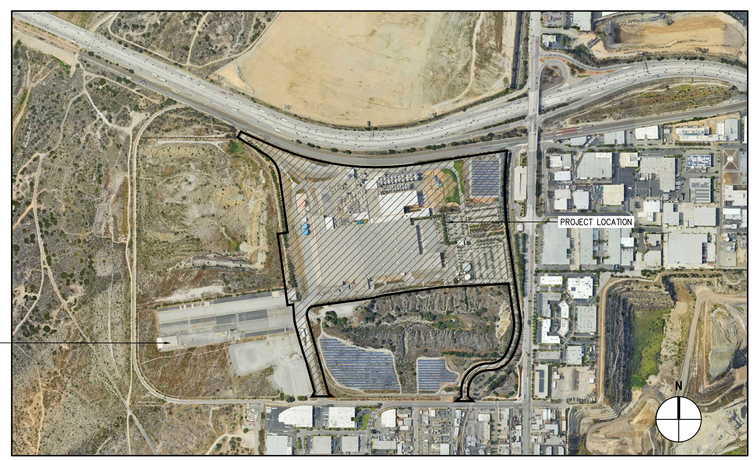
PROJECT SUMMARY

COVER
T1 TITLE SHEET
T2 LEGAL DESCRIPTION
T3 PROJECT RENDERINGS AND EXISTING PHOTOS

CIVIL
C1 COVER SHEET
C2 OVERALL SITE PLAN
C3 GRADING PLAN 1
C4 UTILITY PLAN 1

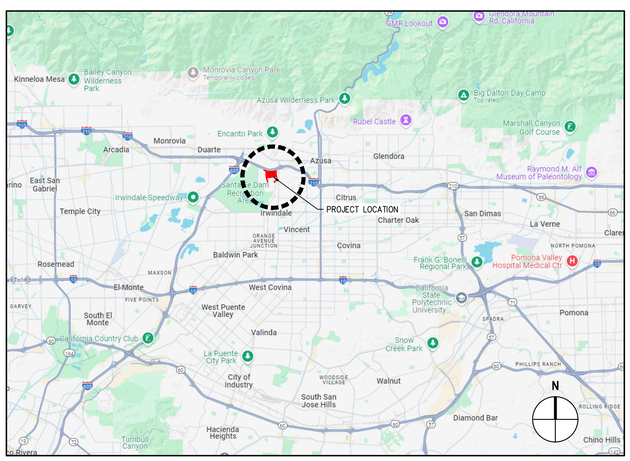
ARCHITECTURAL
A1.1 CAMPUS SITE PLAN, PROJECT TABULATIONS
A1.2A CAMPUS FIRE ACCESS PLAN
A1.2B EXISTING FIRE ACCESS PLAN (FOR REFERENCE ONLY)
A1.3 ENLARGED SITE PLAN AND FIRE ACCESS PLAN
A1.4 ENLARGED TRUCK MANEUVERING AND LANDSCAPE PLAN
A2.1 SPARES BUILDING FLOOR PLAN
A4.1 ELEVATIONS AND FINISHES

SHEET INDEX



(E) 20,000 SF BLDG. TO BE DEMOLISHED (PER SEPARATE PERMIT) AND REPLACED BY SPARES BUILDING

AERIAL VIEW



VICINITY MAP

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25
3	HC PARKING ADJUSTMENT	08/06/25

TITLE SHEET

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	1BY001.01
DATE:	08/06/2025
DRAWN:	GAA
FILE NAME:	1BY001.01_T1

SHEET NO: T1

GAA ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION
IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

PLOT DATE: 8/6/2025 P:\1BY\1BY001\WD\AGENCY SHEETS\SUBMITTAL PACKAGE 3\1BY001_T1 COVER.DWG

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

EXISTING LEGAL DESCRIPTION

PARCEL 1

THOSE PORTIONS OF LOTS 2, 3, 8, 9, 13 AND 14 OF MAP OF SUBDIVISION NO. 2 AZUSA LAND AND WATER CO., IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 94, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 13, BEING COINCIDENT WITH THE INTERSECTION OF THE CENTERLINE OF IRWINDALE AVENUE, A PUBLIC RIGHT OF WAY 100 FEET IN WIDTH AND VARYING, WITH THE CENTERLINE OF 1ST STREET, A PUBLIC RIGHT OF WAY 80 FEET IN WIDTH; THENCE NORTHERLY ALONG SAID CENTERLINE OF 1ST STREET NORTH 1° 12' 15" EAST 487.00 FEET; THENCE DEPARTING SAID CENTERLINE AT RIGHT ANGLES THERETO NORTH 88° 47' 45" WEST 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID IRWINDALE AVENUE AND THE **TRUE POINT OF BEGINNING;** THENCE NORTH 1° 11' 48" EAST 1228.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 292.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 88° 48' 23" EAST; THENCE NORTHERLY 55.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 57' 23"; THENCE NORTH 88° 48' 03" WEST 114.58 FEET TO THE EASTERLY LINE OF A CERTAIN PARCEL "A" DESCRIBED AS AN EXCEPTION IN THE DEED TO MILLER BREWING COMPANY, RECORDED OCTOBER 27, 1977, AS INSTRUMENT NO. 77-118029, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3000.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 85° 27' 13" WEST; THENCE SOUTHERLY 99.79 FEET ALONG SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 01° 54' 21"; THENCE SOUTH 06° 27' 08" EAST 512.23 FEET; THENCE SOUTH 01° 11' 57" WEST 350.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 744.08 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 88° 59' 17" EAST; THENCE SOUTHERLY 100.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 42' 25" TO THE WESTERLY LINE OF SAID PARCEL "A" AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 450.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 81° 13' 47" EAST; THENCE NORTHERLY 135.68 FEET ALONG SAID CURVE AND WESTERLY LINE OF PARCEL "A", THROUGH A CENTRAL ANGLE OF 17° 16' 33"; THENCE CONTINUING ALONG SAID WESTERLY OF SAID PARCEL NORTH 08° 22' 03" WEST 871.34 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3000.00 FEET; THENCE CONTINUING NORTHERLY 715.92 FEET ALONG SAID CURVE AND WESTERLY LINE OF SAID PARCEL, THROUGH A CENTRAL ANGLE OF 13° 40' 23"; THENCE NORTH 05° 18' 20" EAST 110.36 FEET TO THE SOUTHERLY BOUNDARY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S RIGHT OF WAY BEING 100 FEET WIDE; THENCE ALONG SAID RIGHT OF WAY SOUTH 81° 24' 38" WEST 928.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2596.64 FEET; THENCE WESTERLY 1459.30 FEET ALONG SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32° 12' 00"; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 66° 23' 22" WEST 372.32 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 23° 36' 38" WEST 26.39 FEET; THENCE SOUTH 12° 09' 27" WEST 73.78 FEET; THENCE SOUTH 89° 54' 42" EAST 75.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 37° 10' 30" WEST; THENCE EASTERLY 36.52 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40° 14' 33"; THENCE NORTH 86° 55' 56" EAST 25.96 FEET; THENCE SOUTH 51° 42' 07" EAST 175.75 FEET; THENCE SOUTH 47° 57' 18" EAST 66.68 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

EXISTING LEGAL DESCRIPTION

HAVING A RADIUS OF 295.00 FEET; THENCE SOUTHEASTERLY 102.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 56' 17" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 823.22 FEET, A RADIAL LINE TO WHICH BEARS NORTH 61° 58' 59" EAST; THENCE SOUTHEASTERLY 139.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9° 42' 28"; THENCE SOUTH 07° 55' 47" EAST 132.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET, A RADIAL LINE TO WHICH BEARS NORTH 15° 55' 34" WEST; THENCE SOUTHWESTERLY 161.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 13' 02"; THENCE SOUTH 02° 51' 24" WEST 353.88 FEET; THENCE SOUTH 07° 51' 00" EAST 763.39 FEET; THENCE NORTH 82° 09' 00" EAST 932.83 FEET; THENCE NORTH 72° 11' 13" EAST 340.58 FEET; THENCE NORTH 82° 13' 12" EAST 126.89 FEET; THENCE NORTH 87° 09' 58" EAST 575.47 FEET; THENCE NORTH 88° 28' 52" EAST 357.95 FEET; THENCE SOUTH 08° 22' 03" EAST 311.38 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 600.26 FEET; THENCE SOUTHERLY 412.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39° 21' 22"; THENCE SOUTH 88° 48' 12" EAST 166.55 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF IRWINDALE AVENUE AND THE **TRUE POINT OF BEGINNING.**

SAID LAND IS SHOWN AS PARCEL 1 IN THAT CERTAIN GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LLA NO. 01-2021, RECORDED FEBRUARY 7, 2022, AS INSTRUMENT NO. 20220148979, OFFICIAL RECORDS.

CONTAINING 76.417 ACRES, MORE OR LESS.

PARCEL 2

LOT 1 AND THOSE PORTIONS OF LOTS 2, 3, 8, 9 AND 13 OF MAP OF SUBDIVISION NO. 2 AZUSA LAND AND WATER CO., IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 94, OF MISCELLANEOUS RECORDS, TOGETHER WITH PARCEL "A" OF PARCEL MAP NO. 16282, AS PER MAP RECORDED IN BOOK 172, PAGES 76 THROUGH 78, INCLUSIVE, OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 1 AND 2 NORTH 00° 01' 34" WEST 2650.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 NORTH 41° 49' 36" EAST 461.79 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH 58° 33' 36" EAST 77.92 FEET TO THE SOUTHERLY BOUNDARY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S RIGHT OF WAY BEING 100 FEET WIDE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 66° 23' 22" EAST 725.04 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 23° 36' 38" WEST 26.39 FEET; THENCE SOUTH 12° 09' 27" WEST 73.78 FEET; THENCE SOUTH 89° 54' 42" EAST 75.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 37° 10' 30" WEST; THENCE EASTERLY 36.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 14' 33"; THENCE NORTH 86° 55' 56" EAST 25.96 FEET; THENCE SOUTH 51° 42' 07" EAST 175.75 FEET; THENCE SOUTH 47° 57' 18" EAST 66.68 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 295.00 FEET; THENCE SOUTHEASTERLY 102.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

EXISTING LEGAL DESCRIPTION

OF 19° 56' 17" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 823.22 FEET, A RADIAL LINE TO WHICH BEARS NORTH 61° 58' 59" EAST; THENCE SOUTHEASTERLY 139.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9° 42' 28"; THENCE SOUTH 07° 55' 47" EAST 132.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET, A RADIAL LINE TO WHICH BEARS NORTH 15° 55' 34" WEST; THENCE SOUTHWESTERLY 161.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 13' 02; THENCE SOUTH 02° 51' 24" WEST 353.88 FEET; THENCE SOUTH 07° 51' 00" EAST 763.39 FEET; THENCE NORTH 82° 09' 00" EAST 258.64 FEET; THENCE SOUTH 15° 09' 38" EAST 894.87 FEET; THENCE SOUTH 89° 55' 03" EAST 934.09 FEET; THENCE SOUTH 00° 01' 22" EAST 49.55 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1ST STREET, 80 FEET WIDE AND VARYING IN WIDTH; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 58' 38" WEST 246.68 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89° 55' 03" WEST 126.57 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 19° 40' 34" WEST 31.84 FEET, TO THE MOST EASTERLY CORNER OF PARCEL "A" OF PARCEL MAP NO. 15170, IN SAID CITY, AS PER MAP RECORDED IN BOOK 155, PAGES 67 THROUGH 69, INCLUSIVE, OF PARCEL MAPS; THENCE SOUTH 19° 40' 14" WEST 13.03 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A" NORTH 70° 19' 46" WEST 22.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 84.00 FEET; THENCE NORTHWESTERLY 28.72 FEET ALONG SAID CURVE AND SOUTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 19° 35' 17" TO THE NORTHWESTERLY CORNER OF SAID PARCEL "A", SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 9; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 55' 03" WEST 1129.27 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 SOUTH 89° 31' 24" WEST 1320.24 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID LAND IS SHOWN AS PARCEL 2 IN THAT CERTAIN GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LLA NO. 01-2021, RECORDED FEBRUARY 7, 2022, AS INSTRUMENT NO. 20220148979, OFFICIAL RECORDS.

CONTAINING 100.882 ACRES, MORE OR LESS.

PARCEL 3

THOSE PORTIONS OF LOTS 9 AND 13 OF MAP OF SUBDIVISION NO. 2 AZUSA LAND AND WATER CO., IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 94, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 13, BEING COINCIDENT WITH THE INTERSECTION OF THE CENTERLINE OF IRWINDALE AVENUE, A PUBLIC RIGHT OF WAY 100 FEET IN WIDTH AND VARYING IN WIDTH, WITH THE CENTERLINE OF 1ST STREET, A PUBLIC RIGHT OF WAY 80 FEET IN WIDTH; THENCE NORTHERLY ALONG SAID CENTERLINE OF IRWINDALE AVENUE NORTH 1° 12' 15" EAST 487.00 FEET; THENCE DEPARTING SAID CENTERLINE AT RIGHT ANGLES THERETO NORTH 88° 47' 45" WEST 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID IRWINDALE AVENUE AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 88° 48' 12" WEST 166.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 600.26 FEET, A RADIAL LINE TO

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

EXISTING LEGAL DESCRIPTION

WHICH BEARS SOUTH 59° 00' 41" EAST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 412.31 FEET THROUGH A CENTRAL ANGLE OF 39° 21' 22"; THENCE NORTH 08° 22' 03" WEST 311.38 FEET; THENCE SOUTH 88° 28' 52" WEST 357.95 FEET; THENCE SOUTH 87° 09' 58" WEST 575.47 FEET; THENCE SOUTH 82° 13' 12" WEST 126.89 FEET; THENCE SOUTH 72° 11' 13" WEST 340.58 FEET; THENCE SOUTH 82° 09' 00" WEST 674.18 FEET; THENCE SOUTH 105° 09' 38" EAST 894.87 FEET; THENCE SOUTH 89° 55' 03" EAST 934.09 FEET; THENCE SOUTH 00° 01' 22" EAST 49.55 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 1ST STREET; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 58' 38" EAST 925.67 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 67.00 FEET; THENCE EASTERLY NORTHEASTERLY AND NORTHERLY 103.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 46' 50"; THENCE NORTH 01° 11' 48" EAST 179.19 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 268.64 FEET; THENCE 62.40 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 18' 31" TO A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 252.64 FEET; THENCE, 58.68 FEET NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 18' 32"; THENCE NORTH 01° 11' 48" EAST 93.28 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID LAND IS SHOWN AS PARCEL 3 IN THAT CERTAIN GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LLA NO. 01-2021, RECORDED FEBRUARY 7, 2022, AS INSTRUMENT NO. 20220148979, OFFICIAL RECORDS.

CONTAINING 48.436 ACRES, MORE OR LESS.

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

LOT 1:

THOSE PORTIONS OF PARCELS 1, 2 AND 3 OF GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 01-2021, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NO. 20220148979, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 81°24'38" WEST 928.38 FEET TO THE BEGINNING OF A 2596.64 FEET RADIUS CURVE, CONCAVE NORTHERLY;
2. WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 1459.30 FEET THROUGH A CENTRAL ANGLE OF 32°12'00";
3. NORTH 66°23'22" WEST 344.85 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 31°32'34" WEST 65.71 FEET;

THENCE SOUTH 58°27'26" EAST 334.53 FEET TO THE BEGINNING OF A 300.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 264.91 FEET THROUGH A CENTRAL ANGLE OF 50°35'40";

THENCE SOUTH 07°51'47" EAST 564.28 FEET;

THENCE SOUTH 82°04'13" WEST 94.15 FEET;

THENCE SOUTH 07°51'07" EAST 723.86 FEET;

THENCE NORTH 82°08'59" EAST 49.20 FEET;

THENCE SOUTH 04°17'50" EAST 142.92 FEET TO THE BEGINNING OF A 310.00 FEET RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 60.66 FEET THROUGH A CENTRAL ANGLE OF 11°12'43";

THENCE SOUTH 15°30'33" EAST 267.64 FEET THE BEGINNING OF A 310.00 FEET RADIUS CURVE CONCAVE EASTERLY;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 21.63 FEET THROUGH A CENTRAL ANGLE OF 3°59'53";

THENCE SOUTH 19°30'26" EAST 87.91 FEET;

THENCE SOUTH 15°30'33" EAST 322.64 FEET;

THENCE SOUTH 30°00'00" WEST 52.59 FEET;

THENCE NORTH 89°59'35" EAST 201.55 FEET;

THENCE NORTH 52°44'29" WEST 47.37 FEET;

THENCE NORTH 15°30'33" WEST 792.06 FEET TO THE BEGINNING OF A 90.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 153.56 FEET THROUGH A CENTRAL ANGLE OF 97°45'43"

THENCE NORTH 82°15'10" EAST 599.47 FEET;

THENCE NORTH 74°06'58" EAST 85.90 FEET;

THENCE NORTH 82°09'00" EAST 616.71 FEET;

THENCE NORTH 87°03'38" EAST 652.40 FEET;

THENCE SOUTH 08°22'03" EAST 366.74 FEET TO THE BEGINNING OF A 382.00 FEET RADIUS CURVE CONCAVE WESTERLY, A RADIAL TO WHICH BEARS SOUTH 81°28'58" WEST;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 44.06 FEET THROUGH A CENTRAL ANGLE OF 6°36'32" TO THE BEGINNING OF A 676.07 FEET RADIUS CURVE CONCAVE WESTERLY, A RADIAL TO WHICH BEARS SOUTH 87°02'48" EAST;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 311.39 FEET THROUGH A CENTRAL ANGLE OF 26°23'23" TO THE BEGINNING OF A 184.06 FEET RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 60°39'10" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 199.31 FEET THROUGH A CENTRAL ANGLE OF 62°02'33" TO THE BEGINNING OF A 276.00 FEET RADIUS REVERSE CURVE CONCAVE SOUTHEASTERLY, A RADIAL TO WHICH BEARS SOUTH 00°43'06" WEST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 437.00 THROUGH A CENTRAL ANGLE OF 90°43'06";

THENCE SOUTH 00°42'37" EAST 59.46 FEET;

THENCE SOUTH 51°33'14" WEST 67.33 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 3;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 437.00 THROUGH A CENTRAL ANGLE OF 90°43'06";

THENCE SOUTH 00°42'37" EAST 59.46 FEET;

THENCE SOUTH 51°33'14" WEST 67.33 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 3;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°58'38" EAST 170.01 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 45°00'41" WEST 70.72 FEET;

THENCE NORTH 00°00'00" EAST 51.25 FEET TO THE BEGINNING OF A 208.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 328.99 FEET THROUGH A CENTRAL ANGLE OF 90°37'29" TO THE BEGINNING OF A 252.06 FEET RADIUS REVERSE CURVE CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 01°17'08" EAST;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 272.48 FEET THROUGH A CENTRAL ANGLE OF 61°56'19" TO THE BEGINNING OF A 744.08 FEET RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 60°39'24" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 345.55 FEET THROUGH A CENTRAL ANGLE OF 26°36'30" TO THE BEGINNING OF A 450.00 FEET RADIUS CURVE CONCAVE NORTHERLY, A RADIAL TO WHICH BEARS SOUTH 88°27'56" WEST, BEING ALSO A POINT ALONG THE EXTERIOR BOUNDARY LINE OF SAID PARCEL 1;

THENCE ALONG SAID EXTERIOR BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 54.75 FEET THROUGH A CENTRAL ANGLE OF 6°58'15";
2. NORTH 08°22'03" WEST 871.34 FEET TO THE BEGINNING OF A 3000.00-FOOT RADIUS CURVE CONCAVE EASTERLY;
3. NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 715.92 FEET THROUGH A CENTRAL ANGLE OF 13°40'23";
4. NORTH 05°18'20" EAST 110.36 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 75.606 ACRES, MORE OR LESS.

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

LOT 2:

THOSE PORTIONS OF PARCELS 1, 2 AND 3 OF GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 01-2021, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NO. 20220148979, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, SOUTH 66°23'22" EAST 752.51 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 31°32'34" WEST 65.71 FEET;

THENCE SOUTH 58°27'26" EAST 334.53 FEET TO THE BEGINNING OF A 300.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 264.91 FEET THROUGH A CENTRAL ANGLE OF 50°35'40";

THENCE SOUTH 07°51'47" EAST 564.28 FEET;

THENCE SOUTH 82°04'13" WEST 94.15 FEET;

THENCE SOUTH 07°51'07" EAST 723.86 FEET;

THENCE NORTH 82°08'59" EAST 49.20 FEET;

THENCE SOUTH 04°17'50" EAST 142.92 FEET TO THE BEGINNING OF A 310.00 FEET RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 60.66 FEET THROUGH A CENTRAL ANGLE OF 11°12'43";

THENCE SOUTH 15°30'33" EAST 267.64 FEET THE BEGINNING OF A 310.00 FEET RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 21.63 FEET THROUGH A CENTRAL ANGLE OF 3°59'53";

THENCE SOUTH 19°30'26" EAST 87.91 FEET;

THENCE SOUTH 15°30'33" EAST 322.64 FEET;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF SAID PARCEL 2 THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 89°58'38" WEST 574.61 FEET;
2. NORTH 89°55'03" WEST 126.57 FEET;
3. SOUTH 19°40'34" WEST 31.84 FEET;
4. SOUTH 19°40'14" WEST 13.03 FEET;
5. NORTH 70°19'46" WEST 22.12 FEET TO THE BEGINNING OF AN 84.00 FEET RADIUS CURVE CONCAVE SOUTHERLY;
6. WESTERLY ALONG SAID CURVE, 28.72 FEET THROUGH A CENTRAL ANGLE OF 19°35'17";
7. NORTH 89°55'03" WEST 1129.27 FEET;
8. SOUTH 89°31'24" WEST 1320.24 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE LEAVING SAID SOUTHERLY LINE AND ALONG THE GENERAL WESTERLY LINE OF SAID PARCEL 2, THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°01'34" WEST 2650.97 FEET;
2. NORTH 41°49'36" EAST 461.79 FEET;
3. NORTH 58°33'36" EAST 77.92 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 143.929 ACRES, MORE OR LESS.

LOT 3:

THOSE PORTIONS OF PARCELS 1 AND 3 OF GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 01-2021, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NO. 20220148979, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEAST CORNER OF SAID PARCEL 1, BEING ALSO THE BEGINNING OF A 292.00 FEET RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 80°14'14" EAST, SAID POINT BEING ALSO A POINT IN THE WESTERLY RIGHT OF WAY OF IRWINDALE AVENUE AS SHOWN ON SAID LOT LINE ADJUSTMENT NO. 01-2021;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE ALONG SAID WESTERLY RIGHT OF WAY, THE FOLLOWING SIX (6) COURSES:

1. SOUTHERLY ALONG SAID CURVE, 55.84 FEET THROUGH A CENTRAL ANGLE OF 10°57'23";
2. SOUTH 01°11'48" WEST 1321.91 FEET TO THE BEGINNING OF A 252.64 FEET RADIUS CURVE CONCAVE WESTERLY;
3. SOUTHERLY ALONG SAID CURVE, 58.68 FEET THROUGH A CENTRAL ANGLE OF 13°18'31" TO THE BEGINNING OF A 268.64 FEET RADIUS REVERSE CURVE CONCAVE EASTERLY, A RADIAL TO WHICH BEARS NORTH 75°29'40" WEST;
4. SOUTHERLY ALONG SAID CURVE, 62.40 FEET THROUGH A CENTRAL ANGLE OF 13°18'31";
5. SOUTH 01°11'48" WEST 179.19 FEET TO THE BEGINNING OF A 67.00 FEET RADIUS CURVE CONCAVE NORTHWESTERLY;
6. SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 103.82 FEET THROUGH A CENTRAL ANGLE OF 88°46'50" TO THE SOUTHERLY LINE OF SAID PARCEL 3;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY ALONG SAID SOUTHERLY LINE, SOUTH 89°58'38" WEST 427.73 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 45°00'41" WEST 70.72 FEET;

THENCE NORTH 00°00'00" EAST 51.25 FEET TO THE BEGINNING OF A 208.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 328.99 FEET THROUGH A CENTRAL ANGLE OF 90°37'29" TO THE BEGINNING OF A 252.06 FEET RADIUS REVERSE CURVE CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 01°17'08" EAST;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 272.48 FEET THROUGH A CENTRAL ANGLE OF 61°56'19" TO THE BEGINNING OF A 744.08 FEET RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 60°39'24" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 345.55 FEET THROUGH A CENTRAL ANGLE OF 26°36'30" TO THE POINT OF CUSP WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 450.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 88°27'56" WEST, SAID POINT BEING ALSO A POINT ALONG THE EXTERIOR BOUNDARY LINE OF SAID PARCEL 1;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 80.93 FEET THROUGH A CENTRAL ANGLE OF 10°18'17" TO THE POINT OF CUSP WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 744.08 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS



VIEW AT ENTRY | N.T.S. | 2D



VIEW AT ENTRY | N.T.S. | 2B

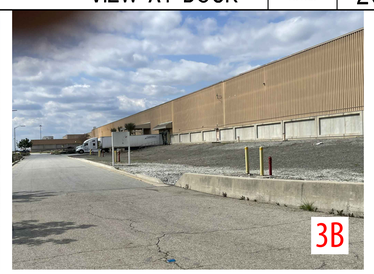


VIEW AT DOCK | N.T.S. | 2C



VIEW AT DOCK | N.T.S. | 2A

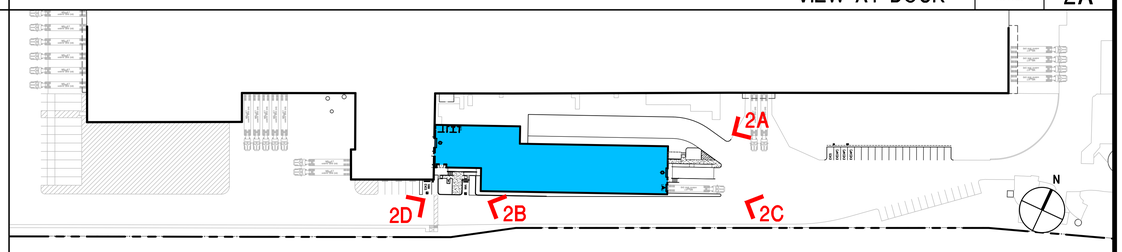








VIEWS OF EXISTING SPARES BUILDING DEVELOPMENT AREA | N.T.S. | 3



RENDERING VIEWS KEY MAP | N.T.S. | 2



EXISTING VIEW KEY MAP | N.T.S. | 1

GAA ARCHITECTS

8811 Research Drive,
Suite 200,
Irvine, CA 92618

T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25
3	HC PARKING ADJUSTMENT	08/06/25

ARCHITECTURAL RENDERINGS AND EXISTING PHOTOS

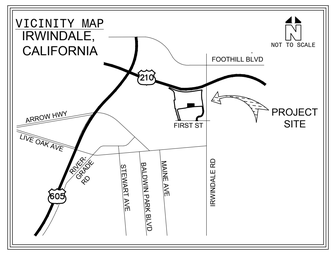
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	1BY001.01
DATE:	08/06/2025
DRAWN:	GAA
FILE NAME:	1BY001.01_T3

SHEET NO:
T3

PLOT DATE: 8/6/2025 P:\BY\1BY001\WD\AGENCY SHEETS\SUBMITTAL PACKAGE 2\1BY001_T1 RENDERINGS.DWG



VICINITY MAP
SCALE: NTS

CITY OF IRWINDALE

DEPARTMENT OF PUBLIC WORKS

IRWINDALE BREW YARD - SPARES BUILDING
PRECISE GRADING PLAN

15801 W 1ST STREET, IRWINDALE, CA 91706



VICINITY MAP
SCALE: 1"=400'

NORTH

PROPERTY INFORMATION

SITE ADDRESS:	15801 W 1ST STREET IRWINDALE, CA 91706
APN:	8533-009-025 & 027
TOTAL SITE AREA:	75.61 AC
PROPOSED BUILDING AREA:	2,873,007 SF
ZONING CLASSIFICATION:	M2 - HEAVY MANUFACTURING
EXISTING USE:	BREWERY
PROPOSED USE:	BREWERY
TOTAL LOTS:	1

ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT
AHJ	- AUTHORITY HAVING JURISDICTION
BC	- BACK OF CURB
BS	- BOTTOM OF STAIR
BLDG	- BUILDING
BW	- BACK OF WALK
CAB	- COMPACTED AGGREGATE BASE
CB	- CATCH BASIN
CF	- CURB FACE
C/L	- CENTERLINE
CONC.	- CONCRETE
CONST.	- CONSTRUCT, CONSTRUCTION
CSG	- COMPACTED SUBGRADE
DF	- DEEPENED FOOTING
DI	- DRAIN INLET
DW	- DOMESTIC WATER
E	- EAST
EG	- EDGE OF GUTTER
ELEC	- ELECTRIC
EP	- EDGE OF PAVEMENT
FF	- FINISHED FLOOR
FG	- FINISHED GRADE
FL	- FLOW LINE
FS	- FINISHED SURFACE
FW	- FIRE WATER
G	- GAS
GB	- GRADE BREAK
HP	- HIGH POINT
INV	- INVERT
IRR	-IRRIGATION WATER
JS	- JUNCTION STRUCTURE
LP	- LOW POINT
MH	- MANHOLE
N	- NORTH
PCC	- PORTLAND CEMENT CONCRETE
P/L	- PROPERTY LINE
PUE	- PUBLIC UTILITY EASEMENT
PVC	- POLYVINYL CHLORIDE
R	- RADIUS OR RIDGE
RD	- ROOF DRAIN
RW	- RECLAIMED WATER
R/W	- RIGHT-OF-WAY
S	- SEWER OR SOUTH
SD	- STORM DRAIN
STA	- STATION
SS	- SANITARY SEWER
SPPWC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	- SIDE WALK
T	- TELEPHONE
TC	- TOP OF CURB
TS	- TOP OF STAIR
VIF	- VERIFY IN FIELD
W	- WATER OR WEST
XXX.XX	- PROPOSED ELEVATION
(XXX.XX)	- EXISTING ELEVATION

FEMA FLOOD ZONE

FEMA FLOOD MAP #:	06037C1415F 06037C1700F 06037C1420F	ZONE: X - AREA WITH REDUCED
EFFECTIVE DATE:	09/26/2008	

PROJECT TEAM

OWNER/DEVELOPER
ADAM SHER
IBY PROPERTY OWNER, LLC
711 BROADWAY, 6TH FLOOR
SAN ANTONIO, TX 78215
EMAIL: ASHER@PABST.COM

ARCHITECT
CRAIG WILIAMSON
GAA ARCHITECTS
811 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
(949) 474-1775
EMAIL: CRAIGW@GAAARCHITECTS.COM

SURVEYOR
JEFF LENHERR
DMG, INC.
2618 SAN MIGUEL SR., STE 290
NEWPORT BEACH, CA 92660
(949) 825-7786

CIVIL ENGINEER
TERRENCE GAINES, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
1100 TOWN AND COUNTRY RD SUITE 700,
ORANGE, CA 92868
(714) 786-6119
TERRENCE.GAINES@KIMLEY-HORN.COM

APPLICANT
PHILLIP BRUTTIG
YELLOW IRON REAL ESTATE
PHONE:(714) 334-7040
EMAIL: PBRUTTIG@YELLOWIRONRE.COM

UTILITY PURVEYORS

WATER
AZUSA LIGHT & WATER
CITY OF AZUSA
729 N. AZUSA AVENUE
AZUSA, CA 91702
(626) 812-5173
FAX (626) 334-3163

TRASH
ATHENS SERVICES
(888) 336-6100

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
IRWINDALE CA, 91706
(800) 611-1911

GAS
SOUTHERN CALIFORNIA GAS COMPANY
IRWINDALE, CA 91706
(800) 427-2200

CABLE TV
CHARTER COMMUNICATIONS
(866) 499-8080

FRONTIER COMMUNICATIONS
(844) 430-7653

VERIZON
(800) 483-5000

HORIZONTAL CONTROL

STATE PLANE COORDINATES, CALIFORNIA COORDINATE SYSTEM ZONE 5, BASED ON NAD83 (2011) EPOCH 2017.50. POSITIONAL VALUES SHOWN HEREON ARE BASED UPON LOCAL CONTROL POINTS AND DERIVED FROM THE GPS STATIC OBSERVATIONS UTILIZING DATA FROM SOUTHERN CALIFORNIA INTEGRATED GPS NETWORK (SCIGN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

THE FOLLOWING STATIONS WERE HELD:

AZU1	34-07-33.670410	117-53-47.367371	144.7327
CVHS	34-04-55.244145	117-54-06.195927	119.0775
LONG	34-06-42.842832	118-00-12.291218	74.2871

BENCHMARK

VERTICAL VALUES SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UTILIZING COUNTY OF LOS ANGELES BENCHMARKS LISTED BELOW.

BENCHMARK NO. 4G4448 (2013 ADJUSTMENT)

CSBM MON IN C.B. 44.3FT N/O BCR @ NE COR 1ST ST & IRWINDALE AVE MKD (BM 11-22A 1974 RE 7078)

ELEVATION = 532.307 FEET

GEOTECHNICAL REPORTS

THE GEOTECHNICALREPORT PREPARED FOR THE PROPOSED PROJECT ENTITLED "GEOTECHNICAL ENGINEERING INVESTIGATION" DATED 03/19/2025 PREPARED BY NORCAL ENGINEERING, INC., AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

SOILS ENGINEER CERTIFICATION

THESE PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND IS IN GENERAL CONFORMANCE WITH THE ABOVE REFERENCED GEOTECHNICAL REPORTS PREPARED BY HD GEOSOLUTIONS INC.

NORCAL ENGINEERING INC. LIC NO. DATE

SHEET LIST TABLE	
SHEET #	SHEET TITLE
C1.0	COVER SHEET
C1.1	LA COUNTY GENERAL NOTES
C1.2	GENERAL NOTES
C2.0	OVERALL LOCATION PLAN
C3.0	DEMOLITION PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAIL
C5.0	HORIZONTAL CONTROL PLAN
C6.0	GRADING PLAN
C7.0	UTILITY PLAN
C8.0	DETAILS

Know what's below. Call 811 before you dig.

W.D.I.D: XXXXXXXXXXXX

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

DRAFT
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

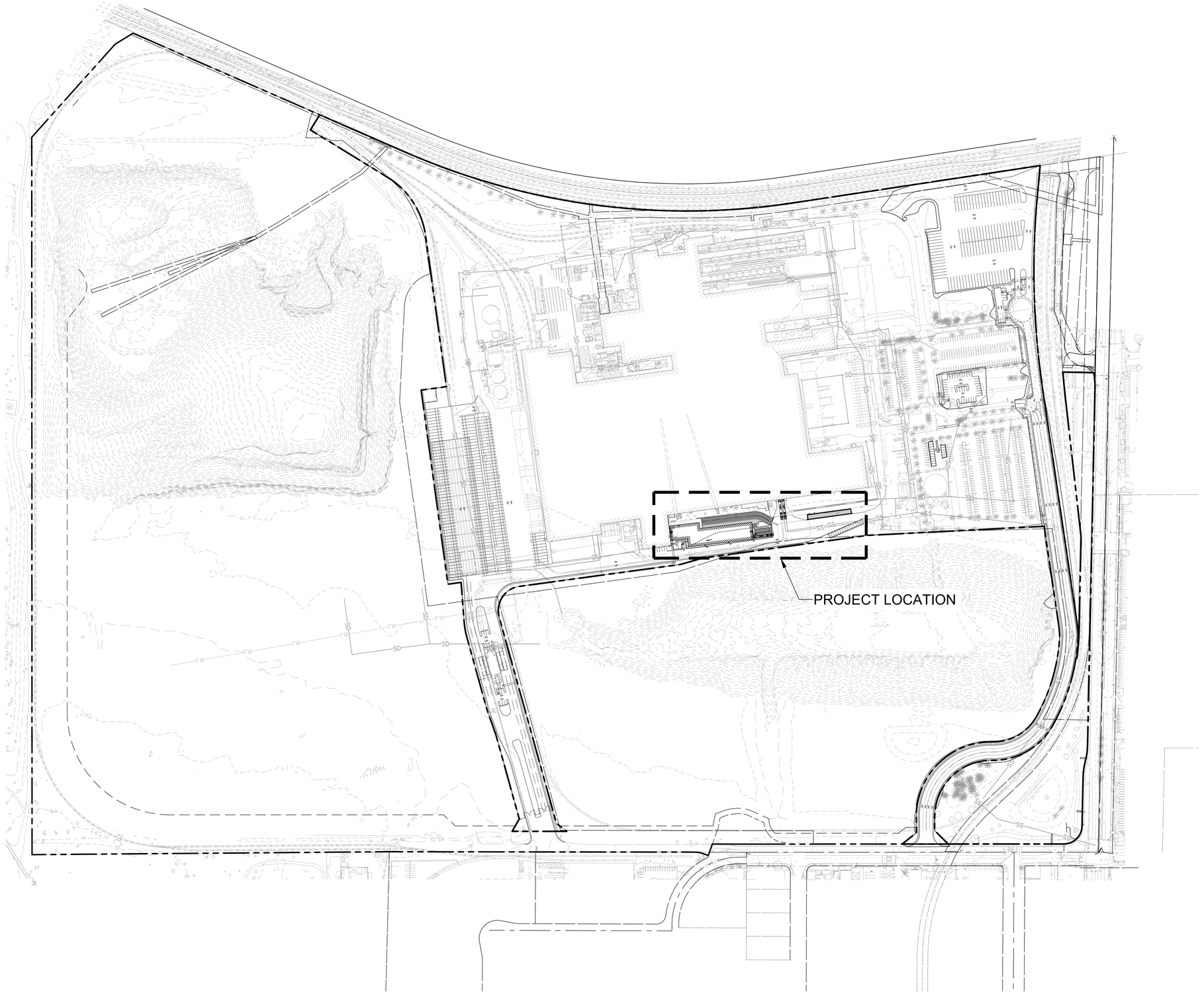
KHA PROJECT	194466001
DATE	6/25/2025
SCALE	AS SHOWN
DESIGNED BY	TAG
DRAWN BY	VAB
CHECKED BY	TAG

COVER SHEET

IRWINDALE BREW YARD
-SPARES BUILDING
PREPARED FOR
YELLOW IRON
IRWINDALE CA

SHEET NUMBER
C1.0

Plotted By: Carranco, Francisco Sheet Set: Kha Layout: COVER SHEET June 25, 2025 03:16:04pm K:\ORA_LDEV\194466001 — Irwindale Brew Yard\CADD\PlanSheets\CD — BrewerParcel\Spares Building\COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- LIMIT OF GRADING
- FLOW LINE
- SAWCUT LINE
- R — RIDGE LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SS — PROPOSED SEWER LINE
- FW — REROUTED FIRE WATER LINE PER SEPARATE PLAN
- SS — REROUTED SEWER LINE PER SEPARATE PLAN
- SD — REROUTED STORM DRAIN LINE PER SEPARATE PLAN (Ø < 12")
- REROUTED STORM DRAIN LINE PER SEPARATE PLAN (Ø ≥ 12")
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- 530 — PROPOSED CONTOURS
- 530 — EXISTING CONTOURS
- PROPOSED RETAINING WALL
- X — PROPOSED FENCE
- RAIL SPUR LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- SIDEWALK

GENERAL NOTE

1. BREWERY PARCEL LINE DEPICTED IS CONSISTENT WITH THE PROPOSED BREWERY PARCEL LINE SHOWN ON LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

W.D.I.D: XXXXXXXXXXXX

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W. TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

DRAFT
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

KHA PROJECT	194466001
DATE	6/25/2025
SCALE	AS SHOWN
DESIGNED BY	TAG
DRAWN BY	VAB
CHECKED BY	TAG

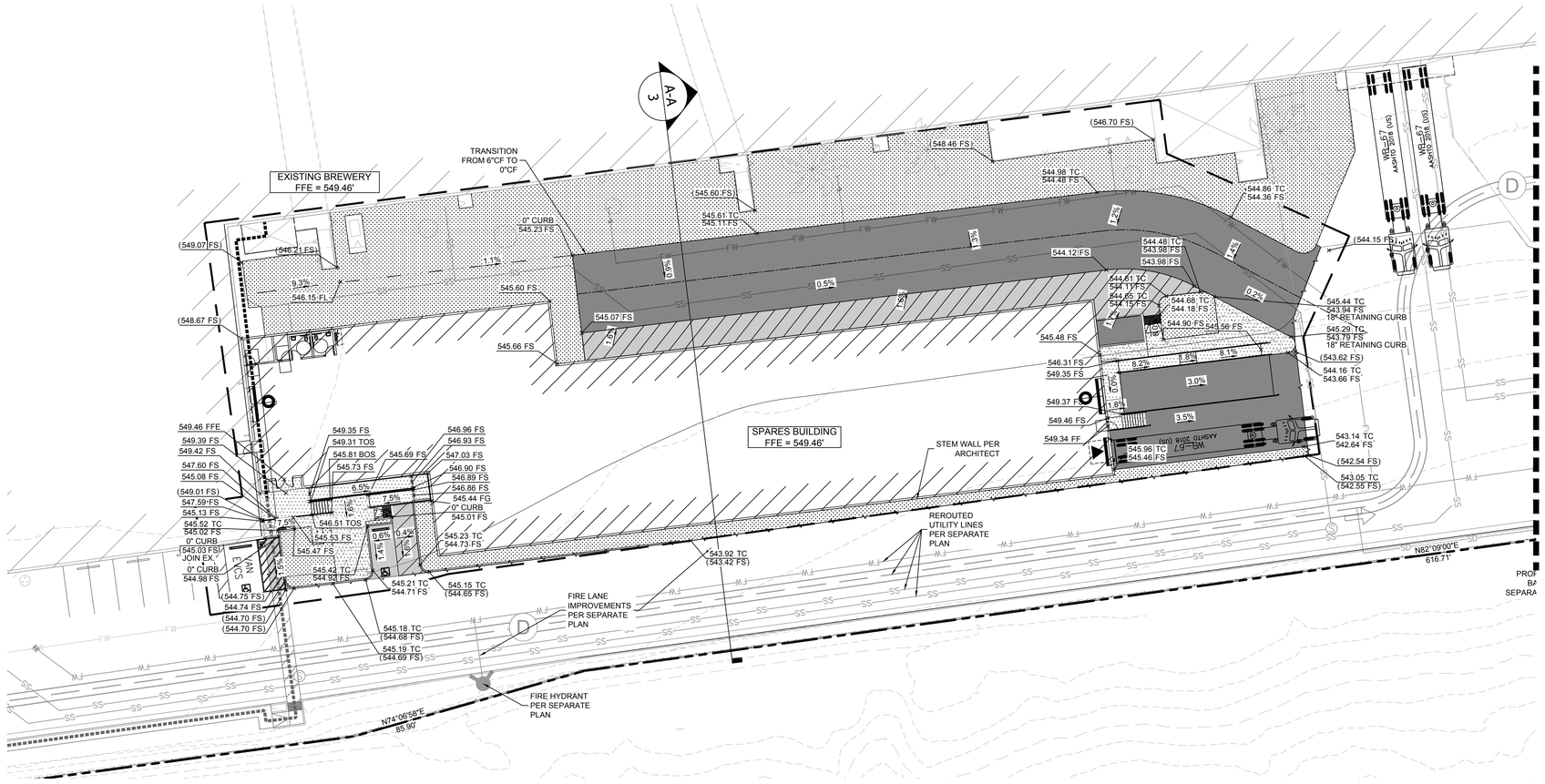
OVERALL LOCATION PLAN

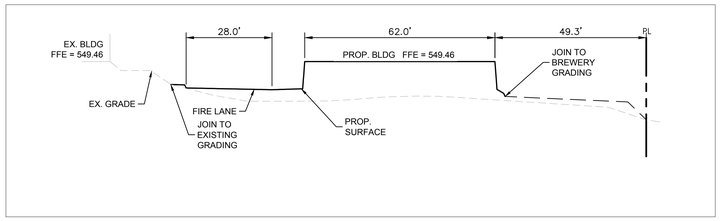
IRWINDALE BREW YARD
-SPARES BUILDING
PREPARED FOR
YELLOW IRON

IRWINDALE CA

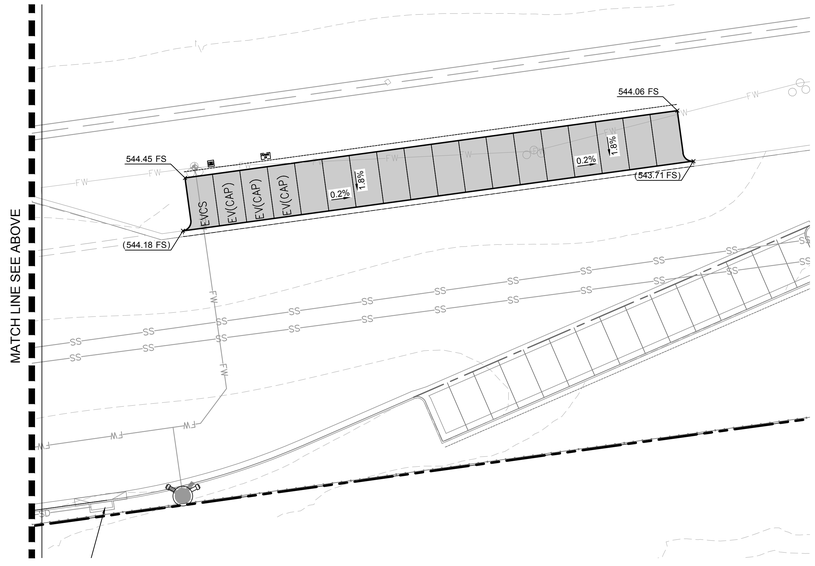
SHEET NUMBER
C2.0

Plotted By: Carranco, Francisco Sheet Set: Kha Layout: OVERALL LOCATION PLAN June 25, 2025 03:17:00pm K:\ORA_LDEV\194466001 — Irwindale Brew Yard\CADD\PlanSheets\CD — Brewery Parcel\Spares Building\IMPROVEMENTS_SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
811 Know what's below. Call 811 before you dig.





SECTION A-A



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- LIMIT OF GRADING
- FLOW LINE
- SAWCUT LINE
- R — RIDGE LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SS — PROPOSED SEWER LINE
- FW — REROUTED FIRE WATER LINE PER SEPARATE PLAN
- SS — REROUTED SEWER LINE PER SEPARATE PLAN
- SD — REROUTED STORM DRAIN LINE PER SEPARATE PLAN (Ø < 12")
- REROUTED STORM DRAIN LINE PER SEPARATE PLAN (Ø ≥ 12")
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- 530 — PROPOSED CONTOURS
- 530 — EXISTING CONTOURS
- PROPOSED RETAINING WALL
- X — PROPOSED FENCE
- RAIL SPUR LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- SIDEWALK

GENERAL NOTE

1. BREWERY PARCEL LINE DEPICTED IS CONSISTENT WITH THE PROPOSED BREWERY PARCEL LINE SHOWN ON LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

W.D.I.D: XXXXXXXXXXXX

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY ROAD,SUITE 700,
ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

DRAFT
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

KHA PROJECT	194466001
DATE	6/25/2025
SCALE	AS SHOWN
DESIGNED BY	TAG
DRAWN BY	VAB
CHECKED BY	TAG

GRADING PLAN

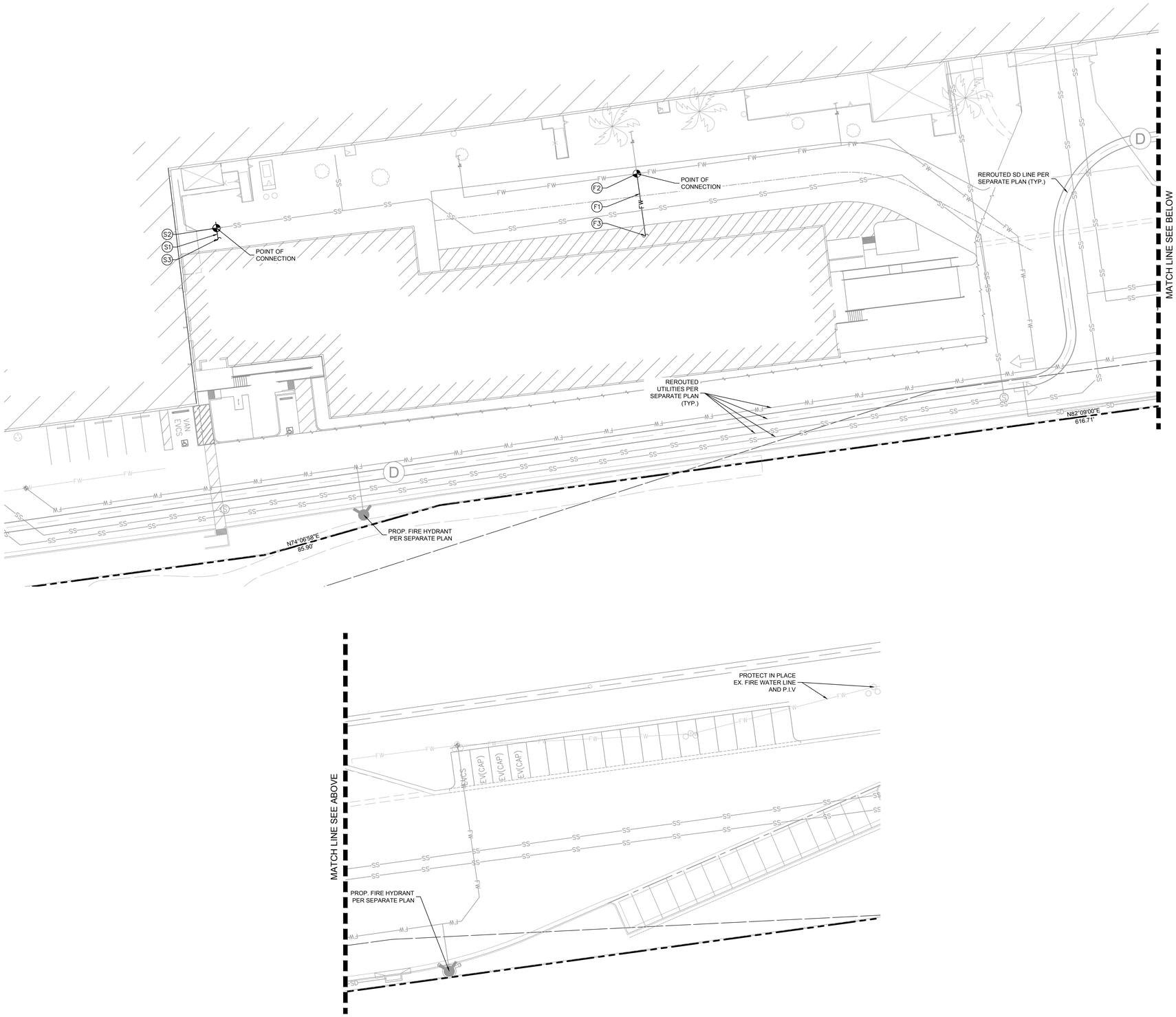
IRWINDALE BREW YARD
-SPARES BUILDING
PREPARED FOR
YELLOW IRON

IRWINDALE CA

SHEET NUMBER
C6.0

Plotted By: Carranco, Francisco Sheet Set: Kha Layout: GRADING PLAN June 25, 2025 03:21:01pm K:\ORA_LDE\A\194466001 — Irwindale Brew Yard\CADD\PlanSheets\CD — BreweryParcel\Spares Building\IMPROVEMENTS_SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

811 Know what's below. Call 811 before you dig.



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT OR SETBACK
- CENTER LINE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FIRE WATER
- EXISTING FIRE WATER
- POINT OF CONNECTION (@ BUILDING)
- POINT OF CONNECTION (TO EXISTING/PROPOSED UTILITY LINE)
- PIPE END CAP
- WATER GATE VALVE
- POST INDICATOR VALVE (PIV)
- BACKFLOW PREVENTOR
- SEWER MANHOLE
- FIRE HYDRANT
- THRUST BLOCK

FIRE WATER

(F1) INSTALL 4" SDR-35 PVC FIRE WATER PIPE.

(F2) CONNECT TO EXISTING WATER LINE.

(F3) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE).

SANITARY SEWER

(S1) INSTALL 4" SDR-35 PVC. SEWER LATERAL PER LA COUNTY PUBLIC WORKS STD 2022-1, 2027-1.

(S2) CONNECT TO EXISTING SEWER MAIN PER APWA/AGC STD 332-1.

(S3) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

GENERAL NOTE

1. BREWERY PARCEL LINE DEPICTED IS CONSISTENT WITH THE PROPOSED BREWERY PARCEL LINE SHOWN ON LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW.
2. EXISTING CONDITIONS SHOWN FOR REFERENCE ONLY.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

W.D.I.D: XXXXXXXXXXXX

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY ROAD,SUITE 700,
ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

DRAFT
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

KHA PROJECT 194466001
6/25/2025
SCALE AS SHOWN
DESIGNED BY TAG
DRAWN BY VAB
CHECKED BY TAG

UTILITY PLAN

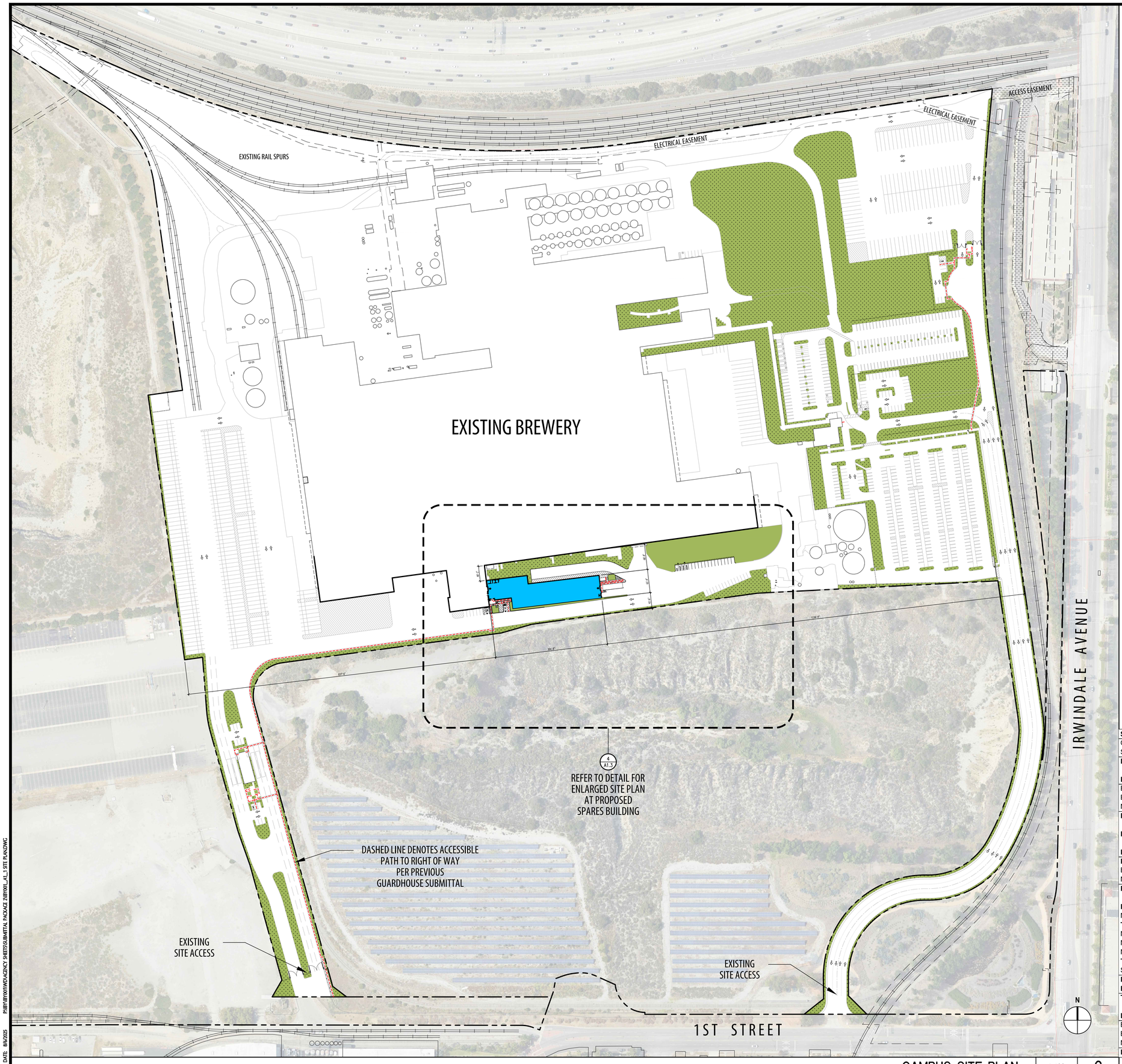
IRWINDALE BREW YARD -SPARES BUILDING

PREPARED FOR
YELLOW IRON

IRWINDALE CA

SHEET NUMBER
C7.0

Plotted By: Carranco, Francisco Sheet Set: Kha Layout: UTILITY PLAN 1 June 25, 2025 03:21:59pm K:\ORA_LDEV\194466001 — Irwindale Brew Yard\CADD\PlanSheets\CD — Brewery Parcel\Spares Building\UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
Know what's below. Call 811 before you dig.



GENERAL NOTES

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
5. SIGNAGE PROGRAM TO BE SEPARATE SUBMITTAL/PERMIT AND WILL INCLUDE SIGN TYPE, LOCATION, COLOR AND STYLE.

SITE PLAN-LEGEND

- PROPERTY LINE/R.O.W.–REFER TO CIVIL
- EXISTING LANDSCAPE AREA TO REMAIN
- NEW LANDSCAPE AREA
- ADJUSTED 28' FIRE LANE AT NEW CONSTRUCTION TO CONFORM WITH LA COUNTY FIRE DEPT STANDARDS
- TRUCK BY–PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- POTENTIAL EXPANSION AREA
- ACCESSIBLE PATH OF TRAVEL – 4' WIDE MINIMUM – 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE–TYP.
- LINE OF EXISTING CURB OR DRIVE EDGE TO BE REMOVED
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING–6' HEIGHT
- CHAINLINK FENCING–6' HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING STALLS–TYP.
- EVCS — EVCS PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1–TYP.
- EV (CAP) — EV (CAPABLE) PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1–TYP.
- ARROWS DENOTE TRAFFIC DIRECTION–TYP.

SITE PLAN & CITY NOTES

NOTES:

- THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
- THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
- THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
- SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
- THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE.
- SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOX PAD LOCK.
- SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

FIRE DEPARTMENT NOTES:

- FIRE DEPARTMENT ACCESS SHALL COMPLY WITH LOS ANGELES COUNTY FIRE DEPARTMENT FIRE PROTECTION STANDARDS.

CALGREEN NOTES:

- PROJECT SITE IS LARGER THAN ONE ACRE – A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
- VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF 5% NEW VISITOR VEHICULAR PARKING (CG 5.106.4.1).
- IN BUILDINGS WITH OVER 10 TENANT–OCCUPANTS, SECURE, LONG–TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON–SITE, FOR A MINIMUM OF 5% NEW TENANT VEHICULAR PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT INDOORS IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
- EVCS AND EVCS (CAPABLE) SPACES TO BE PROVIDED IN COMPLIANCE WITH CALGREEN 5.106.5.3.2 OR LA COUNTY TABLE 5.106.5.3.1 (WHICHEVER AUTHORITY HAS JURISDICTION).
- LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN (CG 5.106.8).
- THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER–CONSERVING (CG 5.303.2).
- FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND IRRIGATION SYSTEM SHALL HAVE WEATHER–OR SOIL MOISTURE–BASED AUTOMATIC CONTROLLERS (CG 5.304.2&3).
- A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON–HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 5.408.1).
- 100% OF LAND–CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (CG 5.408.3).
- ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).
- SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).

SITE AREA	SF	ACRES
Gross	3,293,400	75.61
Street Dedication	0	0.00
NET SITE AREA	**3,293,400**	**75.61**
BUILDING AREA		
Existing Campus Building Area		990,219
Existing Spares Removal	-20,000	
New Spares Building	20,000	
PROPOSED CAMPUS BUILDING AREA		**990,219**
FAR		**30.1%**
PARKING SUMMARY		
Parking Required		
Existing Parking		574
New Spares Building	1/1,000	20
Parking Required for Campus		**594**
Parking Provided at New Spares Building		
New Accessible Van Spaces	1	
Total Accessible Parking		**1**
New EVCS Accessible Van	1	
New EVCS	1	
New EVCS (Capable)	3	
Total EVCS Parking		**5**
Standard Parking Spaces		14
Parking Provided at New Spares Building		**20**
Existing Parking		**574**
TOTAL CAMPUS PARKING		**594**
LANDSCAPE AREA-SEE LANDSCAPE PLAN		
Existing Campus Landscape Area		431,000
Existing Landscape to be Removed		24,000
New Landscape Area		26,500
LANDSCAPE AREA (10% MIN.)	**13%**	**433,500**

CAMPUS SITE PLAN | 1:100 | 2 | PROJECT TABULATIONS | 1

G|A|A ARCHITECTS

8811 Research Drive,
Suite 200,
Irvine, CA 92618

T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25
3	HC PARKING ADJUSTMENT	08/06/25

CAMPUS SITE PLAN
PROJECT TABULATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBY001.01
DATE:	08/06/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_A1.1

SHEET NO: A1.1

PLOT DATE: 8/6/2025
P:\IBY\IBY001\WD\AGENCY SHEETS\SUBMITTAL PACKAGE 2\IBY001_A1_1 SITE PLAN.DWG

PRE-FABRICATED GUARDHOUSE
PER PREVIOUS GUARDHOUSE SUBMITTAL
CONSTRUCTION TYPE: TYPE V-B
OCCUPANCY GROUP: B
AREA: 340 S.F.
HEIGHT: 10'-0"
ONE-STORY
NON-SPRINKLERED

EXTENSION TO EXISTING FIRE ACCESS PER PREVIOUS GUARDHOUSE SUBMITTAL

EXISTING RAIL SPURS

ELECTRICAL EASEMENT

ACCESS EASEMENT

ELECTRICAL EASEMENT

EXISTING BREWERY

NOTE:
REFER TO SHEET A1.2B FOR EXISTING BUILDING AREAS, CONSTRUCTION TYPE, OCCUPANCY, APPROVED FIRELANE AND SIDEYARD COVENANT

HATCHING DENOTES
MODIFICATION
TO EXISTING FIRE LANE

5
A1.3

REFER TO ENLARGED
FIRE ACCESS SITE PLAN
FOR ADDITIONAL INFORMATION

NOTE:
EXISTING YARD COVENANT TO BE MODIFIED AS INDICATED WITH 40' MINIMUM SIDEYARD TO SOUTHERN PROPERTY LINE -SOUTHERN WALL OF SPARES BUILDING TO BE CONSTRUCTED WITH 3-HOUR RATING TO MAINTAIN UNLIMITED BUILDING AREA FOR CAMPUS FACILITY

PRE-FABRICATED GUARDHOUSE
PER PREVIOUS GUARDHOUSE SUBMITTAL
CONSTRUCTION TYPE: TYPE V-B
OCCUPANCY GROUP: B
AREA: 500 S.F.
HEIGHT: 10'-0"
ONE-STORY
NON-SPRINKLERED

EXISTING
SITE ACCESS
AND GATES

EXISTING FIRE FLOW TEST HYDRANT
LOCATION - RELOCATED PER
PREVIOUS SUBMITTAL

EXISTING
SITE ACCESS

IRWINDALE AVENUE

1ST STREET

N

CAMPUS FIRE ACCESS PLAN | 1:100 | 1

KEYNOTES

1.0 GENERAL
- 1.1 PROPERTY LINE/R.O.W.–REFER TO CIVIL DRAWINGS
- 1.2 EXISTING MANUAL CHAINLINK METAL GATE WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES. GATES SHALL BE OF THE SWING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON PER PREVIOUS GUARDHOUSE SUBMITTAL
- 1.3 FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING
- 1.4 TRUCK BY–PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- 1.5 POTENTIAL EXPANSION AREA
- 1.7 LINE OF EXISTING YARD COVENANANT TO BE MODIFIED AS INDICATED

21.0 FIRE SUPPRESSION–REFER TO FIRE PROTECTION DRAWINGS
- 21.1 EXISTING ON–SITE FIRE HYDRANT
- 21.2 EXISTING ON–SITE FIRE HYDRANT TO BE REMOVED AND RELOCATED
- 21.3 NEW ON–SITE FIRE HYDRANT
- 21.4 EXISTING PUBLIC FIRE HYDRANT
- 21.5 NEW PUBLIC FIRE HYDRANT
- 21.6 150' RADIUS AT FIRE HYDRANT

32.0 EXTERIOR IMPROVEMENT–REFER TO CIVIL
- 32.1 LANDSCAPE PLANTING AREA
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB
- 32.4 CHAINLINK GATE W/ KNOX PADLOCK–6' PER PREVIOUS GUARDHOUSE SUBMITTAL
- 32.5 EXISTING CHAIN LINK FENCING–6' HEIGHT
- 32.6 CHAINLINK FENCING TO MATCH EXISTING PER PREVIOUS GUARDHOUSE SUBMITTAL

LEGEND

- PROPERTY LINE/R.O.W.–REFER TO CIVIL
- LANDSCAPE AREA
- EXISTING APPROVED FIRE ACCESS–REFER TO SHEET A1.2B
- POTENTIAL EXPANSION AREA
- EXISTING YARD COVENANT–REFER TO SHEET A1.2B
- FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING PER PREVIOUS GUARDHOUSE SUBMITTAL
- TRUCK BY–PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING–6' HEIGHT
- CHAINLINK FENCING–6" HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ARROWS DENOTE TRAFFIC DIRECTION–TYP.

FIRE DEPARTMENT NOTES

1. FIRE PROTECTION UNDER SEPARATE PERMIT
2. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
3. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING – FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
4. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.
5. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
6. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2–1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
7. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
8. ALL ON–SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
9. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON–SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7
10. MONUMENT SIGN INCLUDING APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR BUILDING IDENTIFICATION COMPLYING WITH LOS ANGELES COUNTY FIRE CODE SECTION 505.1, REFER TO 23/A0.2 – DESIGN BUILD UNDER SEPARATE SUBMITTAL
11. WHEN ANY PORTION OF A PROPOSED STRUCTURE EXCEEDS THE ALLOWABLE DISTANCE FROM A PUBLIC FIRE HYDRANT, VIA FIRE APPARATUS ACCESS, ON–SITE HYDRANTS SHALL BE PROVIDED. THE SPACING DISTANCE BETWEEN ON–SITE HYDRANTS SHALL BE 300 TO 400 FEET 91 440 MM TO 121 920 MM). ALL ON–SITE FIRE HYDRANTS SHALL HAVE A MINIMUM, A FIRE–FLOW OF 1,250 GALLONS PER MINUTE (4732 L/MIN) AT 20 PSI, (137.895KPA) FOR A DURATION OF 2 HOURS. IF MORE THAN ONE ON–SITE FIRE HYDRANT IS REQUIRED, THE FIRE FLOW SHALL BE THE LESSER OF EITHER THE REQUIRED FIRE FLOW OF THE BUILDING, OR 2,500 GALLON PER MINUTE (9463.53 L/MIN) AT 20 PSI. (137.895KPA) FOR A DURATION OF 2 HOURS. ALL ON–SITE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 25 FEET (7620 MM) FROM A STRUCTURE OR PROTECTED BY A 2 – HOURS FIRE WALL IN ACCORDANCE

G|A|A ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION
IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25
3	HC PARKING ADJUSTMENT	08/06/25

CAMPUS
FIRE ACCESS PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBY001.01
DATE:	08/06/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_A1.2A

SHEET NO:
A1.2A

PLOT DATE: 8/6/2025
P:\IBY\WORKING\AGENCY SHEETS\SUBMITTAL PACKAGE 2\IBY001_A1.2A FIRE ACCESS PLAN.DWG

KEYNOTES

NOTE: SEE CIVIL DRAWINGS FOR SITE PLAN

1. EXISTING FIRE HYDRANT TO REMAIN, TYP
2. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN, TYP
3. HYDRANT TO BE RELOCATED - SEE CIVIL DRAWINGS FOR LOCATION
4. FIRE LANE - SEE CIVIL DRAWINGS
5. FILTRATION BUILDING SAFE DISPERSAL AREA

JLee Engineering, Inc.
Approved
By Jae Lee
12/03/2021

This set of plans and specifications MUST be kept on the job site at all times and it is unlawful to make any changes or alterations on same. Do not change or alter these plans without written permission from the RAIN Jurisdictions or Agencies. The stamping of these plans and specifications shall NOT be held to permit or be an approval of the violations of the applicable codes or provisions of any Local Ordinances or State Laws.

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
Akasni
PUBLIC WORKS
02/09/2022 1:12:19 PM

This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, alterations or additions on same. Do not change or alter these plans without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.

LEGEND

- EXISTING FIRE ACCESS LANE
- NEW BUILDING
- EXISTING BUILDING TO REMAIN (NIC)
- PORTION OF EXISTING BUILDING WITH EXISTING SPRINKLERS
- NEW YARD LINE. 60' PER CBC 507.2
- PROPERTY LINE
- EXISTING FENCE TO REMAIN (NIC)
- FREIGHT RAIL
- F.H. FIRE HYDRANT

01 FERMENTING CELLAR
02 BREW HOUSE
03 TRASH/RECYCLE
04 RECEIVING
05 KEG COLD ROOM
06 COLD SERVICE
07 PLANT OFFICES
08 OFFICES
09 PACKAGING
10 WAREHOUSE
11 SECURITY SALES
12 YARD
13 MAIN ELEC SUBSTATION
14 UTILITIES
15 NOT USED
16 PUMPHOUSE
26 C.F. BUILDING
30 NEW FILTRATION BUILDING

LOT 3
LOT 2
LOT 1
LOT 13
LOT 9
210 FREEWAY
ACCESS EASEMENT
ELECTRIC EASEMENT
RAILROAD EASEMENT
IRWINDALE AVE
1ST ST
EXISTING SILO AND RAIL SHED TYPE V-B USE GROUP F-2 7,325 SF HEIGHT 61'-0" 1-STORY UNSPRINKLERED (NIC)
NEW FILTRATION BUILDING TYPE IIB USE GROUP F-2 9,907 SF HEIGHT 44'-3" 1-STORY PARTIALLY SPRINKLERED
EXISTING SOLAR PANEL ARRAY
EXISTING FERMENTING TANKS (NIC)
150'-0" R. RADIUS, TYP
EXISTING PARKING LOT
EXISTING BUILDING TYPE V-B USE GROUP S-2 2,253 SF HEIGHT 17'-0" 1-STORY UNSPRINKLERED (NIC)
60'-0" YARD
EXISTING BUILDING TYPE V-B USE GROUP F-2 AND S-2 817,663 SF HEIGHT 65'-8" 1-STORY WITH MEZZANINE PARTIALLY SPRINKLERED (NIC)
70'-0"
EXISTING TANKS (NIC)
EXISTING BUILDING TYPE V-B USE GROUP S-2 3,763 SF HEIGHT 24'-0" 1-STORY UNSPRINKLERED (NIC)
EXISTING PARKING LOT - DELIVERY TRUCKS (NIC)
EXISTING 2 LOADING DOCKS
EXISTING BUILDING TYPE V-B USE GROUP F-2 15,042 SF HEIGHT 15'-0" 1-STORY UNSPRINKLERED (NIC)
EXISTING GRAVEL STORAGE AREA
EXISTING BUILDING TYPE V-B USE GROUP S-2 2,451 SF HEIGHT 15'-0" 1-STORY UNSPRINKLERED (NIC)
EXISTING BUILDING TYPE V-B USE GROUP F-2 MASONRY BUILDING 4,016 SF HEIGHT 13'-0" 1-STORY UNSPRINKLERED (NIC)
EXISTING SOLAR PANEL ARRAY
RAILROAD EASEMENT

N

1 HYDRANTS AND FIRE ACCESS PLAN
1" = 160'-0"

GENERAL PLAN LAND USE: INDUSTRIAL/BUSINESS
M-2 HEAVY MANUFACTURING ZONE
SPECIAL LAND USE/ZONING: NONE
SPECIFIC PLAN AREA: NONE

FILTRATION BUILDING PROJECT DATA

GROSS BUILDING AREA: 9,907 SF
BUILDING HEIGHT: 44'-3"

SETBACKS:
REQD FRONT AND SIDE - 50' FROM A-1 (AGIRCULTURAL), 20' FROM ADJACENT M-2 (HEAVY MANUFACTURING)
REQD REAR - 0' FROM A-1 AND M-2

PROVIDED 2,100' FROM ADJACENT A-1 A-1
PROVIDED 1,000' FROM ADJACENT M-2

PARKING:
PROVIDED 5 STANDARD PARKING SPACES
PROVIDED 1 ACCESSIBLE VAN STALL

SEE 630-01-3002 FOR FILTRATION BUILDING'S BUILDING SUMMARY

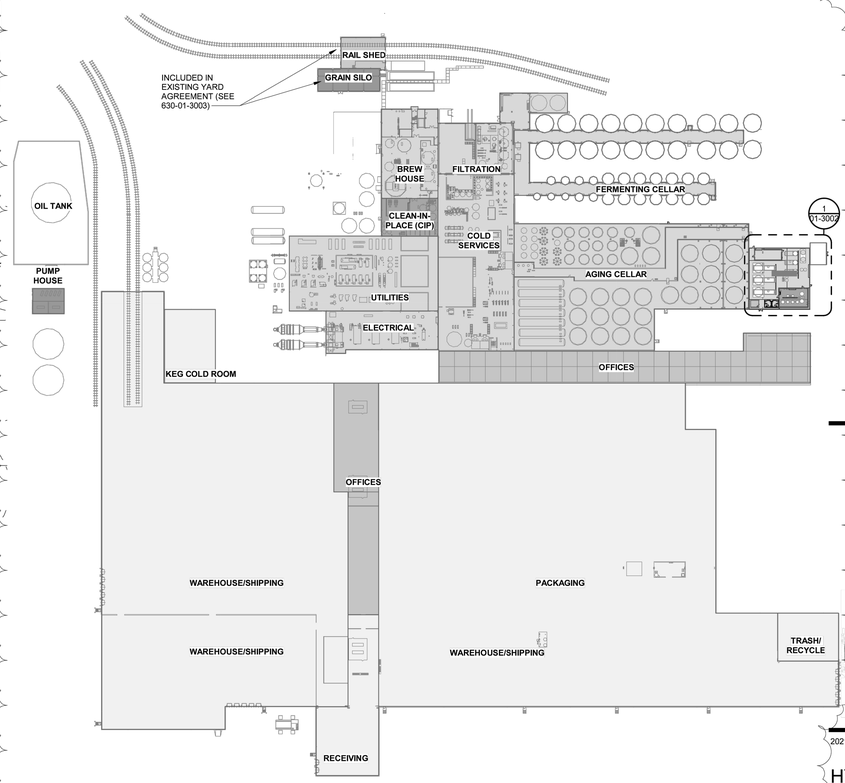
EXISTING BUILDING SUMMARY

TYPE V-B CONSTRUCTION
F-2 AND S-2 USE GROUP
817,663 SF PROVIDED; UNLIMITED PER 507.1
65'-9" HEIGHT
1-STORY WITH MEZZANINE
PARTIALLY SPRINKLERED

507.1 NON-SPRINKLERED, ONE STORY BUILDINGS
THE AREA OF A GROUP F-2 OR S-2 BUILDING NOT MORE THAN ONE STORY IN HEIGHT SHALL NOT BE LIMITED WHERE THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

GROSS AREA - ACCESSORY VS INCIDENTAL VS MAIN

AREA TYPE	ROOM NAME	OCC GROUP	OCCUPANCIES	OCC CLASS	AREA	PERCENT OF MAIN BLDG GROSS
NEW	FILTRATION AREA	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	7,481 SF	1%
EXISTING MAIN	AGING CELLAR	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	68,586 SF	8%
EXISTING MAIN	COLD SERVICES	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	35,910 SF	4%
EXISTING MAIN	FILTRATION	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	14,894 SF	2%
EXISTING MAIN	BREW HOUSE	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	13,353 SF	2%
EXISTING MAIN	FERMENTING CELLAR	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	14,443 SF	2%
EXISTING MAIN	PACKAGING	S-2	MAIN	LOW-HAZARD STORAGE	308,575 SF	36%
EXISTING MAIN	TRASH/RECYCLE	S-2	MAIN	LOW-HAZARD STORAGE	7,742 SF	1%
EXISTING MAIN	RECEIVING	S-2	MAIN	LOW-HAZARD STORAGE	18,841 SF	2%
EXISTING MAIN	KEG COLD ROOM	S-2	MAIN	LOW-HAZARD STORAGE	10,127 SF	1%
EXISTING MAIN	WAREHOUSE/SHIPPING	S-2	MAIN	LOW-HAZARD STORAGE	230,148 SF	27%
					730,100 SF	86%
NEW	ELECTRICAL SUBSTATION RM	F-2	INCIDENTAL	LOW-HAZARD FACTORY INDUSTRIAL	804 SF	0%
EXISTING MAIN	UTILITIES	F-2	INCIDENTAL	LOW-HAZARD FACTORY INDUSTRIAL	29,555 SF	3%
EXISTING MAIN	ELECTRICAL	F-2	INCIDENTAL	LOW-HAZARD FACTORY INDUSTRIAL	11,667 SF	1%
					42,026 SF	5%
NEW	OFFICES	B	ACCESSORY	BUSINESS	158 SF	0%
EXISTING MAIN	OFFICES	B	ACCESSORY	BUSINESS	34,772 SF	4%
EXISTING	OFFICES	B	ACCESSORY	BUSINESS	22,891 SF	3%
NEW	CHEMICAL ROOM	H-4	ACCESSORY	HIGH-HAZARD	1,457 SF	0%
EXISTING MAIN	CLEAN IN PLACE (CIP)	H-4	ACCESSORY	HIGH-HAZARD	5,619 SF	1%
EXISTING ACCESSORY	GRAIN SILO	S-1	ACCESSORY	LOW-HAZARD STORAGE	3,671 SF	0%
EXISTING ACCESSORY	PUMP HOUSE	S-1	ACCESSORY	LOW-HAZARD STORAGE	2,065 SF	0%
	RAIL SHED	U	ACCESSORY	UTILITY AND MISC	3,654 SF	0%
					74,287 SF	9%
					846,413 SF	100%



2 (E) BUILDING LEVEL 01
1" = 100'-0"

IRWINDALE BREW YARD

IRWINDALE BREW YARD

BUILDING 30 - FILTRATION BUILDING

15801 1ST STREET
IRWINDALE, CA 91706

Date	No	Issued For
06-21-21	A	ISSUED FOR PERMIT
08-27-21	B	PLAN CHECK SET
09-14-21	C	PLAN CHECK SET
11-05-21	F	PLAN CHECK SET

SHEET A1.2B INCLUDED FOR REFERENCE PURPOSES ONLY

550 South Hope Street
Suite 2500
Los Angeles, California
90071 USA

(213) 542-4500

WWW.HED.DESIGN

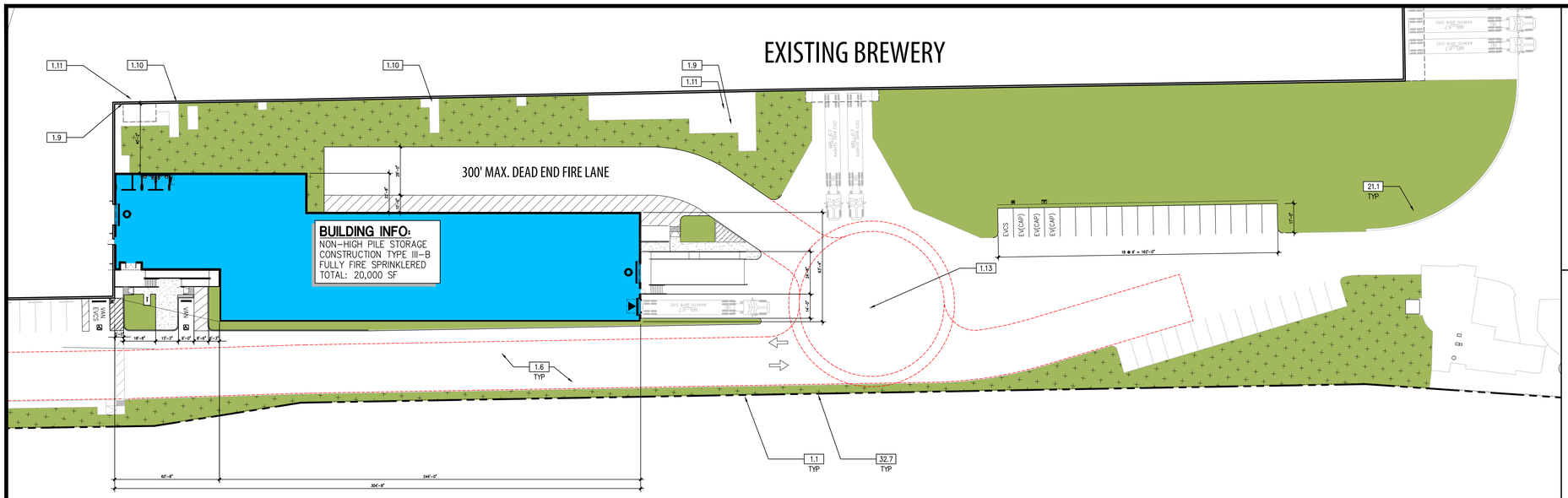
LICENSED ARCHITECT KEITH G. TYSCHER C-38844 8.31.2023 RENEWAL DATE STATE OF CALIFORNIA

©2021

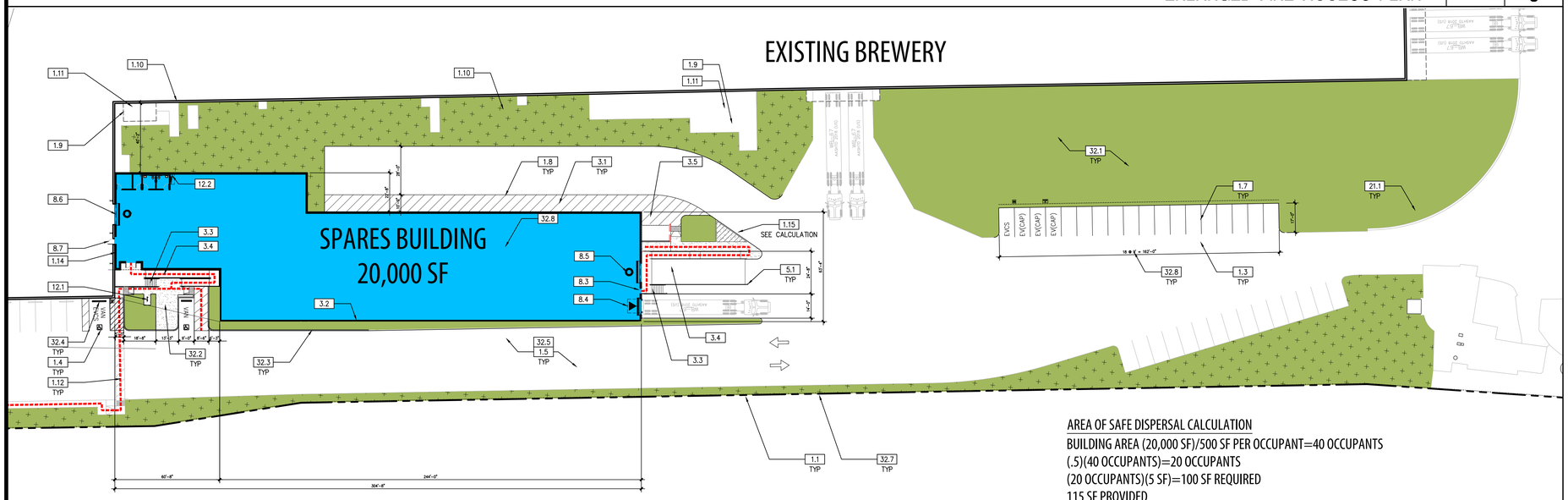
2021-07840-000

HYDRANTS AND FIRE ACCESS

630-01-3003

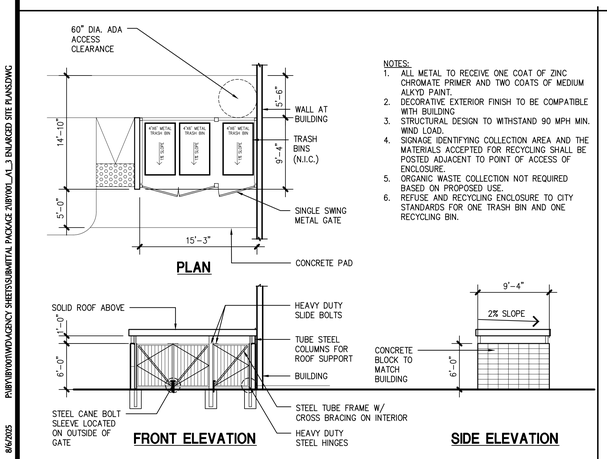


ENLARGED FIRE ACCESS PLAN | 1" = 30' | 5



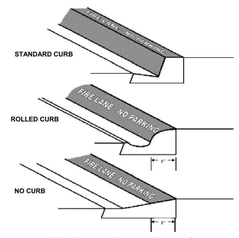
AREA OF SAFE DISPERSAL CALCULATION
BUILDING AREA (20,000 SF)/500 SF PER OCCUPANT=40 OCCUPANTS
(.5)(40 OCCUPANTS)=20 OCCUPANTS
(20 OCCUPANTS)(5 SF)=100 SF REQUIRED
115 SF PROVIDED

ENLARGED SITE PLAN | 1"=30' | 4

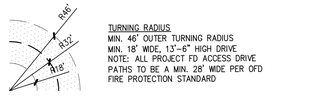


NOTES:
1. ALL METAL TO RECEIVE ONE COAT OF ZINC CHROMATE PRIMER AND TWO COATS OF MEDIUM ALKYD PAINT.
2. DECORATIVE EXTERIOR FINISH TO BE COMPATIBLE WITH BUILDING
3. STRUCTURAL DESIGN TO WITHSTAND 90 MPH MIN. WIND LOAD.
4. SIGNAGE IDENTIFYING COLLECTION AREA AND THE MATERIALS ACCEPTED FOR RECYCLING SHALL BE POSTED ADJACENT TO POINT OF ACCESS OF ENCLOSURE.
5. ORGANIC WASTE COLLECTION NOT REQUIRED BASED ON PROPOSED USE.
6. REFUSE AND RECYCLING ENCLOSURE TO CITY STANDARDS FOR ONE TRASH BIN AND ONE RECYCLING BIN.

TRASH ENCLOSURE | 1/8"=1'-0" | 3

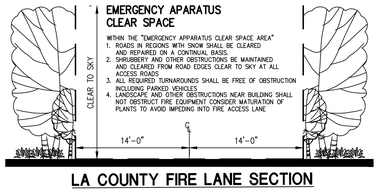


FIRE LANE MARKING



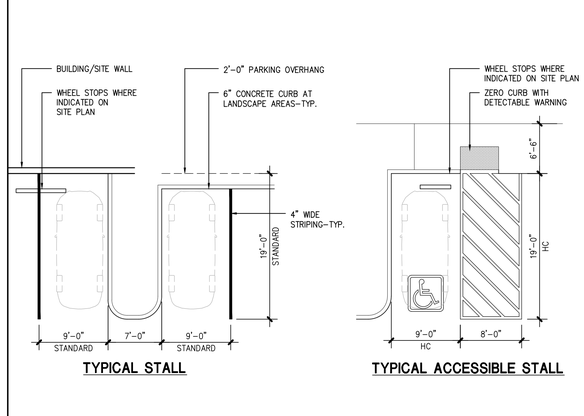
TURNING RADIUS
MIN. 46' OUTER TURNING RADIUS
MIN. 18' WIDE, 13'-6" HIGH DRIVE
NOTE: ALL PROJECT FD ACCESS DRIVE PATHS TO BE A MIN. 28' WIDE PER OFD FIRE PROTECTION STANDARD

LA COUNTY FIRE TURNING RADIUS



LA COUNTY FIRE LANE SECTION

FIRE LANE DETAILS | N.T.S. | 2



PARKING DETAILS | 1/8"=1'-0" | 1

SITE INFORMATION

A.P.N.:
8533-009-025 & 027

LEGAL DESCRIPTION:
REFER TO SHEET T-2

LAND USE / ZONING:

EXISTING/PROPOSED GENERAL PLAN:	INDUSTRIAL / BUSINESS PARK
EXISTING/PROPOSED ZONING:	M-2 HEAVY MANUFACTURING
EXISTING LAND USE:	BREWERY FACILITY

CODE ANALYSIS:
(SEE SHEET A1.2B FOR PROVIDED EXISTING CAMPUS DATA)

2022 CBC CODE

BUILDING OCCUPANCY:	S-1
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS (AUTOMATIC):	YES
STORIES:	1
REQ. LANDSCAPING:	10%
MAX. BLDG HEIGHT:	NONE

KEYNOTES

1.0 GENERAL
- 1.1 PROPERTY LINE/R.O.W.-REFER TO CIVIL DRAWINGS
- 1.2 EASEMENT-REFER TO CIVIL DRAWINGS
- 1.3 STANDARD PARKING STALL(S).-REFER TO DETAIL 1/A1.3
- 1.4 ADA-ACCESSIBLE PARKING STALL(S)-REFER TO DETAIL 1/A1.3
- 1.5 2-WAY DRIVE AISLE: 26'W MIN./28'W MIN. FIRE LANE
- 1.6 ADJUSTED FIRE DEPT. 28' W ACCESS DRIVE AT NEW CONSTRUCTION
- 1.7 2' PARKING OVERHANG
- 1.8 STRIPED AREA
- 1.9 LINE OF EXISTING CANOPY ABOVE
- 1.10 EXISTING STAIRS
- 1.11 EXISTING PLATFORM
- 1.12 ACCESSIBLE PATH OF TRAVEL
- 1.13 FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING
- 1.14 GAP BETWEEN NEW AND EXISTING STRUCTURES
- 1.15 AREA OF SAFE DISPERSAL-SEE CALCULATION THIS SHEET

3.0 CONCRETE
- 3.1 CONCRETE BLOCK BUILDING WALL-TYP. U.N.O.
- 3.2 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
- 3.3 CONCRETE STAIR W/ METAL HANDRAIL & 42" GUARDRAIL
- 3.4 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
- 3.5 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS-REFER TO DETAIL 3/A1.3

5.0 METALS
- 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD (PAINTED)-TYP.
- 5.2 STRUCT. STEEL COLUMN, TYPICAL - SHOP PRIMED (FIELD PAINTED)
- 5.3 METAL CANOPY ABOVE

8.0 OPENINGS
- 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
- 8.2 ALUMINUM AND GLASS ENTRY DOOR
- 8.3 HOLLOW METAL MAN DOOR(S) (PAINTED)
- 8.4 9'-4"W x 10'H OVERHEAD SECTIONAL DOCK DOOR (PAINTED)
- 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR (PAINTED)
- 8.6 12'W X 10'H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 8.7 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)

12.0 FURNISHINGS
- 12.1 BICYCLE RACK PER CAL GREEN SHORT-TERM REQUIREMENTS
- 12.2 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

21.0 FIRE SUPPRESSION-REFER TO FIRE PROTECTION DRAWINGS
- 21.1 EXISTING ON-SITE FIRE HYDRANT
- 21.2 EXISTING ON-SITE FIRE HYDRANT TO BE REMOVED AND RELOCATED
- 21.3 NEW ON-SITE FIRE HYDRANT
- 21.4 EXISTING PUBLIC FIRE HYDRANT
- 21.5 NEW PUBLIC FIRE HYDRANT
- 21.6 150' RADIUS AT FIRE HYDRANT

32.0 EXTERIOR IMPROVEMENT-REFER TO CIVIL AND WALL AND FENCING PLAN
- 32.1 LANDSCAPE PLANTING AREA-REFER TO LEGEND FOR EXISTING AND NEW
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB
- 32.4 PRECAST CONCRETE WHEEL STOP
- 32.5 VEHICULAR PAVING
- 32.6 EXISTING CHAINLINK FENCING-6' HEIGHT
- 32.7 EXISTING CHAINLINK FENCING-6' HEIGHT TO MATCH EXISITNG PER PREVIOUS GUARDHOUSE SUBMITTAL
- 32.8 EXISTING CURB, PARKING OR LINE OF ASPHALT TO BE REMOVED
- 32.9 EXISTING RAIL

33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL
- 33.1 EXISTING POWER POLE

GENERAL NOTES

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
5. SIGNAGE PROGRAM TO BE SEPARATE SUBMITTAL/PERMIT AND WILL INCLUDE SIGN TYPE, LOCATION, COLOR AND STYLE.

SITE PLAN-LEGEND

- PROPERTY LINE/R.O.W.-REFER TO CIVIL
- EXISTING LANDSCAPE AREA TO REMAIN
- NEW LANDSCAPE AREA
- ADJUSTED 28' FIRE LANE AT NEW CONSTRUCTION TO CONFORM WITH LA COUNTY FIRE DEPT STANDARDS
- TRUCK BY-PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- POTENTIAL EXPANSION AREA
- ACCESSIBLE PATH OF TRAVEL - 4' WIDE MINIMUM - 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE-TYP.
- LINE OF EXISTING CURB OR DRIVE EDGE TO BE REMOVED
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING-6' HEIGHT
- CHAINLINK FENCING-6' HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING STALLS-TYP.
- EVCS: EVCS PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1-TYP.
- EV (CAP): EV (CAPABLE) PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1-TYP.
- ARROWS DENOTE TRAFFIC DIRECTION-TYP.

G|A|A ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25
3	HC PARKING ADJUSTMENT	08/06/25

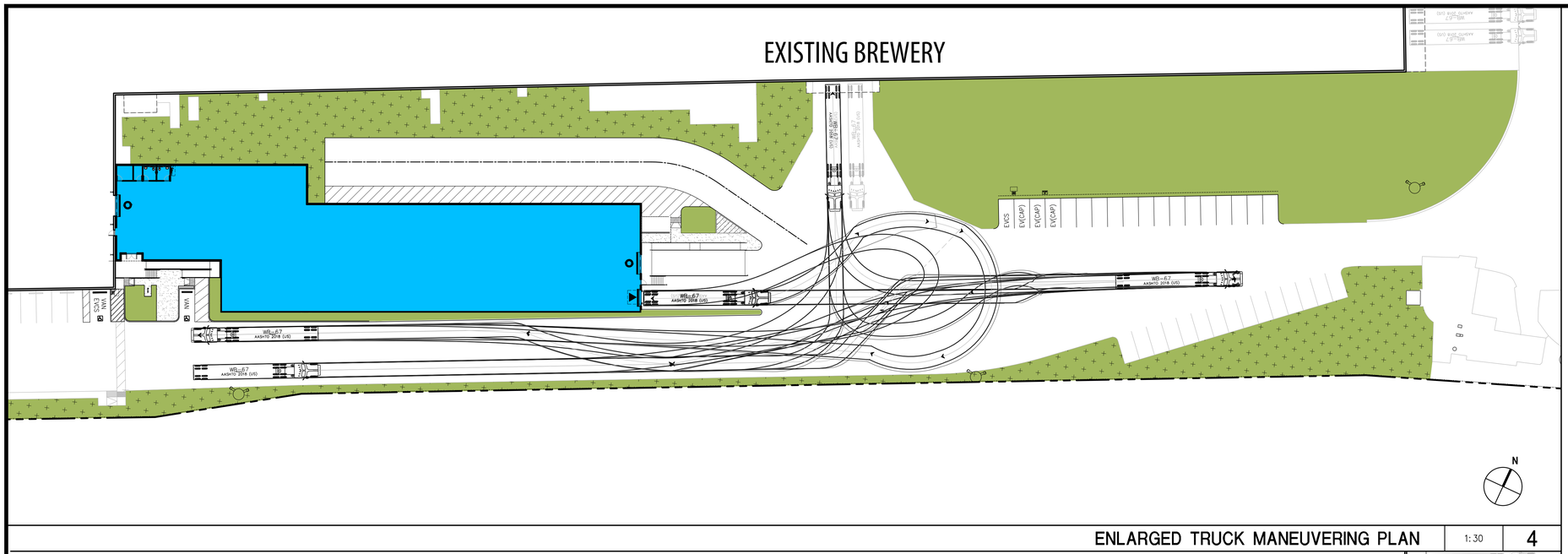
ENLARGED SITE & FIRE ACCESS PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

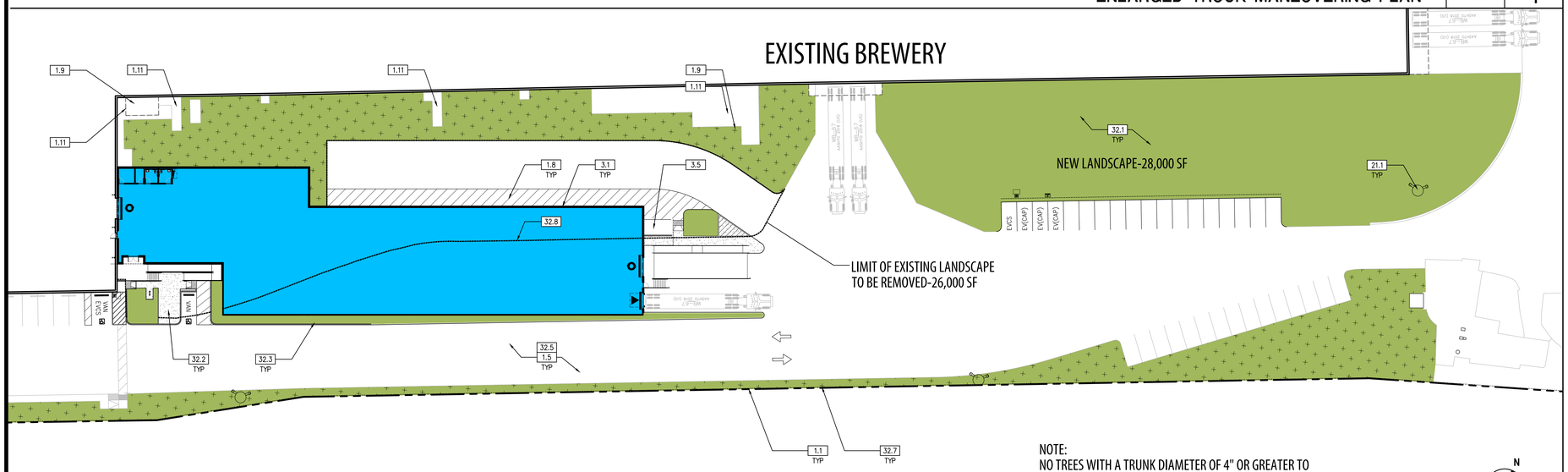
JOB NO:	IBY001.01
DATE:	08/06/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_A1.3

SHEET NO: A1.3

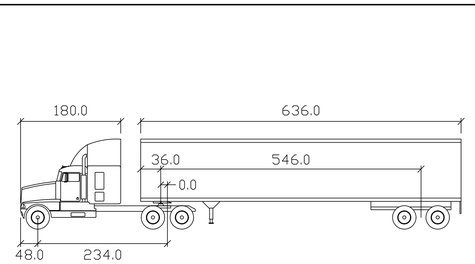
PLOT DATE: 8/6/2025
P:\IBY\IBY001\WD\AGENCY SHEETS\SUBMITTAL PACKAGE 2\IBY001_A1.3 ENLARGED SITE PLANS.DWG



ENLARGED TRUCK MANEUVERING PLAN | 1: 30 | 4



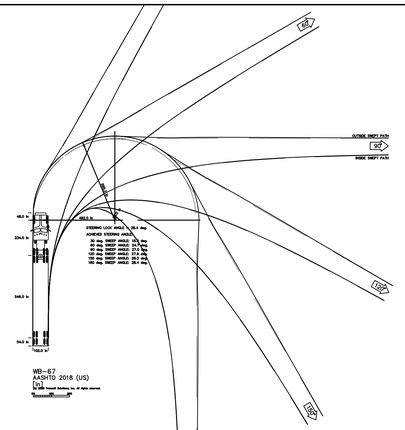
ENLARGED LANDSCAPE PLAN | 1: 30 | 3



WB-67

inches

Tractor Width	: 96.0	Lock to Lock Time	: 6.0
Trailer Width	: 102.0	Steering Angle	: 28.4
Tractor Track	: 96.0	Articulating Angle	: 75.0
Trailer Track	: 102.0		



TRUCK TEMPLATE WB-67 | N.T.S. | 2

SITE AREA	SF	ACRES
Gross	3,293,400	75.61
Street Dedication	0	0.00
NET SITE AREA	**3,293,400**	**75.61**
LANDSCAPE AREA-SEE LANDSCAPE PLAN		
Existing Campus Landscape Area		431,000
Existing Landscape to be Removed		24,000
New Landscape Area		26,500
LANDSCAPE AREA (10% MIN.)	**13%**	**433,500**

LANDSCAPE AREA | 1

KEYNOTES

1.0 GENERAL
- 1.1 PROPERTY LINE/R.O.W.–REFER TO CIVIL DRAWINGS
- 1.2 EASEMENT–REFER TO CIVIL DRAWINGS
- 1.3 STANDARD PARKING STALL(S).–REFER TO DETAIL 1/A1.3
- 1.4 ADA–ACCESSIBLE PARKING STALL(S)–REFER TO DETAIL 1/A1.3
- 1.5 2–WAY DRIVE AISLE: 26'W MIN./28'W MIN. FIRE LANE
- 1.6 ADJUSTED FIRE DEPT. 28' W ACCESS DRIVE AT NEW CONSTRUCTION
- 1.7 2' PARKING OVERHANG
- 1.8 STRIPED AREA
- 1.9 LINE OF EXISTING CANOPY ABOVE
- 1.10 EXISTING STAIRS
- 1.11 EXISTING PLATFORM
- 1.12 ACCESSIBLE PATH OF TRAVEL
- 1.13 FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING
- 1.14 GAP BETWEEN NEW AND EXISTING STRUCTURES
- 1.15 AREA OF SAFE DISPERSAL–SEE CALCULATION THIS SHEET

3.0 CONCRETE
- 3.1 CONCRETE BLOCK BUILDING WALL–TYP. U.N.O.
- 3.2 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
- 3.3 CONCRETE STAIR W/ METAL HANDRAIL & 42" GUARDRAIL
- 3.4 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
- 3.5 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS–REFER TO DETAIL 3/A1.3

5.0 METALS
- 5.1 CONCRETE–FILLED STEEL PIPE PROTECTION BOLLARD (PAINTED)–TYP.
- 5.2 STRUCT. STEEL COLUMN, TYPICAL – SHOP PRIMED (FIELD PAINTED)
- 5.3 METAL CANOPY ABOVE

8.0 OPENINGS
- 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
- 8.2 ALUMINUM AND GLASS ENTRY DOOR
- 8.3 HOLLOW METAL MAN DOOR(S) (PAINTED)
- 8.4 9'–4"W x 10'H OVERHEAD SECTIONAL DOOR (PAINTED)
- 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR (PAINTED)
- 8.6 12'W X 10'H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 8.7 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)

12.0 FURNISHINGS
- 12.1 BICYCLE RACK PER CAL GREEN SHORT–TERM REQUIREMENTS
- 12.2 BICYCLE RACK PER CAL GREEN LONG–TERM REQUIREMENTS

21.0 FIRE SUPPRESSION–REFER TO FIRE PROTECTION DRAWINGS
- 21.1 EXISTING ON–SITE FIRE HYDRANT
- 21.2 EXISTING ON–SITE FIRE HYDRANT TO BE REMOVED AND RELOCATED
- 21.3 NEW ON–SITE FIRE HYDRANT
- 21.4 EXISTING PUBLIC FIRE HYDRANT
- 21.5 NEW PUBLIC FIRE HYDRANT
- 21.6 150' RADIUS AT FIRE HYDRANT

32.0 EXTERIOR IMPROVEMENT–REFER TO CIVIL AND WALL AND FENCING PLAN
- 32.1 LANDSCAPE PLANTING AREA–REFER TO LEGEND FOR EXISTING AND NEW
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB
- 32.4 PRECAST CONCRETE WHEEL STOP
- 32.5 VEHICULAR PAVING
- 32.6 EXISTING CHAINLINK FENCING–6' HEIGHT
- 32.7 EXISTING CHAINLINK FENCING–6' HEIGHT TO MATCH EXISITNG PER PREVIOUS GUARDHOUSE SUBMITTAL
- 32.8 EXISTING CURB, PARKING OR LINE OF ASPHALT TO BE REMOVED
- 32.9 EXISTING RAIL

33.0 UTILITIES – REFER TO CIVIL AND ELECTRICAL
- 33.1 EXISTING POWER POLE

GENERAL NOTES

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
5. SIGNAGE PROGRAM TO BE SEPARATE SUBMITTAL/PERMIT AND WILL INCLUDE SIGN TYPE, LOCATION, COLOR AND STYLE.

SITE PLAN-LEGEND

- PROPERTY LINE/R.O.W.–REFER TO CIVIL
- EXISTING LANDSCAPE AREA TO REMAIN
- NEW LANDSCAPE AREA
- ADJUSTED 28' FIRE LANE AT NEW CONSTRUCTION TO CONFORM WITH LA COUNTY FIRE DEPT STANDARDS
- TRUCK BY–PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- POTENTIAL EXPANSION AREA
- ACCESSIBLE PATH OF TRAVEL – 4' WIDE MINIMUM – 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE–TYP.
- LINE OF EXISTING CURB OR DRIVE EDGE TO BE REMOVED
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING–6' HEIGHT
- CHAINLINK FENCING–6' HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING STALLS–TYP.
- EVCS — EVCS PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1–TYP.
- EV (CAP) — EV (CAPABLE) PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1–TYP.
- ARROWS DENOTE TRAFFIC DIRECTION–TYP.

GAA ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25
3	HC PARKING ADJUSTMENT	08/06/25

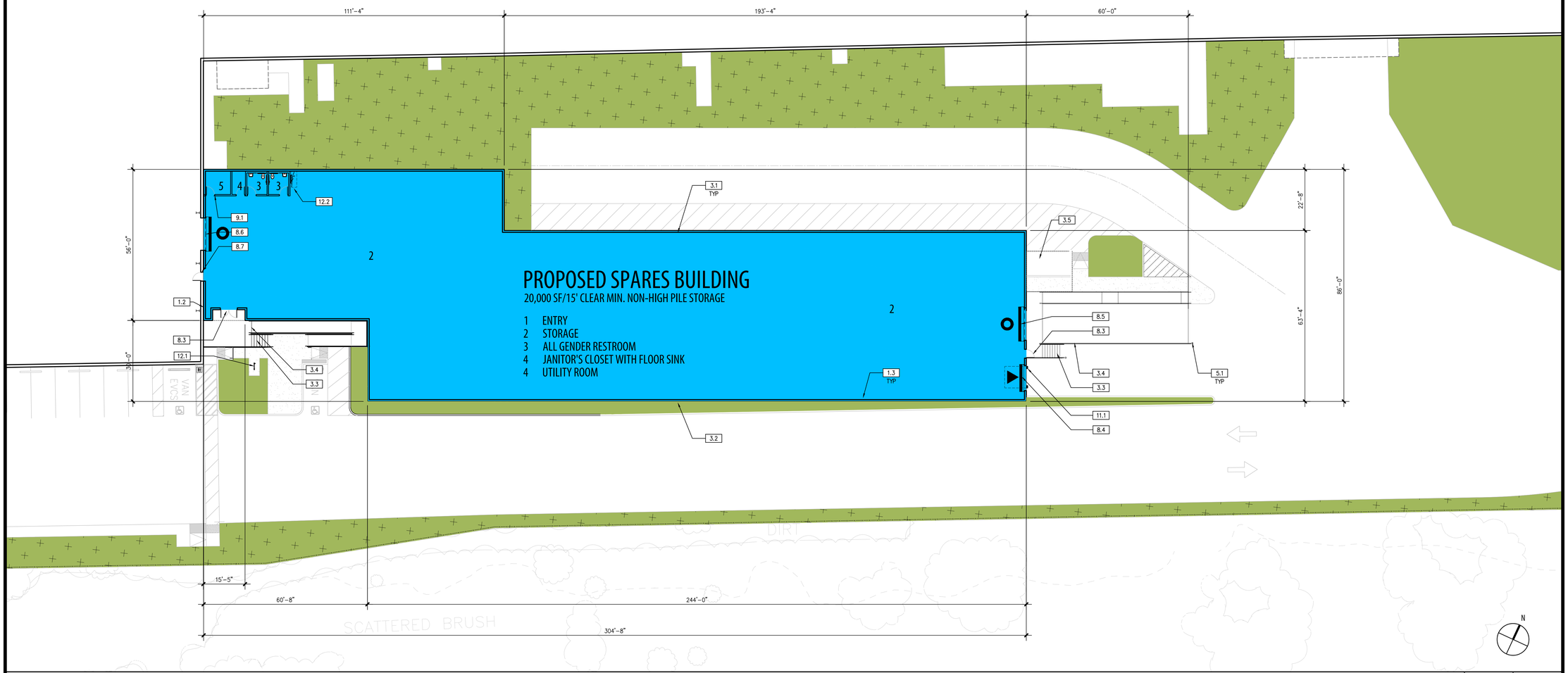
ENLARGED TRUCK MANEUVERING AND LANDSCAPE PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBY001.01
DATE:	08/06/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_A1.4

SHEET NO: A1.4

PLOT DATE: 8/7/2025
P:\IBY\IBY001\MD\AGENCY SHEETS\SUBMITTAL PACKAGE 2\IBY001_A1.4 ENLARGED SITE PLANS.DWG



SPARES BUILDING FLOOR PLAN | 1/16"=1'-0" | 1

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF FINISHED WALL (U.N.O.).
2. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED.
3. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
4. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY.
5. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE ENTRY HARDWARE.
6. PROVIDE A "NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS).
7. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE.
8. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
9. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC.
10. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
11. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS.
12. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
13. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE.
14. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.
15. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
    B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
27. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

KEYNOTES

1.0 GENERAL
- 1.1 NOT USED
- 1.2 SPACE BETWEEN NEW AND EXISTING STRUCTURES
- 1.3 INTERNAL ROOF AND OVERFLOW DRAIN

3.0 CONCRETE
- 3.1 CONCRETE BLOCK BUILDING WALL-TYP. U.N.O.
- 3.2 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
- 3.3 CONCRETE STAIR W/ METAL HANDRAIL & 42" GUARDRAIL
- 3.4 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
- 3.5 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS

5.0 METALS
- 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD (PAINTED)-TYP.
- 5.2 STRUCT. STEEL COLUMN, TYPICAL - SHOP PRIMED (FIELD PAINTED)
- 5.3 METAL CANOPY ABOVE

8.0 OPENINGS
- 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
- 8.2 ALUMINUM AND GLASS ENTRY DOOR
- 8.3 HOLLOW METAL MAN DOOR(S) (PAINTED)
- 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR (PAINTED)
- 8.5 12'W x 12'H OVERHEAD SECTIONAL GRADE DOOR (PAINTED)
- 8.6 12'W X 10'H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 8.7 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)

9.0 FINISHES
- 9.1 INTERIOR PARTITION-TYP.

11.0 EQUIPMENT
- 11.1 DOCK BUMPERS-COORDINATE W/ MANUFACTURER & STRUCTURAL DRAWINGS

12.0 FURNISHINGS
- 12.1 BICYCLE RACK PER CAL GREEN SHORT-TERM REQUIREMENTS
- 12.2 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

GAA ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION
IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25
3	HC PARKING ADJUSTMENT	08/06/25

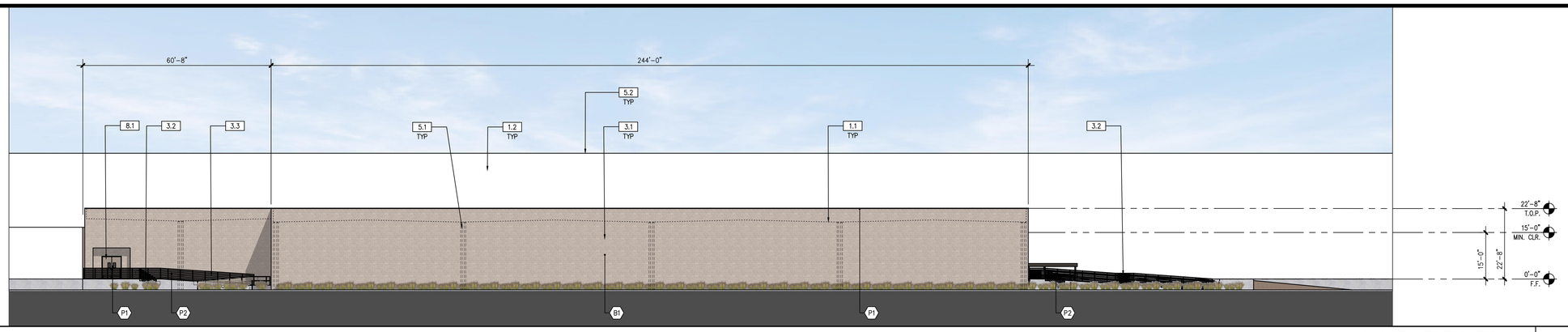
SPARES BUILDING
FLOOR PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

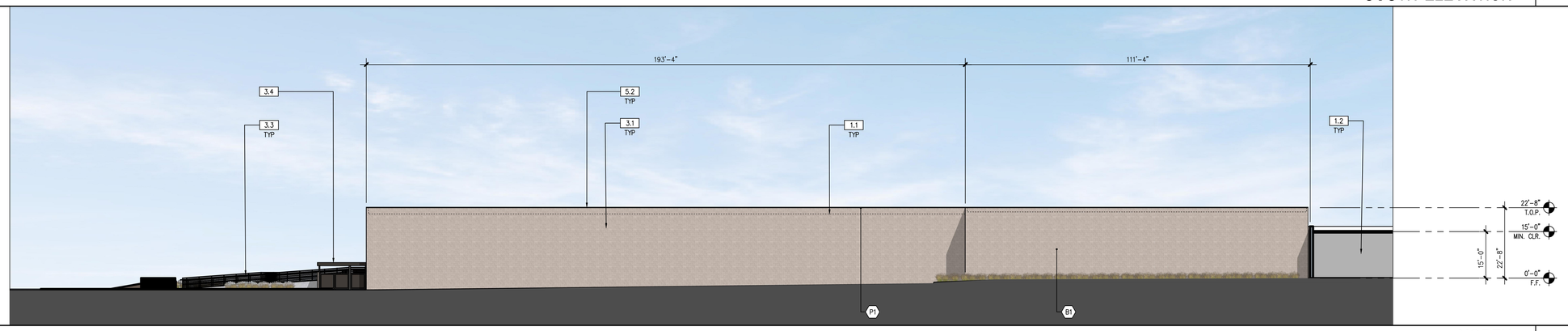
JOB NO:	IBY001.01
DATE:	08/06/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_A2.1

SHEET NO:
A2.1

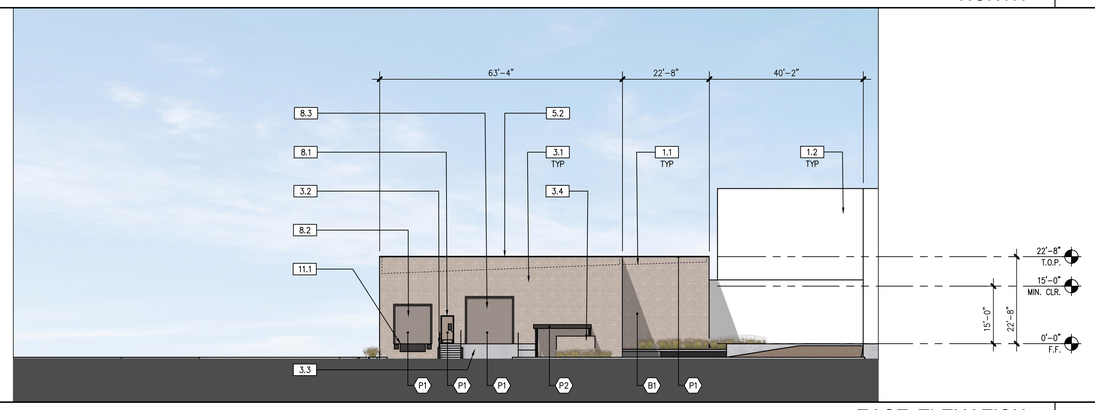
PLOT DATE: 8/7/2025 P:\IBY\01\WD\VD\AGENCY SHEETS\SUBMITTAL PACKAGE 2\IBY001_A2_1 FLOOR PLAN.DWG



SOUTH ELEVATION | 1/16"=1'-0" | 4



NORTH | 1/16"=1'-0" | 3



EAST ELEVATION | 1/16"=1'-0" | 2



B1-CONCRETE PRECISION BLOCK

SW 7513 Sanderling

P1-PAINT 1

SW 7514 Foothills

P2-PAINT 2

COLOR SCHEDULE / MATERIALS

B1	WALLS	CONCRETE PRECISION BLOCK NATURAL GRAY RUNNING BOND PATTERN
P1	PAINT 1	EXTERIOR DOORS AND FRAMES/FLASHING CAP AT PARAPET/ SHERWIN WILLIAMS–SW 7513 SANDERLING
P2	PAINT 2	METAL HANDRAILS AT STAIR AND RAMPS/TRASH ENCLOSURE DOORS, ENCLOSURE COVER AND SUPPORT COLUMNS SHERWIN WILLIAMS–SW 7514 FOOTHILLS

MATERIALS AND FINISHES | N.T.S. | 1

GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
2. PROVIDE 8'–0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
3. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMBS.
4. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI–GLOSS UNLESS NOTED OTHERWISE.
5. T.O.P. = TOP OF PARAPET ELEVATION
6. F.F. = FINISH FLOOR ELEVATION
7. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

KEYNOTES

1.0 GENERAL
- 1.1 LINE OF ROOF BEYOND
- 1.2 EXISTING BREWERY

3.0 CONCRETE
- 3.1 CONCRETE BLOCK WALL (REFER TO FINISH SCHEDULE)
- 3.2 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
- 3.3 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
- 3.4 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS

5.0 METALS
- 5.1 INTERIOR ROOF AND OVERFLOW DRAIN
- 5.2 METAL FLASHING AT WALL CAP (PAINTED)

8.0 OPENINGS
- 8.1 HOLLOW METAL MAN DOOR(S) (PAINTED)
- 8.2 9'–4"W x 10'H OVERHEAD SECTIONAL DOCK DOOR (PAINTED)
- 8.3 12'W x 12'H OVERHEAD SECTIONAL GRADE DOOR (PAINTED)
- 8.4 12'W X 10'H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 8.5 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)

10.0 SPECIALTIES
- 10.1 STREET ADDRESS – SIZE AS REQUIRED BY GOVERNING AGENCY BUT NOT LESS THAN 12"
- 10.2 BUILDING/ TENANT SIGNAGE (N.I.C.)

11.0 EQUIPMENT
- 11.1 DOCK BUMPERS – COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL.

22.0 PLUMBING
- 22.1 INTERNAL ROOF DRAIN W/ OVERFLOW DRAIN TYP.

G|A|A ARCHITECTS

8811 Research Drive,
Suite 200,
Irvine, CA 92618

T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25
3	HC PARKING ADJUSTMENT	08/06/25

SPARES BUILDING ELEVATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBY001.01
DATE:	08/06/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_A4.1

SHEET NO: A4.1

PLOT DATE: 3/19/2025 P:\IBY\IBY001\WD\AGENCY SHEETS\SUBMITTAL PACKAGE 2\IBY001_A4_1 ELEVATIONS.DWG

CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Date: July 30, 2025 **Agenda Item No. 4-B**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, Community Development Director

Project Planner: Jarrod Palmer, Assistant Planner

Project: Site Plan & Design Review (DA) No. 02-2025; Building Addition

Applicant: Philip Bruttig for Yellow Iron Real Estate, LLC

Property Owner: Rexford Industrial – 15801 1st, LLLP – Rexford Industrial Reality, 11620 Wilshire Blvd, Ste 1000, Los Angeles, CA 90025

Project Location: 15801 East 1st Street (APN: 8533-009-025)



Staff Recommendation: That the Planning Commission adopt Resolution No. 862(25), entitled "A Resolution of the Planning Commission of the City of Irwindale Recommending that the City Council Approve Site Plan and Design Review (DA) No. 02-2025 for the Construction of a 20,000 Square Foot Building Addition to an Existing Brewery Building Located at 15801 East 1st Street, Irwindale, CA 91706 (APN: 8533-009-025) in the M-2 (Heavy Manufacturing) Zone Subject to Conditions as Set Forth Herein, Making Findings in Support Thereof, and Finding the Project Exempt from the California Environmental

Quality Act (CEQA) Pursuant to CEQA Guidelines, Section 15302 (Class 2; Replacement or Reconstruction)."

REQUEST

The Applicant is requesting a Site Plan and Design Review (DA) No. 02-2025 for the demolition of a 20,000 square foot building and the construction of a new 20,000 square foot building addition to the existing brewery building at the Irwindale Brew Yard, located at 15801 East 1st Street.

BACKGROUND/HISTORY

The site is part of the Irwindale Brew Yard (formerly Miller Coors), located at 15801 East 1st Street, and is developed with a brewery campus on approximately 75.87 acres. The building addition is proposed on the south side of the brewery campus. The existing buildings were constructed in 1980 by Miller Brewing Company and in 2021 the Irwindale Brew Yard began occupying the site. The Irwindale Brew Yard is an existing campus consisting of approximately 990,219 square feet of office, production, and warehouse uses, which have all been constructed in a utilitarian industrial style.

On July 6, 2006, Conditional Use Permit No. 9-06 was approved for an integrated wastewater treatment plant and cogeneration facility within the parking area of the Miller Brewing Company.

On October 20, 2021, Conditional Use Permit No. 08-2021 was approved for the expanded operation of an existing brewery, including beverage operations (Type 1 beer manufacturer, Type 9 beer and wine importer) and rectifying (Type 2 winegrower, Type 12 distilled spirits importer, Type 24 distilled spirits rectifier's general).

On October 27, 2021, Site Plan and Design Review (DA) No. 04-2021 and Conditional Use Permit No. 05-2021 were approved for the construction of a 9,907 square foot filtration building and for the storage of cleaning chemicals.

On February 23, 2022, Lot Line Adjustment No. 01-2021 was approved.

On April 1, 2025, Site Plan and Design Review (AA) No. 01-2025 was approved for the demolition of a 3,763 square foot storage building, relocation of 271 trailer parking stalls at the reconfigured west dock and east lot areas, reconfigured main gate access and new guardhouse to supplement the existing, reconfigured eastern access drive and auxiliary guard house, parking and landscape modifications, and a by-pass road at the northern portion of the site.

SITE PLAN AND DESIGN REVIEW

Pursuant to the provisions of Chapter 17.27.020 (Site Plan and Design Review) of the Irwindale Municipal Code (IMC), "Site Plan and Design Review is required in specific areas of the City covered by design guidelines adopted by the City Council and is required for all new construction and other activities as identified in the applicable design guidelines". Subsection 17.27.030(A) states that the Planning Commission shall act as

the Review Authority for all commercial and industrial projects over 15,000 square feet or that proposed increasing the existing building by more than 10%, requiring Planning Commission review with final approval by City Council.

ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15302 (Class 2; Replacement or Reconstruction) of the CEQA Guidelines. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. The new building, will substantially serve the same purpose and capacity as the existing building. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the County Clerk. The NOE is on file in the Community Development Department and available for review by the public.

GENERAL PLAN AND ZONING

The project site is designated in the General Plan as Industrial/Business Park and is zoned M-2 (Heavy Manufacturing). The site is surrounded by the following uses and zoning:

Direction	Existing Land Use	Zoning District
North	I-210 Freeway, Specific Plan	RII, Reliance II Specific Plan
South	Industrial	M-2, Heavy Manufacturing
East	Industrial	M-2, Heavy Manufacturing
West	Santa Fe Dam Recreation Area	OS, Open Space

PROJECT DESCRIPTION

The proposed 20,000 square foot addition, known as the Spares Building, will be constructed on the southern side of the existing brewery building. The proposed addition will be a warehouse with bathrooms and janitorial closet. The proposed building is replacing the existing Spares Building, which is a standalone structure located just west of the existing brewery building. The purpose of the proposed addition is to improve the efficiency of facility operations by consolidating operations into one structure. The Spares Building houses spare parts and machinery that are necessary in the event of failure or need for replacement of various parts and machines throughout the campus. Square footage will be unchanged as the existing Spares Building will be demolished and replaced with the proposed Spares Building which is the same square footage of 20,000 square feet. There is proposed 28,000 square feet of new landscaping and 12,600 square feet of new parking to complement the proposed Spares Building.

Development Standard	Requirement	Project Proposal	Campus Total
Front Yard Setback	20’	40’	40’
Side Yard Setback	15’	N/A	N/A

Rear Yard Setback	N/A	N/A	N/A
Floor Area Ratio (F.A.R.)	1.0:1.0	0.006:1.0	0.3:1.0
Building Height	60’	22’- 8”	Various
Landscaping	10%	0.8%	12%
Parking*	600	20	620
Truck/Trailer Parking	N/A	0	271

* Including Truck/Trailer Parking.

DESIGN

The campus was constructed prior to the adoption of the Commercial and Industrial Design Guidelines. For consistency, the proposed addition will match the architectural style of the main brewery building. The concrete block structure will have simple parapets and appropriate materials, including light tan and brown colors on railings, doors, doorways, and trash enclosure to match the existing building. The building will incorporate the recommended elements of the Commercial and Industrial Design Guidelines for campuses, such as the clustering of buildings, pedestrian walkways, visual, and physical links between the buildings to create a campus feel. The brewery campus is planned, organized, and managed to function as a unified whole.

PARKING

Based on the IMC Chapter 17.16, the minimum required additional parking spaces needed is ten (10) spaces and twenty (20) spaces will be provided. There are six hundred (600) parking spaces currently onsite and once completed, there will be a total of six hundred and twenty (620) spaces provided.

Existing Square Footage	Manufacturing Category	Formula	Proposed Addition	Spaces Required	Spaces Provided
990,219 SF	100,000 SF and above	1 parking space/ 2,000 square feet	20,000 SF	10	20

ANALYSIS

Site Plan & Design Review Analysis

Before Site Plan and Design Review applications are 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.

1. Promotes excellence in site planning and design and the harmonious appearance of buildings and sites;

   The proposed Project shall harmonize the appearance of the building in relation to the existing brewery building; adding to the campus-like feel. The proposed project incorporates several of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: simple parapets and a

multi-color palette. In addition, the site design includes new layered landscaping and parking.

2. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and

   The Subject Property is zoned M-2 (Heavy Manufacturing) and has a General Plan land designation of Industrial/Business Park, which are consistent designations. The operations of the new addition will remain the same as the building it is replacing, consolidating operations into one structure. The Spares Building houses spare parts and machinery that are necessary in the event of failure or need for replacement of various parts and machines throughout the campus. There will be no adverse impact on the surrounding area. The new addition improves building operations and logistics because of its new location and updated improvements.

3. Supplement other City regulations and standards to ensure control of aspects of site planning and design that are not otherwise addressed.

   This Project's Conditions of Approval attached hereto as Exhibit "A" supplement and ensure compliance with all applicable City regulations and standards, including conditions not explicitly stated elsewhere.

CONCLUSION/RECOMMENDATION
Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 862(25) recommending that the City Council approve Site Plan & Design Review (DA) No. 02-2025 subject to the proposed Conditions of Approval to permit the proposed construction as presented herein, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, section 15302.

Alternative Actions:

2. Request that Staff prepare a resolution of denial based on recommended findings of fact to be brought back at the next regularly scheduled Planning Commission meeting for adoption; OR

3. Request that the Applicant revise the project and continue the hearing to a date certain.

ATTACHMENTS
Exhibit A: Resolution No. 862(25) with Conditions of Approval
Exhibit B: Project Plans (Site Plan, Floor Plan, Elevations)

EXHIBIT "A"

RESOLUTION NO. 862(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN AND DESIGN REVIEW (DA) NO. 02-2025 FOR THE CONSTRUCTION OF A 20,000 SQUARE FOOT BUILDING ADDITION ON AN EXISTING BREWERY BUILDING LOCATED AT 15801 EAST 1ST STREET, IRWINDALE, CA 91706 (APN: 8533-009-025) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN, MAKING FINDINGS IN SUPPORT THEREOF, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15302 (CLASS 2; REPLACEMENT OR RECONSTRUCTION)

A. RECITALS.

(i) Philip Bruttig, 17853 Santiago Blvd, Ste 107-475, Villa Park, CA 92861, on behalf of Yellow Iron Real Estate, LLC, the Applicant, has made a request for approval of a Site Plan and Design Review [SP&DR(DA)] pursuant to Chapter 17.27 of the Irwindale Municipal Code for the construction of a 20,000 square foot building addition ("Project"), located at 15801 East 1st Street ("Subject Property").

(ii) The Subject Property is located at 15801 East 1st Street, within the City of Irwindale (APN: 8533-009-025) and is zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject application shall be referred to as the "Application."

(iii) 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 determined that the Project is categorically exempt from the provisions of CEQA pursuant to Section1 5302 (Class 2; Replacement or Reconstruction) and no further review is required. Also, the City has determined that this Project will not have, either individually or cumulatively, an adverse impact on fish and wildlife resources. Subject to approval of the Project by the City Council based on recommendation by the Planning Commission, a Notice of Exemption will be filed with the office of the Registrar-Recorder/County Clerk, County of Los Angeles.

(iv) The Subject Property has been subject to prior discretionary approvals, including: Conditional Use Permit No. 09-06, approved July 6, 2006, for an integrated wastewater treatment plant and cogeneration facility; Conditional Use Permit No. 08-2021, approved October 20, 2021, for expansion of beverage operations including various ABC licenses; Site Plan and Design

Review (DA) No. 04-2021 and CUP No. 05-2021, approved October 27, 2021, for a 9,907 square foot filtration building and storage of cleaning chemicals; Lot Line Adjustment No. 01-2021, approved February 23, 2022; and Site Plan and Design Review (AA) No. 01-2025, approved April 1, 2025, for demolition and site reconfiguration work including parking, guardhouses, and access drives.

(v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, closed the public hearing and recommended that the City Council approve the Site Plan and Design Review (DA) No. 02-2025, subject to the approval of this Resolution, which details the specific Conditions under which the Application was approved.

(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:

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. 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 Exhibit “A,” this Planning Commission hereby specifically finds as follows:

A. Promotes excellence in site planning and design and the harmonious appearance of buildings and sites;

The proposed Project shall harmonize the appearance of the building in relation to the existing brewery building; adding to the campus-like feel. The proposed project incorporates several of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: simple parapets and a multi-color palette. In addition, the site design includes new layered landscaping and parking.

B. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and

The Subject Property is zoned M-2 (Heavy Manufacturing) and has a General Plan land designation of Industrial/Business Park, which are consistent designations. The operations of the new addition will remain the same as the building it is replacing, consolidating operations into one structure. The Spares Building houses spare parts and machinery that are necessary in the event of failure or need for

replacement of various parts and machines throughout the campus. There will be no adverse impact on the surrounding area. The new addition improves building operations and logistics because of its new location and updated improvements.

C. Supplement other City regulations and standards to ensure control of aspects of site planning and design that are not otherwise addressed.

This Project's Conditions of Approval attached hereto as Exhibit "A" supplement and ensure compliance with all applicable City regulations and standards, including conditions not explicitly stated elsewhere.

3. The Planning Commission hereby specifically finds and determines that the Project, as proposed, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2; Replacement or Reconstruction), which exempts the replacement or reconstruction of existing structures and facilities when the new structure is located on the same site and has substantially the same purpose and capacity, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Planning Commission therefore recommends that the City Council find the Project exempt from further CEQA review.

4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council approve Site Plan and Design Review (DA) No. 02-2025 and find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, section 15302, 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.

5. 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 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at the meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 862(25)

Site Plan and Design Review (DA) No. 02-2025
Yellow Iron Real Estate, LLC
15801 East 1st Street
Irwindale, CA 91706

A. GENERAL

1. The uses authorized by this Site Plan and Design Review Permit allow for the construction of a 20,000 square foot building addition as described on the plans dated July 14, 2025.

2. A building permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Director at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.

3. If applicable, a grading permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Director at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.

4. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Department, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.

5. 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 (DA) No. 02-2025. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

6. 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 July 14, 2025) as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Community Development Director, shall require the prior approval of the City Council pursuant to the amendment of the Site Plan and Design Review Permit.

7. The Applicant agrees to allow City inspectors access to the Property to reasonably inspect the Property 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.

8. 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.

9. 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.

10. The premises shall 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. 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.

13. 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. COMMUNITY DEVELOPMENT DEPARTMENT

1. The proposed addition shall match the exterior color and materials of the existing brewery building.

2. All perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.

3. This project shall be subject to the City of Irwindale's utility tax.

4. This project shall be subject to the City of Irwindale's Development Impact Fees.

5. This project shall be subject to the City of Irwindale's Linkage Fees.

6. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the plans submitted to the Building Division for plan check.

7. A final planning inspection shall be required.

8. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines."

9. Landscaping 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 Conceptual Landscape and as modified pursuant to City Building Plan Check review of Precise Landscape and Irrigation plans.

10. Landscape and irrigation plans shall be prepared by a licensed landscape architect, and are subject to the approval of the Community Development Director and the Director of Engineering. Vision clearance shall be maintained at all vehicle entrances and exits.

11. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.

12. A six (6) inch horizontal concrete curb shall surround all landscaped planters.

13. 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)

14. An additional ±28,000 square feet of the site shall be landscaped, as declared on the plans date stamped July 14, 2025.

15. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.

16. Any event not held during typical hours of operation shall be subject to Community Development Department review for a Special Event Permit.

17. Drive aisles shall remain open and unobstructed for vehicular circulation.

18. All building design and construction, including the type, texture, color, and durability of the exterior building materials shall, to the extent possible, comply with the City's Commercial and Industrial Design Guidelines for a campus.

19. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs or similar planting materials as allowed.

20. 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 Department.

21. All rooftop wireless telecommunications antennas operated by third parties are subject to the provisions of Section 17.12.260 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.

22. A lighting plan shall be submitted for approval by the Community Development Director describing lighting fixtures for building exterior lighting. Lighting fixtures shall be designed to shield light and/or directs light in a downward direction to minimize light spillover to adjacent residential areas. A minimum of 1-foot candle shall be provided.

[1] Photovoltaic equipment is exempt from this requirement.

23. Applicant shall obtain approval and permits from the Community Development Department and Building Division for all project signage prior to construction of any signs on the project site.

24. A temporary chain link fence with green screening, or acoustical fencing assembly shall be installed and maintained around the perimeter of the site during construction.

25. Any masonry walls, tube steel 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 review and approval of the Community Development Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.

26. Applicant shall at all times comply with the Irwindale Municipal Code Noise Standards (as may be amended) 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.

27. Construction activity shall take place no earlier than 7:00 AM on each day and no later than 7:00 PM on each day, Monday thru Saturday. No construction activities of any kind shall be performed on Sundays or holidays without a permit per Irwindale Municipal Code Subsection 9.28.110(A).

28. All construction related activity shall comply with the noise standards as set forth in Irwindale Municipal Code Section 9.28.030.

29. All truck loading and unloading shall occur on the site. No loading, unloading or truck idling shall be permitted to take place on City of Irwindale streets for any business located on the site.

30. The existing rotating Miller signage located on top of the Brewery shall be repaired and shall display the appropriate signage for the Irwindale Brew Yard.

C. PUBLIC WORKS/ENGINEERING DEPARTMENT

STREETS

1. All off-site improvements within the Public Right-of-Way shall be performed in accordance with City Standards to the satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.

2. Adequate “on-site” parking shall be provided per City requirements.

3. The owner/developer shall remove and reconstruct all damaged, cracked or lifted sidewalks, curbs and gutters as directed by the Director of Engineering. All reconstructed sidewalks shall meet ADA requirements.

4. Landscaping and tree planting plans shall be reviewed and approved by the Public Services Director.

5. The owner/developer shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction-related activities, including, but not limited to, the movement and/or delivery of equipment, materials and soil to and/or from the site.

6. The owner and/or developer shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development.

7. Common driveways shall not be allowed, unless approved by the Director of Engineering. Proposed driveways shall be located clear of existing fire hydrants, streetlights, water meters, etc.

UTILITIES

8. 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 Director of Engineering's requirements. The owner/developer shall submit grading and drainage plans to the Director of Engineering for review and approval. The grading and drainage plans shall be prepared by a licensed civil engineer and comply with Los Angeles County grading permit requirements. A hydrology study shall be included with the drainage plan.

9. The owner/developer shall pay for the entire cost for the design, engineering construction and inspection of any upgrade to the water main and connections as required by the serving water company for the proposed development.

10. The owner/developer shall obtain a Storm Drain Connection Permit from the City of Irwindale and/or Los Angeles County Flood Control District for connection(s) to the existing storm drain system.

11. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded as required by the Fire Department and/or the Director of Engineering.

12. Sanitary sewers shall be constructed in accordance with the current City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the Director of Engineering. A sewer study shall be submitted along with the sanitary sewer plans.

13. Prior to the issuance of building permits, the owner/developer shall provide a will-serve letter from the water utility provider to the City.

MISCELLANEOUS

14. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

15. That the owner/developer shall pay the connection fee upon application for storm water connection to the County of Los Angeles system.

16. 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.

17. 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.

18. Any changes to the site plan shall be reviewed and approved by the Director of Engineering.

BUILDING AND SAFETY

1. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the latest Building Code and all applicable regulations.

2. The Applicant shall submit Site, Floor, and Elevation Plans that include all Life & Safety and Accessibility requirements as required by the latest Building Code.

3. The Applicant shall submit all required Mechanical, Electrical & Plumbing (MEP) Plans in compliance with the latest Building Code.

4. Building plans for non-residential construction must contain the following items in order to be submitted for plan check:

    a. 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.
    b. 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.
    c. 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.
    d. Roof Plan: Roof drainage pattern, roofing material and slopes, locations of hips/valleys/ridges, eave overhang dimensions, attic vent locations, rooftop equipment locations.
    e. Accessibility Requirements: Complete path of travel, parking spaces/loading areas, restroom facilities, ramps, curbs, counters, etc. All details must be cross referenced on the plan.
    f. Exterior Elevations: Wall covering material, plate and building heights, window/door locations, roofing material and slopes, attic vent locations, finish grade lines, veneers.
    g. Cross Sections: Full height and width, indicating framing, foundation, and insulation in at least two orthogonal directions.
    h. Foundation Plan: Locations of all new footings, anchor bolt and hold-down schedules, complete foundation details.
    i. Framing Plan: Size, spacing, and span of all floor and ceiling joists, roof rafters, valleys and hips, beams and headers. All lateral force resisting elements, including shear wall locations and schedule, and diaphragm construction specifications.
    j. Structural Analysis: Calculations shall be provided to substantiate the structural plans where new structural elements are proposed or existing structural elements are altered. The structural calculations shall address both vertical and lateral forces, and shall be wet stamped and signed by a licensed engineer or architect registered in the state of California.
    k. Schedules: Doors and windows, exterior/interior finish, shear walls.
    l. Details: Complete framing and foundation details for all new structural elements, complete accessible path of travel details, required fire rated assembly details.
    m. A Geotechnical Soils Report.
    n. Green Building: Requirements, details, and notations shall be included in the plans.
    o. Additional items may be requested at plan check.

D. FIRE DEPARTMENT

1. The project shall comply with all applicable requirements of the County of Los Angeles Fire Department.

2. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at 626.963.5564 for information on EPICLA submittals.

E. PUBLIC SERVICES DEPARTMENT

1. All walls that face the public right-of-way shall implement anti-graffiti management practices (such as planting vines on the walls). Applicant shall be responsible for graffiti removal to all walls that face the public right-of-way in a timely manner.

2. Onsite trash enclosure areas shall have sufficient space for solid waste, recycling, and organic waste receptacles and shall be covered from the elements with a solid roof structure per Title 14, Division 7, Section 17313 of the California Code of Regulations and Building Code Manual County of Los Angeles Department of Public Works Building and Safety Division 312 Article 2.

3. Tenants shall adhere to the SB 1383 regulations set forth by CalRecycle under California Code of Regulations Title 14, Division 7, Chapter 3 and outlined in the Irwindale Municipal Code Section 08.22 Specific Regulations for Organic Waste Disposal Reduction, Recycling, and Solid Waste, which includes the diversion of edible food to food recovery organizations and services.

4. The owner and/or applicant shall remove and reconstruct all damaged, deficient, or substandard sidewalk, driveways, curb, and gutter as directed by the Director of Engineering and the Public Services Director.

5. The owner and/or applicant shall be responsible for obtaining encroachment permit(s) from the City prior to commencing any type of work in the public right-of-way.

6. Any work within easements on the project site shall require proper approval and permits from the easement holder (City of Irwindale, County of Los Angeles, Southern California Edison, etc.).

7. Vehicles shall not block the sidewalk or be parked on the public right-of-way along property frontage.

8. The tenant and owner of the property shall be responsible for the removal of any accidental or illegal dumping of debris on private property. It is not the responsibility of the City of Irwindale to remove any accidental or illegal dumping of items from private property.

9. All utilities and signs within the public right-of-way shall meet horizontal and vertical ADA clearance requirements.

10. Any landscaping, including an irrigation system, in the public right-of-way or any property that is dedicated to the City of Irwindale for maintenance purposes must be approved by the Public Services Director, or designee, as part of the permitting process. Property owner is required to maintain at its sole expense all landscaping in the public right-of-way, including the parkway.

IRWINDALE BREW YARD SPARES BLDG CONSOLIDATION

15801 1ST STREET IRWINDALE, CA 91706

EXHIBIT "B"



A.P.N.:
8533-009-025 & 027

LEGAL DESCRIPTION:
REFER TO SHEET T-2

LAND USE / ZONING:

EXISTING/PROPOSED GENERAL PLAN:	INDUSTRIAL/BUSINESS PARK
EXISTING/PROPOSED ZONING:	M-2 HEAVY MANUFACTURING
EXISTING LAND USE:	BREWERY FACILITY

UTILITIES:

WATER:	MUNICIPAL UTILITIES COMPANY
SEWER:	MUNICIPAL UTILITES COMPANY
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
PHONE:	VERIZON, AT&T
T.V.:	TIME WARNER CABLE, VERIZON

SCHOOL DISTRICT:
LOS ANGELES UNIFIED SCHOOL DISTRICT

CODE ANALYSIS:
(SEE SHEET A1.2B FOR PROVIDED EXISTING CAMPUS DATA)

2022 CBC CODE

BUILDING OCCUPANCY:	S-1
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS (AUTOMATIC):	YES
STORIES:	1
REQ. LANDSCAPING:	10%
MAX. BLDG HEIGHT:	NONE

PARKING/LOADING

STANDARD STALL:	9'x19'
COMPACT STALL:	8'X15' (25% MAX)
MIN. AISLE:	26'; 28' LACFD ACCESS AISLE

SITE INFORMATION

PROPERTY OWNER:
IRWINDALE BREW YARD, LLC
110 EAST HOUSTON STREET, 3RD FLOOR
SAN ANTONIO, TX
PHONE: (310) 500-3048
CONTACT: ADAM SHER
E-MAIL: ashar@cbst.com

APPLICANT:
YELLOW IRON REAL ESTATE, LLC
17853 SANTIAGO BLVD, SUITE 107-475
VILLA PARK, CA 92861
PHONE: (714) 334-7040
CONTACT: PHILIP BRUTTIG
E-MAIL: pbruttig@yellowiron.com

ARCHITECT:
GAA ARCHITECTS, INC.
8811 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
PHONE: (949) 474-1775
CONTACT: ROGER DITTOS
E-MAIL: rogerd@GAAarchitects.com

CIVIL:
KIMLEY-HORN
1100 WEST TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
PHONE: (714) 939-1030
CONTACT: JASON MARECHAL
E-MAIL: jason.marechal@kimley-horn.com

PROJECT TEAM

THE PROJECT INCLUDES THE CONSTRUCTION OF A 20,000 SF SPARES BUILDING TO REPLACE EXISTING BUILDING OF EQUAL AREA TO BE DEMOLISHED DURING PROPOSED SITE RECONFIGURATION. ASSOCIATED NEW PARKING AND LANDSCAPE MODIFICATIONS TO SUPPORT THE PROPOSED NEW CONSTRUCTION WILL BE PROVIDED. TOTAL AGGREGATE BUILDING AREA FOR THE BREWERY AFTER RECONFIGURATION SHALL NOT EXCEED EXISTING ENTITLED BUILDING AREA OF 993,142 SF-REFER TO TABULATIONS.

PROJECT SUMMARY

COVER
T1 TITLE SHEET
T2 LEGAL DESCRIPTION
T3 PROJECT RENDERINGS AND EXISTING PHOTOS

CIVIL
C1 COVER SHEET
C2 OVERALL SITE PLAN
C3 GRADING PLAN 1
C4 UTILITY PLAN 1

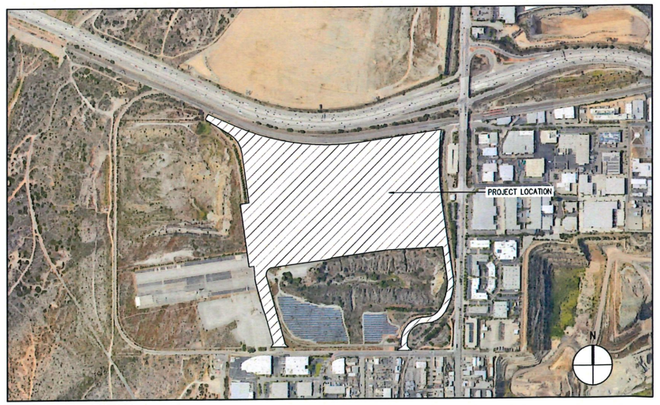
ARCHITECTURAL
A1.1 CAMPUS SITE PLAN, PROJECT TABULATIONS
A1.2A CAMPUS FIRE ACCESS PLAN
A1.2B EXISTING FIRE ACCESS PLAN (FOR REFERENCE ONLY)
A1.3 ENLARGED SITE PLAN AND FIRE ACCESS PLAN
A1.4 ENLARGED TRUCK MANEUVERING AND LANDSCAPE PLAN
A2.1 SPARES BUILDING FLOOR PLAN
A4.1 ELEVATIONS AND FINISHES

SHEET INDEX

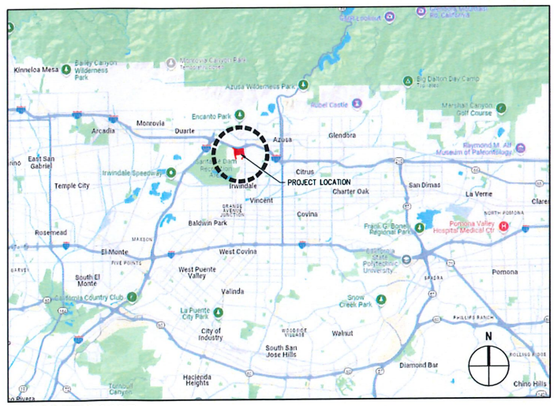
CITY OF IRWINDALE
COMMUNITY DEVELOPMENT

JUL 14 2025

RECEIVED



AERIAL VIEW



VICINITY MAP

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25

TITLE SHEET

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	18Y001.01
DATE:	03/20/2025
DRAWN:	GAA
FILE NAME:	18Y001.01_T1

SHEET NO: T1

GAA ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION
IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

PLOT DATE: 03/19/25 P:\18Y001\INVOICING\ SHEETS\SUBMITTAL PACKAGE 2\18Y001_T1 COVER.DWG

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

EXISTING LEGAL DESCRIPTION

PARCEL 1

THOSE PORTIONS OF LOTS 2, 3, 8, 9, 13 AND 14 OF MAP OF SUBDIVISION NO. 2 AZUSA LAND AND WATER CO., IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 94, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 13, BEING COINCIDENT WITH THE INTERSECTION OF THE CENTERLINE OF IRWINDALE AVENUE, A PUBLIC RIGHT OF WAY 100 FEET IN WIDTH AND VARYING, WITH THE CENTERLINE OF 1ST STREET, A PUBLIC RIGHT OF WAY 80 FEET IN WIDTH; THENCE NORTHERLY ALONG SAID CENTERLINE OF 1ST STREET NORTH 1° 12' 15" EAST 487.00 FEET; THENCE DEPARTING SAID CENTERLINE AT RIGHT ANGLES THERETO NORTH 88° 47' 45" WEST 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID IRWINDALE AVENUE AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 1° 11' 48" EAST 1228.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 292.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 88° 48' 23" EAST; THENCE NORTHERLY 55.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 57' 23"; THENCE NORTH 88° 48' 03" WEST 114.58 FEET TO THE EASTERLY LINE OF A CERTAIN PARCEL "A" DESCRIBED AS AN EXCEPTION IN THE DEED TO MILLER BREWING COMPANY, RECORDED OCTOBER 27, 1977, AS INSTRUMENT NO. 77-118029, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3000.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 85° 27' 13" WEST; THENCE SOUTHERLY 99.79 FEET ALONG SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 01° 54' 21"; THENCE SOUTH 06° 27' 08" EAST 512.23 FEET; THENCE SOUTH 01° 11' 57" WEST 350.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 744.08 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 88° 59' 17" EAST; THENCE SOUTHERLY 100.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 42' 25" TO THE WESTERLY LINE OF SAID PARCEL "A" AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 450.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 81° 13' 47" EAST; THENCE NORTHERLY 135.68 FEET ALONG SAID CURVE AND WESTERLY LINE OF PARCEL "A", THROUGH A CENTRAL ANGLE OF 17° 16' 33"; THENCE CONTINUING ALONG SAID WESTERLY OF SAID PARCEL NORTH 08° 22' 03" WEST 871.34 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3000.00 FEET; THENCE CONTINUING NORTHERLY 715.92 FEET ALONG SAID CURVE AND WESTERLY LINE OF SAID PARCEL, THROUGH A CENTRAL ANGLE OF 13° 40' 23"; THENCE NORTH 05° 18' 20" EAST 110.36 FEET TO THE SOUTHERLY BOUNDARY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S RIGHT OF WAY BEING 100 FEET WIDE; THENCE ALONG SAID RIGHT OF WAY SOUTH 81° 24' 38" WEST 928.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2596.64 FEET; THENCE WESTERLY 1459.30 FEET ALONG SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32° 12' 00"; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 66° 23' 22" WEST 372.32 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 23° 36' 38" WEST 26.39 FEET; THENCE SOUTH 12° 00' 27" WEST 73.78 FEET; THENCE SOUTH 89° 54' 42" EAST 75.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 37° 10' 30" WEST; THENCE EASTERLY 36.52 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40° 14' 33"; THENCE NORTH 86° 55' 56" EAST 25.96 FEET; THENCE SOUTH 51° 42' 07" EAST 175.75 FEET; THENCE SOUTH 47° 57' 18" EAST 66.68 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

EXISTING LEGAL DESCRIPTION

HAVING A RADIUS OF 295.00 FEET; THENCE SOUTHEASTERLY 102.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 56' 17" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 823.22 FEET, A RADIAL LINE TO WHICH BEARS NORTH 61° 58' 59" EAST; THENCE SOUTHEASTERLY 139.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9° 42' 28"; THENCE SOUTH 07° 55' 47" EAST 132.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET, A RADIAL LINE TO WHICH BEARS NORTH 15° 55' 34" WEST; THENCE SOUTHWESTERLY 161.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 13' 02"; THENCE SOUTH 01° 51' 24" WEST 353.88 FEET; THENCE SOUTH 07° 51' 00" EAST 763.39 FEET; THENCE NORTH 88° 28' 52" EAST 258.64 FEET; THENCE SOUTH 15° 09' 38" EAST 894.87 FEET; THENCE SOUTH 89° 55' 03" EAST 934.09 FEET; THENCE SOUTH 00° 01' 22" EAST 49.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 268.64 FEET; THENCE SOUTHERLY 62.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 18' 31" TO THE NORTHERLY RIGHT OF WAY LINE OF 1ST STREET, 80 FEET WIDE AND VARYING IN WIDTH; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 58' 38" WEST 246.68 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89° 55' 03" WEST 126.57 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 19° 40' 34" WEST 31.84 FEET, TO THE MOST EASTERLY CORNER OF PARCEL "A" OF PARCEL MAP NO. 15170, IN SAID CITY, AS PER MAP RECORDED IN BOOK 155, PAGES 67 THROUGH 69, INCLUSIVE, OF PARCEL MAPS; THENCE SOUTH 19° 40' 14" WEST 13.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A" NORTH 70° 19' 46" WEST 22.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 84.00 FEET; THENCE NORTHWESTERLY 28.72 FEET ALONG SAID CURVE AND SOUTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 19° 35' 17" TO THE NORTHWESTERLY CORNER OF SAID PARCEL "A", SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 9; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 55' 03" WEST 1129.27 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 SOUTH 89° 35' 24" WEST 1330.24 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID LAND IS SHOWN AS PARCEL 2 IN THAT CERTAIN GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LLA NO. 01-2021, RECORDED FEBRUARY 7, 2022, AS INSTRUMENT NO. 20220148979, OFFICIAL RECORDS.

CONTAINING 76.417 ACRES, MORE OR LESS.

PARCEL 2

LOT 1 AND THOSE PORTIONS OF LOTS 2, 3, 8, 9 AND 13 OF MAP OF SUBDIVISION NO. 2 AZUSA LAND AND WATER CO., IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 94, OF MISCELLANEOUS RECORDS, TOGETHER WITH PARCEL "A" OF PARCEL MAP NO. 16282, AS PER MAP RECORDED IN BOOK 172, PAGES 76 THROUGH 78, INCLUSIVE, OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 1 AND 2 NORTH 00° 01' 34" WEST 2650.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 NORTH 41° 49' 36" EAST 461.79 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH 58° 33' 36" EAST 77.92 FEET TO THE SOUTHERLY BOUNDARY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S RIGHT OF WAY BEING 100 FEET WIDE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 66° 23' 22" EAST 725.04 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 23° 36' 38" WEST 26.39 FEET; THENCE SOUTH 12° 00' 27" WEST 73.78 FEET; THENCE SOUTH 89° 54' 42" EAST 75.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 37° 10' 30" WEST; THENCE EASTERLY 36.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 14' 33"; THENCE NORTH 86° 55' 56" EAST 25.96 FEET; THENCE SOUTH 51° 42' 07" EAST 175.75 FEET; THENCE SOUTH 47° 57' 18" EAST 66.68 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 295.00 FEET; THENCE SOUTHEASTERLY 102.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

EXISTING LEGAL DESCRIPTION

OF 19° 56' 17" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 823.22 FEET, A RADIAL LINE TO WHICH BEARS NORTH 61° 58' 59" EAST; THENCE SOUTHEASTERLY 139.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9° 42' 28"; THENCE SOUTH 07° 55' 47" EAST 132.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET, A RADIAL LINE TO WHICH BEARS NORTH 15° 55' 34" WEST; THENCE SOUTHWESTERLY 161.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 13' 02"; THENCE SOUTH 01° 51' 24" WEST 353.88 FEET; THENCE SOUTH 07° 51' 00" EAST 763.39 FEET; THENCE NORTH 88° 28' 52" EAST 258.64 FEET; THENCE SOUTH 15° 09' 38" EAST 894.87 FEET; THENCE SOUTH 89° 55' 03" EAST 934.09 FEET; THENCE SOUTH 00° 01' 22" EAST 49.55 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1ST STREET, 80 FEET WIDE AND VARYING IN WIDTH; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 58' 38" WEST 246.68 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89° 55' 03" WEST 126.57 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 19° 40' 34" WEST 31.84 FEET, TO THE MOST EASTERLY CORNER OF PARCEL "A" OF PARCEL MAP NO. 15170, IN SAID CITY, AS PER MAP RECORDED IN BOOK 155, PAGES 67 THROUGH 69, INCLUSIVE, OF PARCEL MAPS; THENCE SOUTH 19° 40' 14" WEST 13.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A" NORTH 70° 19' 46" WEST 22.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 84.00 FEET; THENCE NORTHWESTERLY 28.72 FEET ALONG SAID CURVE AND SOUTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 19° 35' 17" TO THE NORTHWESTERLY CORNER OF SAID PARCEL "A", SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 9; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 55' 03" WEST 1129.27 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 SOUTH 89° 35' 24" WEST 1330.24 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID LAND IS SHOWN AS PARCEL 2 IN THAT CERTAIN GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LLA NO. 01-2021, RECORDED FEBRUARY 7, 2022, AS INSTRUMENT NO. 20220148979, OFFICIAL RECORDS.

CONTAINING 100.882 ACRES, MORE OR LESS.

PARCEL 3

THOSE PORTIONS OF LOTS 9 AND 13 OF MAP OF SUBDIVISION NO. 2 AZUSA LAND AND WATER CO., IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 94, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 13, BEING COINCIDENT WITH THE INTERSECTION OF THE CENTERLINE OF IRWINDALE AVENUE, A PUBLIC RIGHT OF WAY 100 FEET IN WIDTH AND VARYING IN WIDTH, WITH THE CENTERLINE OF 1ST STREET, A PUBLIC RIGHT OF WAY 80 FEET IN WIDTH; THENCE NORTHERLY ALONG SAID CENTERLINE OF IRWINDALE AVENUE NORTH 1° 12' 15" EAST 487.00 FEET; THENCE DEPARTING SAID CENTERLINE AT RIGHT ANGLES THERETO NORTH 88° 47' 45" WEST 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID IRWINDALE AVENUE AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 88° 48' 32" WEST 166.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 600.26 FEET, A RADIAL LINE TO

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

EXISTING LEGAL DESCRIPTION

WHICH BEARS SOUTH 59° 00' 41" EAST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 412.31 FEET THROUGH A CENTRAL ANGLE OF 39° 21' 22"; THENCE NORTH 08° 22' 03" WEST 311.38 FEET; THENCE SOUTH 88° 28' 52" WEST 357.95 FEET; THENCE SOUTH 8° 09' 58" WEST 575.47 FEET; THENCE SOUTH 82° 13' 32" WEST 126.89 FEET; THENCE SOUTH 72° 11' 13" WEST 340.58 FEET; THENCE SOUTH 82° 09' 00" WEST 674.18 FEET; THENCE SOUTH 100° 09' 38" EAST 894.87 FEET; THENCE SOUTH 89° 55' 03" EAST 934.09 FEET; THENCE SOUTH 00° 01' 22" EAST 49.55 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 1ST STREET; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 58' 38" EAST 925.67 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 67.00 FEET; THENCE EASTERLY NORTHEASTERLY AND NORTHERLY 103.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 46' 50"; THENCE NORTH 01° 11' 48" EAST 179.19 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 268.64 FEET; THENCE 62.40 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 18' 31" TO A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 252.64 FEET; THENCE, 58.68 FEET NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 18' 32"; THENCE NORTH 01° 11' 48" EAST 93.28 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID LAND IS SHOWN AS PARCEL 3 IN THAT CERTAIN GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LLA NO. 01-2021, RECORDED FEBRUARY 7, 2022, AS INSTRUMENT NO. 20220148979, OFFICIAL RECORDS.

CONTAINING 48.436 ACRES, MORE OR LESS.

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

LOT 1:

THOSE PORTIONS OF PARCELS 1, 2 AND 3 OF GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 01-2021, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NO. 20220148979, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 81°24'38" WEST 928.38 FEET TO THE BEGINNING OF A 2596.64 FEET RADIUS CURVE, CONCAVE NORTHERLY;
2. WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 1459.30 FEET THROUGH A CENTRAL ANGLE OF 32°12'00";
3. NORTH 66°23'22" WEST 344.85 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 31°32'34" WEST 65.71 FEET;

THENCE SOUTH 58°27'26" EAST 334.53 FEET TO THE BEGINNING OF A 300.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 264.91 FEET THROUGH A CENTRAL ANGLE OF 50°35'40";

THENCE SOUTH 07°51'47" EAST 564.28 FEET;

THENCE SOUTH 82°04'13" WEST 94.15 FEET;

THENCE SOUTH 07°51'07" EAST 723.86 FEET;

THENCE NORTH 82°08'59" EAST 49.20 FEET;

THENCE SOUTH 04°17'50" EAST 142.92 FEET TO THE BEGINNING OF A 310.00 FEET RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 60.66 FEET THROUGH A CENTRAL ANGLE OF 11°12'43";

THENCE SOUTH 15°30'33" EAST 267.64 FEET THE BEGINNING OF A 310.00 FEET RADIUS CURVE CONCAVE EASTERLY;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 21.63 FEET THROUGH A CENTRAL ANGLE OF 3°59'53";

THENCE SOUTH 19°30'26" EAST 87.91 FEET;

THENCE SOUTH 15°30'33" EAST 322.64 FEET;

THENCE SOUTH 30°00'00" WEST 52.59 FEET;

THENCE NORTH 89°59'35" EAST 201.55 FEET;

THENCE NORTH 52°44'29" WEST 47.37 FEET;

THENCE NORTH 15°30'33" WEST 792.06 FEET TO THE BEGINNING OF A 90.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 153.56 FEET THROUGH A CENTRAL ANGLE OF 97°45'43"

THENCE NORTH 82°15'10" EAST 599.47 FEET;

THENCE NORTH 74°06'58" EAST 85.90 FEET;

THENCE NORTH 82°09'00" EAST 616.71 FEET;

THENCE NORTH 87°03'38" EAST 652.40 FEET;

THENCE SOUTH 08°22'03" EAST 366.74 FEET TO THE BEGINNING OF A 382.00 FEET RADIUS CURVE CONCAVE WESTERLY, A RADIAL TO WHICH BEARS SOUTH 81°28'58" WEST;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 44.06 FEET THROUGH A CENTRAL ANGLE OF 6°36'32" TO THE BEGINNING OF A 676.07 FEET RADIUS CURVE CONCAVE WESTERLY, A RADIAL TO WHICH BEARS SOUTH 87°02'48" EAST;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 311.39 FEET THROUGH A CENTRAL ANGLE OF 26°23'23" TO THE BEGINNING OF A 184.06 FEET RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 60°39'10" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 199.31 FEET THROUGH A CENTRAL ANGLE OF 62°02'33" TO THE BEGINNING OF A 276.00 FEET RADIUS REVERSE CURVE CONCAVE SOUTHEASTERLY, A RADIAL TO WHICH BEARS SOUTH 00°43'06" WEST;

THENCE SOUTH 00°42'37" EAST 59.46 FEET;

THENCE SOUTH 51°33'14" WEST 67.33 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 3;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 437.00 THROUGH A CENTRAL ANGLE OF 90°43'06";

THENCE SOUTH 00°42'37" EAST 59.46 FEET;

THENCE SOUTH 51°33'14" WEST 67.33 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 3;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°58'38" EAST 170.01 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 45°00'41" WEST 70.72 FEET;

THENCE NORTH 00°00'00" EAST 51.25 FEET TO THE BEGINNING OF A 208.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 328.99 FEET THROUGH A CENTRAL ANGLE OF 90°37'29" TO THE BEGINNING OF A 252.06 FEET RADIUS REVERSE CURVE CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 01°17'08" EAST;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 272.48 FEET THROUGH A CENTRAL ANGLE OF 61°56'19" TO THE BEGINNING OF A 744.08 FEET RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 60°39'24" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 345.55 FEET THROUGH A CENTRAL ANGLE OF 26°36'30" TO THE BEGINNING OF A 450.00 FEET RADIUS CURVE CONCAVE NORTHERLY, A RADIAL TO WHICH BEARS SOUTH 88°27'56" WEST, BEING ALSO A POINT ALONG THE EXTERIOR BOUNDARY LINE OF SAID PARCEL 1;

THENCE ALONG SAID EXTERIOR BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 54.75 FEET THROUGH A CENTRAL ANGLE OF 6°58'15";
2. NORTH 08°22'03" WEST 871.34 FEET TO THE BEGINNING OF A 3000.00-FOOT RADIUS CURVE CONCAVE EASTERLY;
3. NORTHERLY ALONG SAID CURVE,, AN ARC DISTANCE OF 715.92 FEET THROUGH A CENTRAL ANGLE OF 13°40'23";
4. NORTH 05°18'20" EAST 110.36 FEET TO THE **POINT OF BEGINNING;**

CONTAINING 75.606 ACRES, MORE OR LESS.

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 80.93 FEET THROUGH A CENTRAL ANGLE OF 10°18'17" TO THE POINT OF CUSP WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 744.08 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 81°16'53" EAST;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 100.09 FEET THROUGH A CENTRAL ANGLE OF 7°42'25";

THENCE CONTINUING ALONG SAID BOUNDARY LINE NORTH 01°11'57" EAST 350.17 FEET;

THENCE NORTH 06°27'09" WEST 512.23 FEET TO THE BEGINNING OF A 3000.00 FEET RADIUS CURVE CONCAVE EASTERLY, A RADIAL TO WHICH BEARS SOUTH 85°27'13" WEST;

THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 99.79 FEET THROUGH A CENTRAL ANGLE OF 1°54'21";

THENCE NORTH 88°48'03" WEST 114.58 FEET TO THE **POINT OF BEGINNING;**

CONTAINING 6.199 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION.

Jeffrey J Lenherr 10/08/2024

JEFFREY J. LENHERR DATE

P.L.S. 9305

PROFESSIONAL LAND SURVEYOR JEFFREY J. LENHERR NO. 9305 STATE OF CALIFORNIA

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

LOT 2:

THOSE PORTIONS OF PARCELS 1, 2 AND 3 OF GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 01-2021, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NO. 20220148979, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, SOUTH 60°23'22" EAST 752.51 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 31°32'34" WEST 65.71 FEET;

THENCE SOUTH 58°27'26" EAST 334.53 FEET TO THE BEGINNING OF A 300.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 264.91 FEET THROUGH A CENTRAL ANGLE OF 50°35'40";

THENCE SOUTH 07°51'47" EAST 564.28 FEET;

THENCE SOUTH 82°04'13" WEST 94.15 FEET;

THENCE SOUTH 07°51'07" EAST 723.86 FEET;

THENCE NORTH 82°08'59" EAST 49.20 FEET;

THENCE SOUTH 04°17'50" EAST 142.92 FEET TO THE BEGINNING OF A 310.00 FEET RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 60.66 FEET THROUGH A CENTRAL ANGLE OF 11°12'43";

THENCE SOUTH 15°30'33" EAST 267.64 FEET THE BEGINNING OF A 310.00 FEET RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 21.63 FEET THROUGH A CENTRAL ANGLE OF 3°59'53";

THENCE SOUTH 19°30'26" EAST 87.91 FEET;

THENCE SOUTH 15°30'33" EAST 322.64 FEET;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF SAID PARCEL 2 THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 89°58'38" WEST 574.61 FEET;
2. NORTH 89°55'03" WEST 126.57 FEET;
3. SOUTH 19°40'34" WEST 31.84 FEET;
4. SOUTH 19°40'14" WEST 13.03 FEET;
5. NORTH 70°19'46" WEST 22.12 FEET TO THE BEGINNING OF AN 84.00 FEET RADIUS CURVE CONCAVE SOUTHERLY;
6. WESTERLY ALONG SAID CURVE, 28.72 FEET THROUGH A CENTRAL ANGLE OF 19°35'17";
7. NORTH 89°55'03" WEST 1129.27 FEET;
8. SOUTH 89°31'24" WEST 1320.24 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE LEAVING SAID SOUTHERLY LINE AND ALONG THE GENERAL WESTERLY LINE OF SAID PARCEL 2, THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°01'34" WEST 2650.97 FEET;
2. NORTH 41°49'36" EAST 461.79 FEET;
3. NORTH 58°33'36" EAST 77.92 FEET TO THE **POINT OF BEGINNING;**

CONTAINING 143.929 ACRES, MORE OR LESS.

LOT 3:

THOSE PORTIONS OF PARCELS 1 AND 3 OF GRANT OF WAIVER & CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 01-2021, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NO. 20220148979, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEAST CORNER OF SAID PARCEL 1, BEING ALSO THE BEGINNING OF A 292.00 FEET RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 80°14'14" EAST, SAID POINT BEING ALSO A POINT IN THE WESTERLY RIGHT OF WAY OF IRWINDALE AVENUE AS SHOWN ON SAID LOT LINE ADJUSTMENT NO. 01-2021;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 01-2024

PROPOSED LEGAL DESCRIPTION

THENCE ALONG SAID WESTERLY RIGHT OF WAY, THE FOLLOWING SIX (6) COURSES:

1. SOUTHERLY ALONG SAID CURVE, 55.84 FEET THROUGH A CENTRAL ANGLE OF 10°57'23";
2. SOUTH 01°11'48" WEST 1321.91 FEET TO THE BEGINNING OF A 252.64 FEET RADIUS CURVE CONCAVE



VIEW AT ENTRY | N.T.S. | 2D



VIEW AT ENTRY | N.T.S. | 2B



VIEW AT DOCK | N.T.S. | 2C



VIEW AT DOCK | N.T.S. | 2A

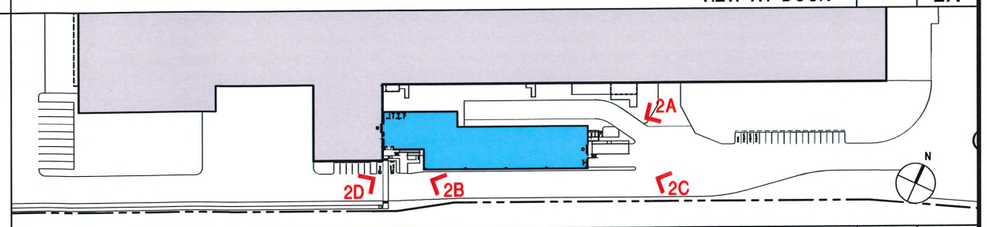




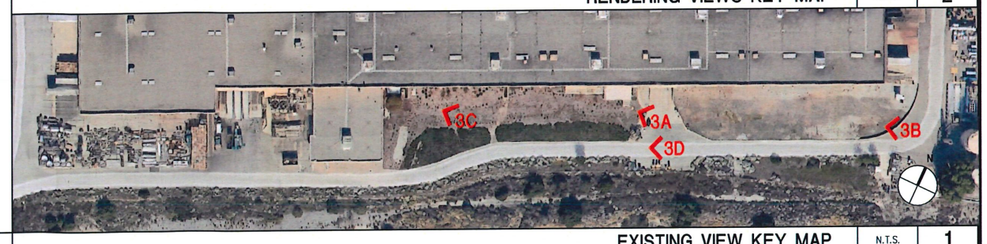




VIEWS OF EXISTING SPARES BUILDING DEVELOPMENT AREA | N.T.S. | 3



RENDERING VIEWS KEY MAP | N.T.S. | 2



EXISTING VIEW KEY MAP | N.T.S. | 1

G|A|A
ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25

ARCHITECTURAL RENDERINGS AND EXISTING PHOTOS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBY001.01
DATE:	03/20/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_T3

SHEET NO: T3

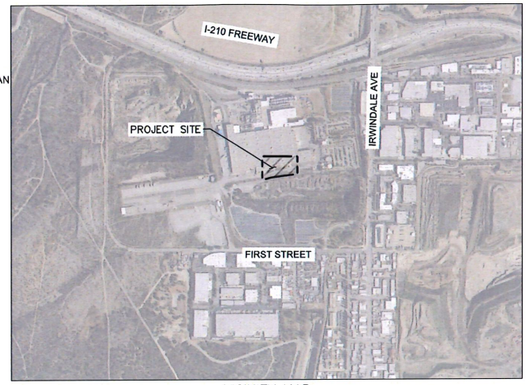
PLOT DATE: 3/19/2025
P:\IBY\IBY001\VD\VAZQNCY SHEETS\SUBMITTAL PACKAGE 2\IBY001_1ST RENDERINGS.DWG

CONCEPTUAL GRADING AND UTILITY PLAN

FOR

IRWINDALE BREW YARD SPARES BUILDING

15801 W 1ST STREET
IRWINDALE, CA 91706



VICINITY MAP
SCALE: 1"=1000'

NORTH

PROJECT TEAM

OWNER/DEVELOPER
ADAM SHER
IBY PROPERTY OWNER, LLC
711 BROADWAY, 6TH FLOOR
SAN ANTONIO, TX 78215
EMAIL: ASHER@PABST.COM

ARCHITECT
CRAIG WILLIAMSON
GAA ARCHITECTS
811 RESEARCH DRIVE, SUITE 200
IRVINE, CA 82618
(949) 474-1775
EMAIL: CRAIGW@GAAARCHITECTS.COM

SURVEYOR
BUCKLEY D. BLEW
DMG, INC.
2618 SAN MIGUEL SR., STE 290
NEWPORT BEACH, CA 92660
(949) 825-7786

CIVIL ENGINEER
TERRENCE GAINES, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
1100 TOWN AND COUNTRY RD SUITE 700,
ORANGE, CA 92868
(714) 786-6119
TERRENCE.GAINES@KIMLEY-HORN.COM

APPLICANT
PHILLIP BRUTTIG
YELLOW IRON REAL ESTATE
PHONE:(714) 334-7040
EMAIL: PBRUTTIG@YELLOWIRONRE.COM

UTILITY PURVEYORS

WATER
AZUSA LIGHT & WATER
CITY OF AZUSA
729 N. AZUSA AVENUE
AZUSA, CA 91702
(626) 812-5173
FAX (626) 334-3163

TRASH
ATHENS SERVICES
(888) 336-6100

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
IRWINDALE CA, 91706
(800) 611-1911

GAS
SOUTHERN CALIFORNIA GAS COMPANY
IRWINDALE, CA 91706
(800) 427-2200

CABLE TV
CHARTER COMMUNICATIONS
(866) 499-8080

FRONTIER COMMUNICATIONS
(844) 430-7653

VERIZON
(800) 483-5000

BASIS OF BEARINGS NOTE

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF IRWINDALE AVENUE, WHICH BEARS NORTH 01°12'15" EAST, PER GPS COORDINATE OBSERVATIONS, CALIFORNIA COORDINATE SYSTEM, ZONE 5 NAD 83 (EPOCH 2017.50).

SITE INFORMATION

SITE ADDRESS:	15801 W 1ST STREET IRWINDALE, CA 91706
APN:	8533-009-025 & 027
TOTAL SITE AREA:	76.61 AC
ZONING CLASSIFICATION:	M2 - HEAVY MANUFACTURING
EXISTING USE:	BREWERY FACILITY
PROPOSED USE:	BREWERY FACILITY
TOTAL LOTS:	1

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- LIMIT OF GRADING
- FLOW LINE
- SAWCUT LINE
- RIDGE LINE
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SEWER LINE
- REROUTED FIRE WATER LINE PER SEPARATE PLAN
- REROUTED SEWER LINE PER SEPARATE PLAN
- REROUTED STORM DRAIN LINE PER SEPARATE PLAN (ø < 12")
- REROUTED STORM DRAIN LINE PER SEPARATE PLAN (ø ≥ 12")
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- RAIL SPUR LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- SIDEWALK

ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT
AHJ	- AUTHORITY HAVING JURISDICTION
BC	- BACK OF CURB
BS	- BOTTOM OF STAIR
BLDG	- BUILDING
BW	- BACK OF WALK
CB	- CATCH BASIN
CL	- CENTERLINE
CONC.	- CONCRETE
DI	- DRAIN INLET
DW	- DOMESTIC WATER
E	- EAST
EG	- EXISTING GRADE
ELEC	- ELECTRIC
EP	- EDGE OF PAVEMENT
FF	- FINISHED FLOOR
FG	- FINISHED GRADE
FL	- FLOW LINE
FS	- FINISHED SURFACE
FW	- FIRE WATER
G	- GAS
GB	- GRADE BREAK
HP	- HIGH POINT
INV	- INVERT
IRR	- IRRIGATION WATER
JS	- JUNCTION STRUCTURE
LP	- LOW POINT
MH	- MANHOLE
N	- NORTH
P/L	- PROPERTY LINE
POC	- POINT OF CONNECTION
PVC	- POLYVINYL CHLORIDE
RW	- RECLAIMED WATER
R/W	- RIGHT-OF-WAY
S	- SEWER OR SOUTH
SD	- STORM DRAIN
STA	- STATION
SS	- SANITARY SEWER
SPPWC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	- SIDE WALK
T	- TELEPHONE
TC	- TOP OF CURB
TS	- TOP OF STAIR
W	- WATER OR WEST
XXX.XX	- PROPOSED ELEVATION
(XXX.XX)	- EXISTING ELEVATION

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	GRADING PLAN 1
4	UTILITY PLAN 1

Know what's below. Call 811 before you dig.

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

DR
DRAWN BY
TG
CHECKED BY
TG
RECOMMENDED

LICENSED PROFESSIONAL
TERRENCE GAINES
CA LICENSE NUMBER 89265
EXP. DATE: 12/31/2026

Kimley»Horn
1100 TOWN AND COUNTRY RD
SUITE 700, ORANGE, CA 92868
(714) 939-1030
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE:
TERRENCE GAINES, R.C.E. NO. 89265 EXP. 12/31/26

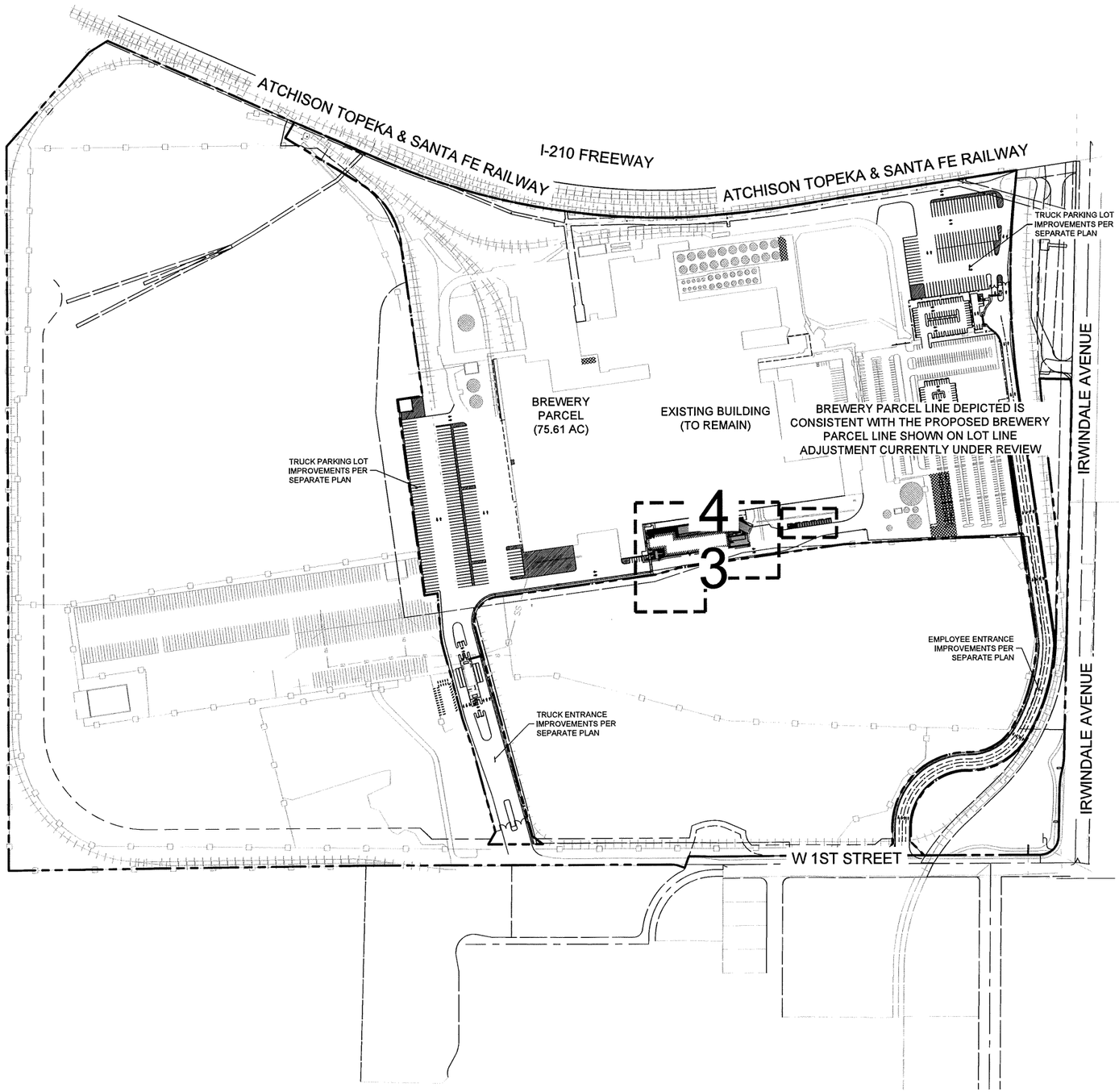
CITY OF IRWINDALE
DEPARTMENT OF ENGINEERING
APPROVED BY:
IRWINDALE CITY ENGINEER — DATE
REVIEWED AND RECOMMENDED BY: — DATE

PROJECT ID: 194466001

CITY OF IRWINDALE, CA
COVER SHEET

SHEET 1 OF SHEETS 4
CITY PROJECT NO.

Drawing name: K:\ORA_LDEV\194466001 - Irwindale Brew Yard\CADD\PlanSheets\Brewery Parcel\Spares Building\COVER SHEET.dwg COVER SHEET Mar 18, 2025 1:24pm by: hans.divsalar
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- LIMIT OF GRADING
- FLOW LINE
- SAWCUT LINE
- R — RIDGE LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SS — PROPOSED SEWER LINE
- FW — REROUTED FIRE WATER LINE PER SEPARATE PLAN
- SS — REROUTED SEWER LINE PER SEPARATE PLAN
- SD — REROUTED STORM DRAIN LINE PER SEPARATE PLAN (ø < 12")
- REROUTED STORM DRAIN LINE PER SEPARATE PLAN (ø ≥ 12")
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- 530 — PROPOSED CONTOURS
- 530 — EXISTING CONTOURS
- PROPOSED RETAINING WALL
- X — PROPOSED FENCE
- RAIL SPUR LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- SIDEWALK

GENERAL NOTE

1. BREWERY PARCEL LINE DEPICTED IS CONSISTENT WITH THE PROPOSED BREWERY PARCEL LINE SHOWN ON LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW.

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400
1" = 200'

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

DR
DRAWN BY
TG
CHECKED BY
TG
RECOMMENDED

LICENSED PROFESSIONAL
TERRENCE GAINES
CA LICENSE NUMBER 89265
EXP. DATE: 12/31/2026

Kimley»Horn
1100 TOWN AND COUNTRY RD
SUITE 700, ORANGE, CA 92868
(714) 939-1030
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE:
TERRENCE GAINES, R.C.E. NO. 89265 EXP. 12/31/26

CITY OF IRWINDALE
DEPARTMENT OF ENGINEERING
APPROVED BY:
IRWINDALE CITY ENGINEER — DATE
REVIEWED AND RECOMMENDED BY: — DATE

PROJECT ID: 194466001

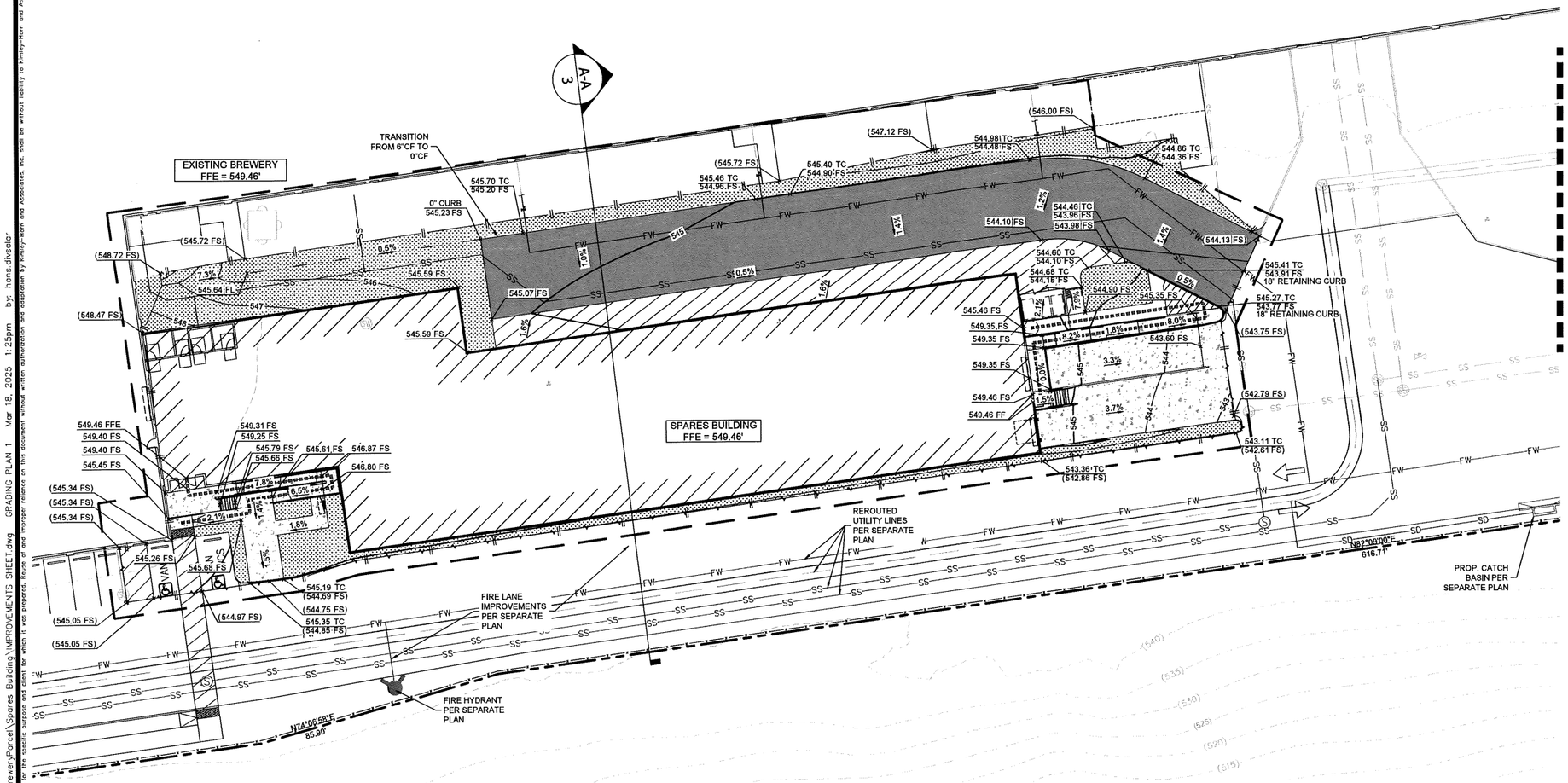
CITY OF IRWINDALE, CA

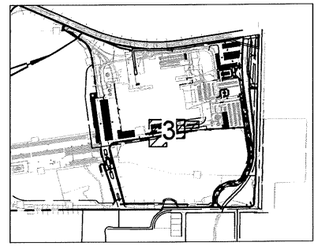
OVERALL SITE PLAN

SHEET 2 OF SHEETS 4
CITY PROJECT NO.

Drawing name: K:\ORA_LDE\V\194466001 — Irwindale Brew York\CADD\PlanSheets\Brewery Parcel\Spares Building\IMPROVEMENTS SHEET.dwg OVERALL SITE PLAN Mar 18, 2025 1:25pm by: hans.divsalar

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





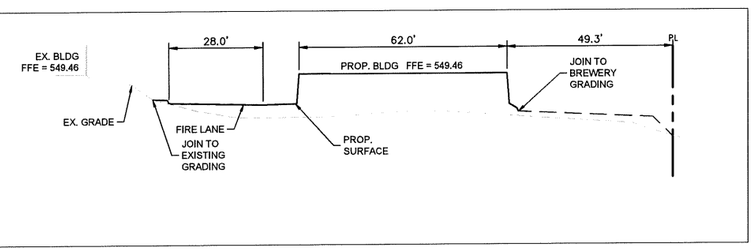
KEY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- LIMIT OF GRADING
- FLOW LINE
- SAWCUT LINE
- R — RIDGE LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SS — PROPOSED SEWER LINE
- FW — REROUTED FIRE WATER LINE PER SEPARATE PLAN
- SS — REROUTED SEWER LINE PER SEPARATE PLAN
- SD — REROUTED STORM DRAIN LINE PER SEPARATE PLAN (ø < 12")
- REROUTED STORM DRAIN LINE PER SEPARATE PLAN (ø ≥ 12")
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- 530 — PROPOSED CONTOURS
- 530 — EXISTING CONTOURS
- PROPOSED RETAINING WALL
- X — PROPOSED FENCE
- RAIL SPUR LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- SIDEWALK

GENERAL NOTE

1. BREWERY PARCEL LINE DEPICTED IS CONSISTENT WITH THE PROPOSED BREWERY PARCEL LINE SHOWN ON LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW.



SECTION A-A

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
1" = 20'

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

DR — DRAWN BY
TG — CHECKED BY
TG — RECOMMENDED

LICENSED PROFESSIONAL
TERRENCE GAINES
CA LICENSE NUMBER 89265
EXP. DATE: 12/31/2026

Kimley»Horn
1100 TOWN AND COUNTRY RD
SUITE 700, ORANGE, CA 92868
(714) 939-1030
PREPARED UNDER THE DIRECT SUPERVISION OF:
TERRENCE GAINES, R.C.E. NO. 89265 DATE: EXP. 12/31/26

CITY OF IRWINDALE
DEPARTMENT OF ENGINEERING
APPROVED BY:
IRWINDALE CITY ENGINEER — DATE
REVIEWED AND RECOMMENDED BY: — DATE

PROJECT ID: 194466001

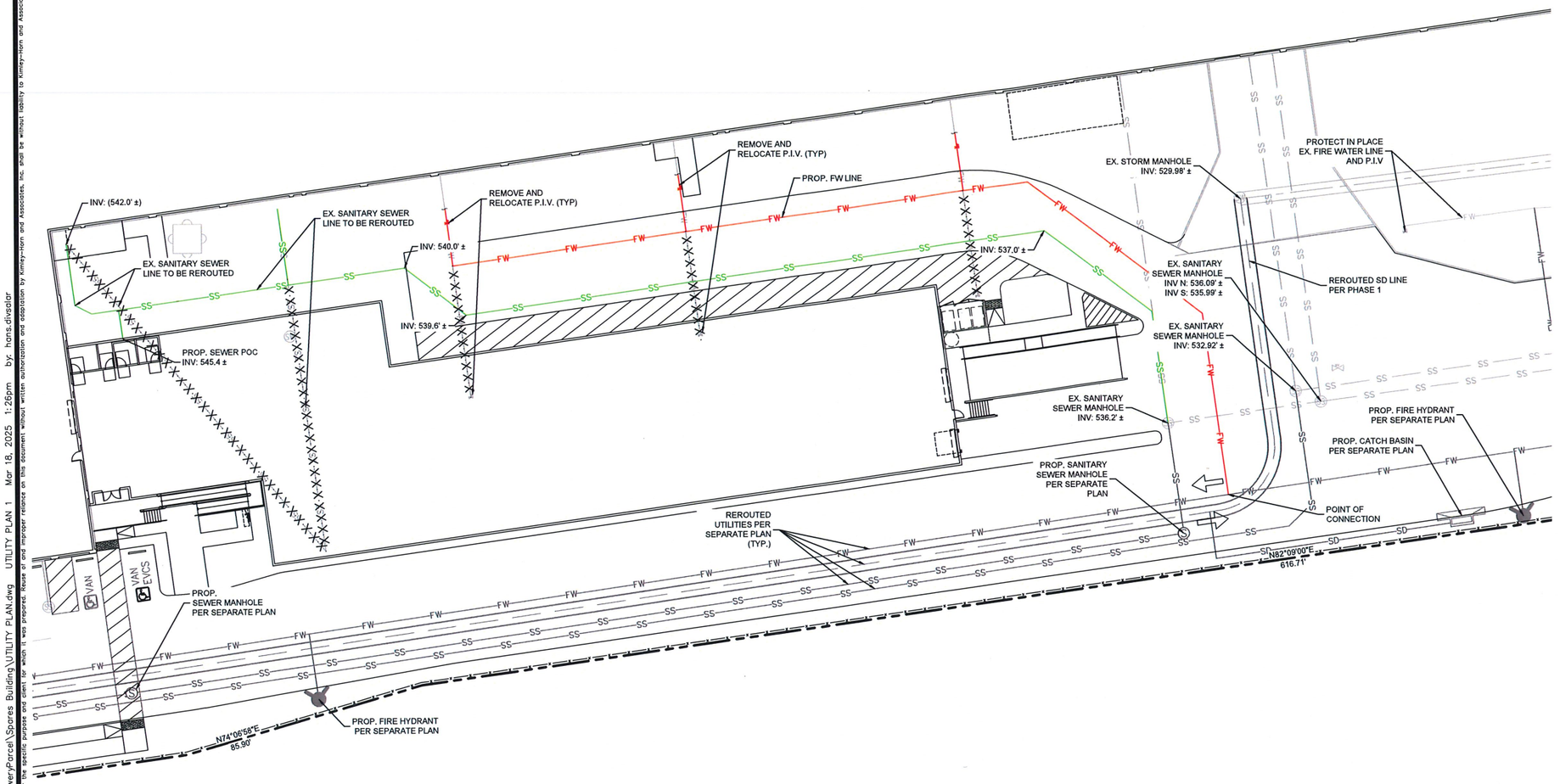
CITY OF IRWINDALE, CA

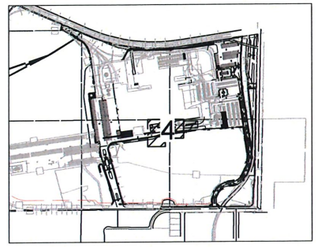
GRADING PLAN 1

SHEET 3 OF SHEETS 4
CITY PROJECT NO.

Drawing name: K:\ORA_LDEV\194466001 - Irwindale Brew Yard\CADD\PlanSheets\BreweryParcel\Spares Building\IMPROVEMENTS SHEET.dwg GRADING PLAN 1 Mar 18, 2025 1:25pm by: hong.diyedor

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





KEY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SS — PROPOSED SEWER LINE
- SD — PROPOSED STORM DRAIN LINE (ø < 12")
- PROPOSED STORM DRAIN LINE (ø ≥ 12")
- FW — REROUTED FIRE WATER LINE PER SEPARATE PLAN
- SS — REROUTED SEWER LINE PER SEPARATE PLAN
- SD — REROUTED STORM DRAIN LINE PER SEPARATE PLAN (ø < 12")
- REROUTED STORM DRAIN LINE PER SEPARATE PLAN (ø ≥ 12")
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- RAIL SPUR LINE

GENERAL NOTE

1. BREWERY PARCEL LINE DEPICTED IS CONSISTENT WITH THE PROPOSED BREWERY PARCEL LINE SHOWN ON LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW.

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##
1" = 20'

Drawing name: K:\ORA_IDEV\194466001 - Irwindale Brew Yard\CADD\PlanSheets\BreweryParcel\Spares Building\UTILITY PLAN.dwg UTILITY PLAN 1 Mar 18, 2025 1:26pm by: hons.divsalar
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

DR — DRAWN BY
TG — CHECKED BY
TG — RECOMMENDED

LICENSED PROFESSIONAL
TERRENCE GAINES
CA LICENSE NUMBER 89265
EXP. DATE: 12/31/2026

Kimley»Horn
1100 TOWN AND COUNTRY RD
SUITE 700, ORANGE, CA 92868
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE:
TERRENCE GAINES, R.C.E. NO. 89265 EXP. 12/31/26

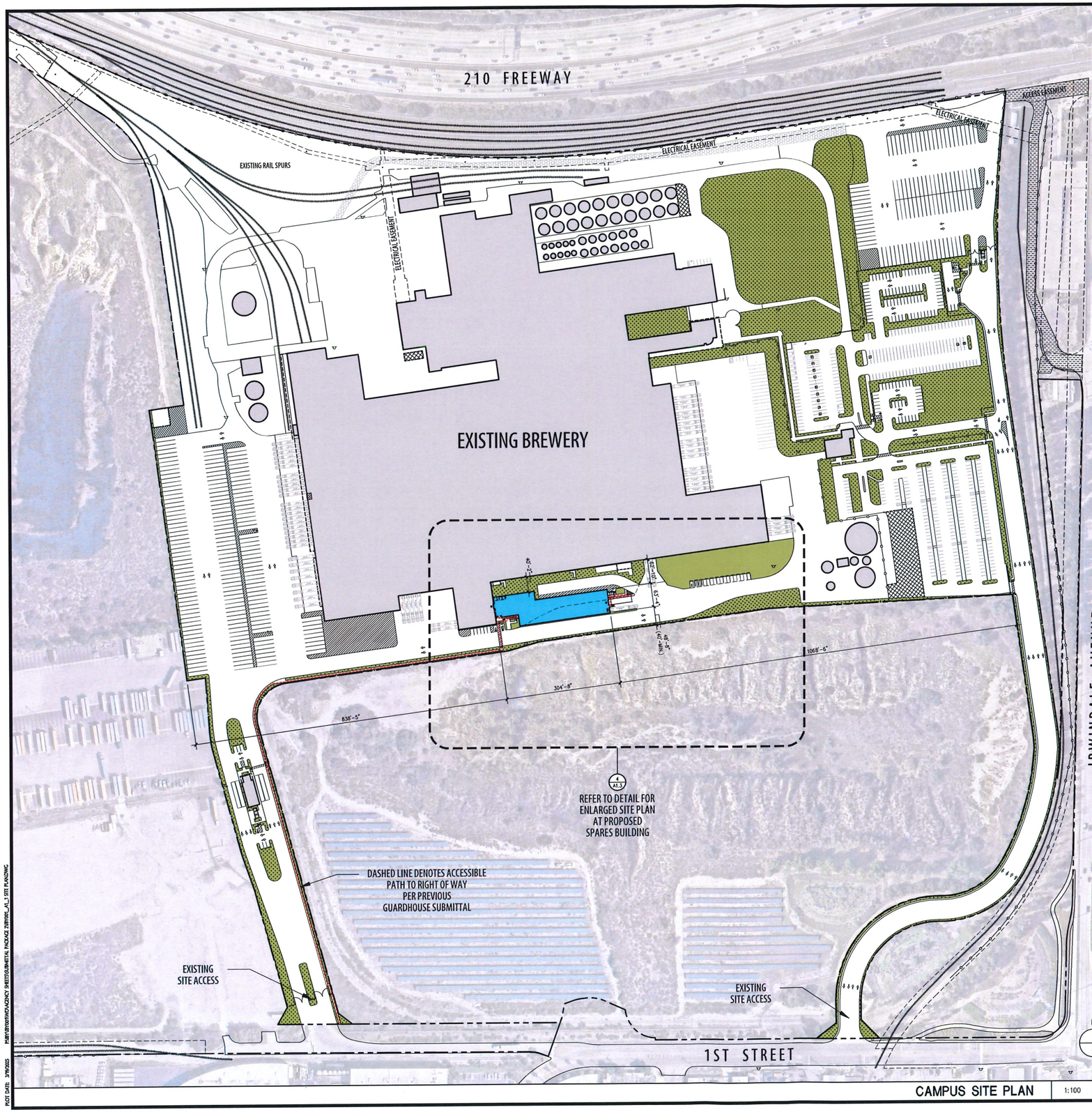
CITY OF IRWINDALE
DEPARTMENT OF ENGINEERING
APPROVED BY:
IRWINDALE CITY ENGINEER — DATE
REVIEWED AND RECOMMENDED BY: — DATE

PROJECT ID: 194466001

CITY OF IRWINDALE, CA

UTILITY PLAN 1

SHEET 4 OF SHEETS 4
CITY PROJECT NO.



GENERAL NOTES

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
5. SIGNAGE PROGRAM TO BE SEPARATE SUBMITTAL/PERMIT AND WILL INCLUDE SIGN TYPE, LOCATION, COLOR AND STYLE.

SITE PLAN-LEGEND

- PROPERTY LINE/R.O.W.–REFER TO CIVIL
- EXISTING LANDSCAPE AREA TO REMAIN
- NEW LANDSCAPE AREA
- ADJUSTED 28' FIRE LANE AT NEW CONSTRUCTION TO CONFORM WITH LA COUNTY FIRE DEPT STANDARDS
- TRUCK BY-PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- POTENTIAL EXPANSION AREA
- ACCESSIBLE PATH OF TRAVEL – 4' WIDE MINIMUM – 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE–TYP.
- LINE OF EXISTING CURB OR DRIVE EDGE TO BE REMOVED
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING–6' HEIGHT
- CHAINLINK FENCING–6' HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING STALLS–TYP.
- EVCS — EVCS PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1–TYP.
- EV (CAP) — EV (CAPABLE) PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1–TYP.
- ARROWS DENOTE TRAFFIC DIRECTION–TYP.

SITE PLAN & CITY NOTES

NOTES:
- THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
- THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
- THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
- SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
- THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE.
- SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOX PAD LOCK.
- SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

FIRE DEPARTMENT NOTES:
- FIRE DEPARTMENT ACCESS SHALL COMPLY WITH LOS ANGELES COUNTY FIRE DEPARTMENT FIRE PROTECTION STANDARDS.

CALGREEN NOTES:
- PROJECT SITE IS LARGER THAN ONE ACRE – A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
- VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF 5% NEW VISITOR VEHICULAR PARKING (CG 5.106.4.1).
- IN BUILDINGS WITH OVER 10 TENANT–OCCUPANTS, SECURE, LONG–TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON–SITE, FOR A MINIMUM OF 5% NEW TENANT VEHICULAR PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT INDOORS IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
- EVCS AND EVCS (CAPABLE) SPACES TO BE PROVIDED IN COMPLIANCE WITH CALGREEN 5.106.5.3.2 OR LA COUNTY TABLE 5.106.5.3.1 (WHICHEVER AUTHORITY HAS JURISDICTION).
- LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN (CG 5.106.8).
- THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER–CONSERVING (CG 5.303.2).
- FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND IRRIGATION SYSTEM SHALL HAVE WEATHER–OR SOIL MOISTURE–BASED AUTOMATIC CONTROLLERS (CG 5.304.2&3).
- A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON–HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 5.408.1).
- 100% OF LAND–CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (CG 5.408.3).
- ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).
- SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).

SITE AREA	SF	ACRES
Gross	3,293,410	75.61
Street Dedication	0	0.00
NET SITE AREA	**3,293,410**	**75.61**
BUILDING AREA		
Existing Campus Building Area		990,219
Existing Spares Removal	-20,000	
New Spares Building	20,000	
PROPOSED CAMPUS BUILDING AREA		**990,219**
FAR		**30.1%**
PARKING SUMMARY		
Parking Required		
Existing Parking		580
New Spares Building	1/1,000	20
Parking Required for Campus		**600**
Parking Provided at New Spares Building		
New Accessible Van Spaces	1	
EVCS Van	1	
EVCS	1	
EVCS (Capable)	3	
Standard Parking Spaces		14
Parking Provided at Spares Building		**20**
TOTAL CAMPUS PARKING		**620**
LANDSCAPE AREA-SEE LANDSCAPE PLAN		
Existing Campus Landscape Area		408,000
Existing Landscape to be Removed		26,000
New Landscape Area		28,000
LANDSCAPE AREA (10% MIN.)	**12%**	**408,000**

GAA ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25

CAMPUS SITE PLAN
PROJECT TABULATIONS

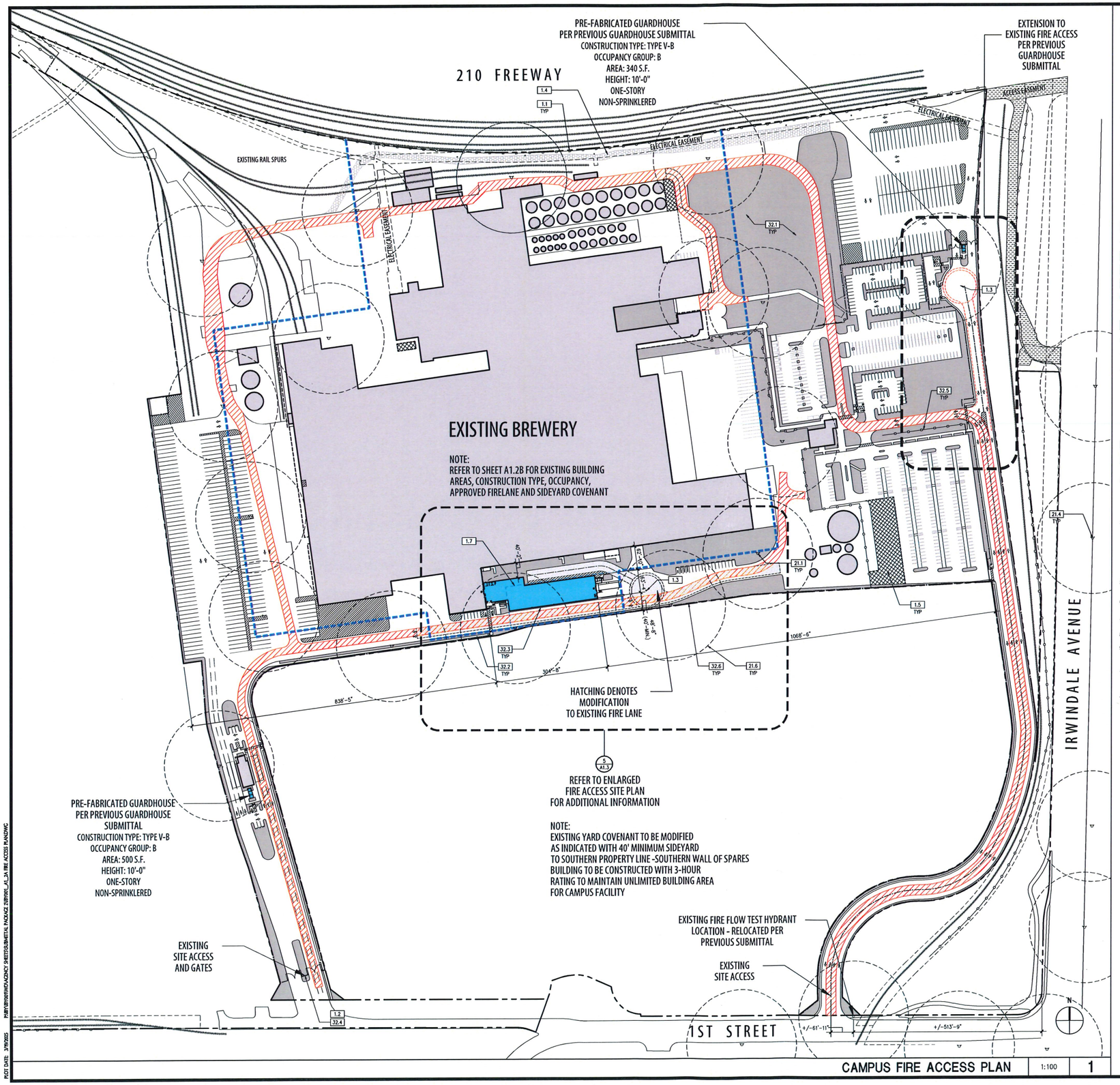
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBY001.01
DATE:	03/20/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_A1.1

SHEET NO: A1.1

CAMPUS SITE PLAN | 1:100 | 2 | PROJECT TABULATIONS | 1

PLOT DATE: 3/19/2025
P:\IBY\IBY001\VD\ADDENCY SHEETS\SUBMITTAL PACKAGE 2\IBY001_A1.1 SITE PLAN.DWG



KEYNOTES

1.0 GENERAL
- 1.1 PROPERTY LINE/R.O.W.–REFER TO CIVIL DRAWINGS
- 1.2 EXISTING MANUAL CHAINLINK METAL GATE WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES. GATES SHALL BE OF THE SWING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON PER PREVIOUS GUARDHOUSE SUBMITTAL
- 1.3 FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING
- 1.4 TRUCK BY-PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- 1.5 POTENTIAL EXPANSION AREA
- 1.7 LINE OF EXISTING YARD COVENANANT TO BE MODIFIED AS INDICATED

21.0 FIRE SUPPRESSION–REFER TO FIRE PROTECTION DRAWINGS
- 21.1 EXISTING ON-SITE FIRE HYDRANT
- 21.2 EXISTING ON-SITE FIRE HYDRANT TO BE REMOVED AND RELOCATED
- 21.3 NEW ON-SITE FIRE HYDRANT
- 21.4 EXISTING PUBLIC FIRE HYDRANT
- 21.5 NEW PUBLIC FIRE HYDRANT
- 21.6 150' RADIUS AT FIRE HYDRANT

32.0 EXTERIOR IMPROVEMENT–REFER TO CIVIL
- 32.1 LANDSCAPE PLANTING AREA
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB
- 32.4 CHAINLINK GATE W/ KNOX PADLOCK–6' PER PREVIOUS GUARDHOUSE SUBMITTAL
- 32.5 EXISTING CHAIN LINK FENCING–6' HEIGHT
- 32.6 CHAINLINK FENCING TO MATCH EXISTING PER PREVIOUS GUARDHOUSE SUBMITTAL

LEGEND

- PROPERTY LINE/R.O.W.–REFER TO CIVIL
- LANDSCAPE AREA
- EXISTING APPROVED FIRE ACCESS–REFER TO SHEET A1.2B
- POTENTIAL EXPANSION AREA
- EXISTING YARD COVENANT–REFER TO SHEET A1.2B
- FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING PER PREVIOUS GUARDHOUSE SUBMITTAL
- TRUCK BY-PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING–6' HEIGHT
- CHAINLINK FENCING–6" HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ARROWS DENOTE TRAFFIC DIRECTION–TYP.

FIRE DEPARTMENT NOTES

1. FIRE PROTECTION UNDER SEPARATE PERMIT
2. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
3. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING – FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
4. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.
5. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
6. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
7. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
8. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
9. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7
10. MONUMENT SIGN INCLUDING APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR BUILDING IDENTIFICATION COMPLYING WITH LOS ANGELES COUNTY FIRE CODE SECTION 505.1, REFER TO 23/A0.2 – DESIGN BUILD UNDER SEPARATE SUBMITTAL
11. WHEN ANY PORTION OF A PROPOSED STRUCTURE EXCEEDS THE ALLOWABLE DISTANCE FROM A PUBLIC FIRE HYDRANT, VIA FIRE APPARATUS ACCESS. ON-SITE HYDRANTS SHALL BE PROVIDED. THE SPACING DISTANCE BETWEEN ON-SITE HYDRANTS SHALL BE 300 TO 400 FEET 91 440 MM TO 121 920 MM). ALL ON-SITE FIRE HYDRANTS SHALL HAVE A MINIMUM, A FIRE-FLOW OF 1,250 GALLONS PER MINUTE (4732 L/MIN) AT 20 PSI, (137.895KPA) FOR A DURATION OF 2 HOURS. IF MORE THAN ONE ON-SITE FIRE HYDRANT IS REQUIRED, THE FIRE FLOW SHALL BE THE LESSER OF EITHER THE REQUIRED FIRE FLOW OF THE BUILDING, OR 2,500 GALLON PER MINUTE (9463.53 L/MIN) AT 20 PSI. (137.895KPA) FOR A DURATION OF 2 HOURS. ALL ON-SITE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 25 FEET (7620 MM) FROM A STRUCTURE OR PROTECTED BY A 2 – HOURS FIRE WALL IN ACCORDANCE

G|A|A ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25

CAMPUS
FIRE ACCESS PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBYC01.01
DATE:	03/20/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_A1.2A

SHEET NO:
A1.2A

CAMPUS FIRE ACCESS PLAN | 1:100 | 1

PLOT DATE: 3/19/2025
P:\IBY\DWG\PLANNING\AGENCY SHEETS\SUBMITTAL PACKAGE 2\IBY001_A1.2A FIRE ACCESS PLAN.DWG

KEYNOTES

NOTE: SEE CIVIL DRAWINGS FOR SITE PLAN

1. EXISTING FIRE HYDRANT TO REMAIN, TYP
2. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN, TYP
3. HYDRANT TO BE RELOCATED - SEE CIVIL DRAWINGS FOR LOCATION
4. FIRE LANE - SEE CIVIL DRAWINGS
5. FILTRATION BUILDING SAFE DISPERSAL AREA

JLee Engineering, Inc.
Approved
By Jae Lee
12/03/2021

This set of plans and specifications MUST be kept on the job site at all times and it is unlawful to make any changes or alterations on the plans without written permission from the Building Jurisdictions or Agencies. The stamping of the plans and specifications shall NOT be held to permit or be an approval of the violations of the applicable provisions of any Local Ordinances or State Law.

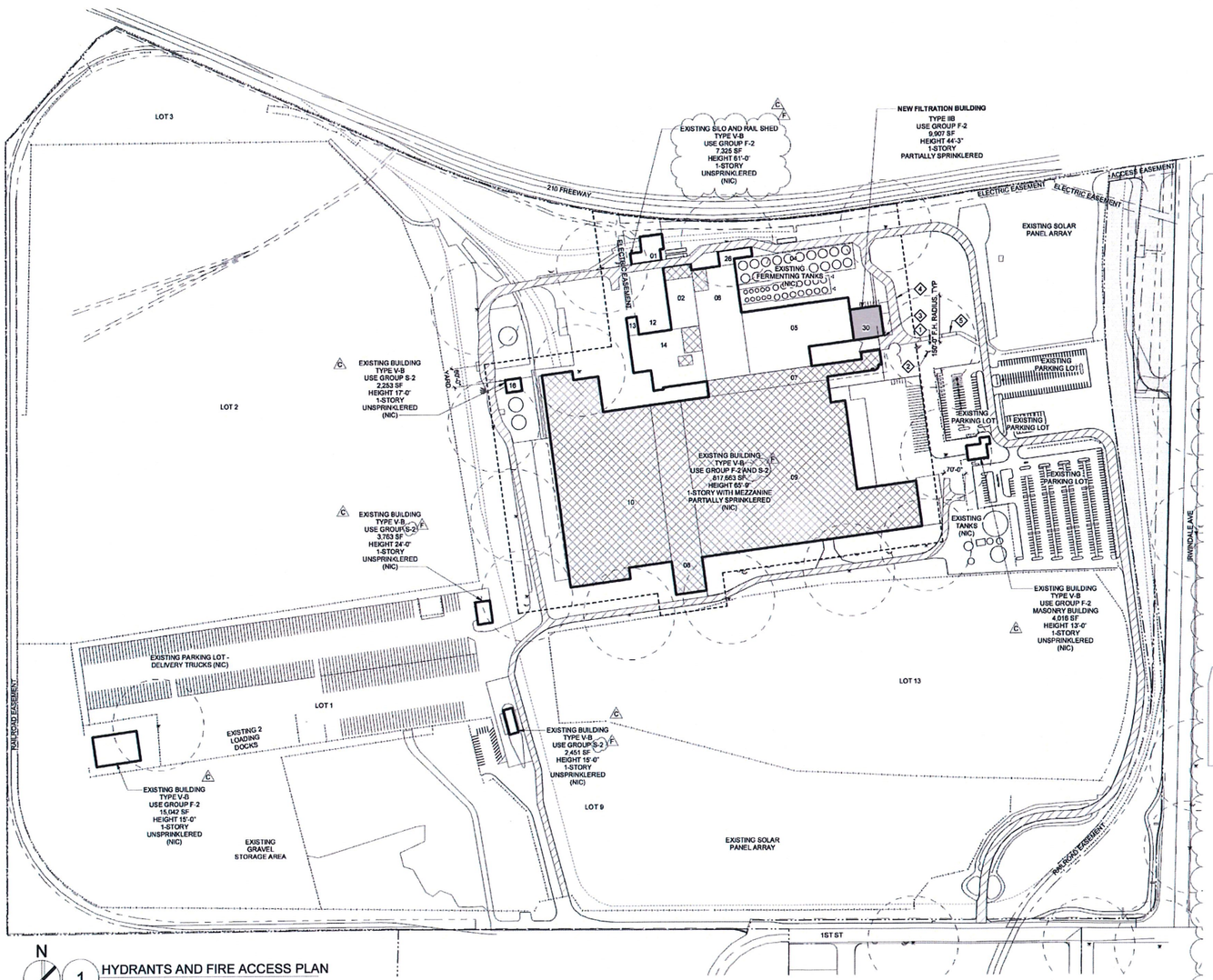
BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 28, 30 AND 31
AKashi
01/06/2022 1:12:10 PM

PUBLIC WORKS

LEGEND

- EXISTING FIRE ACCESS LANE
- NEW BUILDING
- EXISTING BUILDING TO REMAIN (NIC)
- PORTION OF EXISTING BUILDING WITH EXISTING SPRINKLERS
- NEW YARD LINE: 60' PER CBC 507.2
- PROPERTY LINE
- EXISTING FENCE TO REMAIN (NIC)
- FREIGHT RAIL
- FH FIRE HYDRANT

01 AGING CELLAR
02 COLD SERVICE
03 PLANT OFFICES
08 OFFICES
09 PACKAGING
10 WAREHOUSE
11 SECURITY SALES
12 YARD
13 MAIN ELEC SUBSTATION
14 UTILITIES
15 NOT USED
16 PUMPHOUSE
26 C.F. BUILDING
30 NEW FILTRATION BUILDING



N

1 HYDRANTS AND FIRE ACCESS PLAN
1" = 160'-0"

GENERAL PLAN LAND USE: INDUSTRIAL/BUSINESS
M-2 HEAVY MANUFACTURING ZONE
SPECIAL LAND USE/ZONING: NONE
SPECIFIC PLAN AREA: NONE

FILTRATION BUILDING PROJECT DATA

GROSS BUILDING AREA: 9,907 SF
BUILDING HEIGHT: 44'-3"

SETBACKS:
REQD FRONT AND SIDE - 50' FROM A-1 (AGRICULTURAL)
20' FROM ADJACENT M-2 (HEAVY MANUFACTURING)
REQD REAR - 0' FROM A-1 AND M-2

PROVIDED 2,100' FROM ADJACENT A-1 A-1
PROVIDED 1,000' FROM ADJACENT M-2

PARKING:
PROVIDED 5 STANDARD PARKING SPACES
PROVIDED 1 ACCESSIBLE VAN STALL

SEE 630-01-3002 FOR FILTRATION BUILDING'S BUILDING SUMMARY

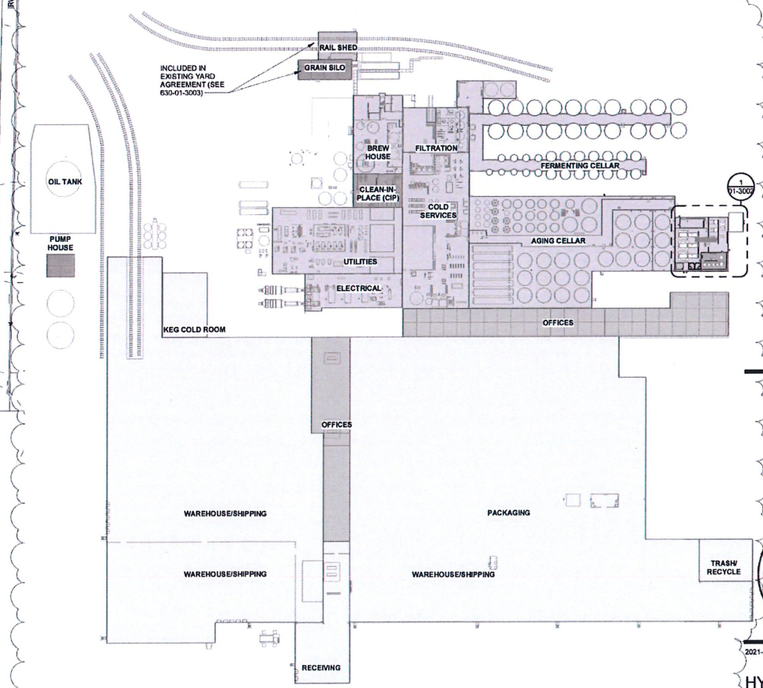
EXISTING BUILDING SUMMARY

TYPE V-B CONSTRUCTION
F-2 AND S-2 USE GROUP
817,663 SF PROVIDED, UNLIMITED PER 507.1
65'-9" HEIGHT
1-STORY WITH MEZZANINE
PARTIALLY SPRINKLERED

507.1 NON-SPRINKLERED, ONE STORY BUILDINGS
THE AREA OF A GROUP F-2 OR S-2 BUILDING NOT MORE THAN ONE STORY IN HEIGHT SHALL NOT BE LIMITED WHERE THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

GROSS AREA - ACCESSORY VS INCIDENTAL VS MAIN

AREA TYPE	ROOM NAME	OCC GROUP	OCCUPANCIES	OCC CLASS	AREA	PERCENT OF MAIN BLDG GROSS
NEW	FILTRATION AREA	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	7,481 SF	1%
EXISTING MAIN	AGING CELLAR	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	68,586 SF	8%
EXISTING MAIN	COLD SERVICES	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	35,910 SF	4%
EXISTING MAIN	FILTRATION	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	14,894 SF	2%
EXISTING MAIN	BREW HOUSE	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	13,353 SF	2%
EXISTING MAIN	FERMENTING CELLAR	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	14,443 SF	2%
EXISTING MAIN	PACKAGING	S-2	MAIN	LOW-HAZARD STORAGE	306,575 SF	36%
EXISTING MAIN	TRASH/RECYCLE	S-2	MAIN	LOW-HAZARD STORAGE	7,742 SF	1%
EXISTING MAIN	RECEIVING	S-2	MAIN	LOW-HAZARD STORAGE	18,841 SF	2%
EXISTING MAIN	KEG COLD ROOM	S-2	MAIN	LOW-HAZARD STORAGE	10,127 SF	1%
EXISTING MAIN	WAREHOUSE/SHIPPING	S-2	MAIN	LOW-HAZARD STORAGE	230,148 SF	27%
					730,100 SF	86%
NEW	ELECTRICAL SUBSTATION RM	F-2	INCIDENTAL	LOW-HAZARD FACTORY INDUSTRIAL	804 SF	0%
EXISTING MAIN	UTILITIES	F-2	INCIDENTAL	LOW-HAZARD FACTORY INDUSTRIAL	29,555 SF	3%
EXISTING MAIN	ELECTRICAL	F-2	INCIDENTAL	LOW-HAZARD FACTORY INDUSTRIAL	11,667 SF	1%
					42,026 SF	5%
NEW	OFFICES	B	ACCESSORY	BUSINESS	158 SF	0%
EXISTING MAIN	OFFICES	B	ACCESSORY	BUSINESS	34,772 SF	4%
EXISTING	OFFICES	B	ACCESSORY	BUSINESS	22,891 SF	3%
NEW	CHEMICAL ROOM	H-4	ACCESSORY	HIGH-HAZARD	1,457 SF	0%
EXISTING MAIN	CLEAN IN PLACE (CIP)	H-4	ACCESSORY	HIGH-HAZARD	5,619 SF	1%
EXISTING ACCESSORY	GRAIN SILO	S-1	ACCESSORY	LOW-HAZARD STORAGE	3,671 SF	0%
EXISTING ACCESSORY	PUMP HOUSE	S-1	ACCESSORY	LOW-HAZARD STORAGE	2,065 SF	0%
	RAIL SHED	U	ACCESSORY	UTILITY AND MISC	3,654 SF	0%
					74,287 SF	9%
					846,413 SF	100%



2 (E) BUILDING LEVEL 01
1" = 100'-0"

IRWINDALE
BREW YARD

IRWINDALE BREW YARD

BUILDING 30 - FILTRATION BUILDING

15801 1ST STREET
IRWINDALE, CA 91706

Date	No	Issued For
06-21-21	A	ISSUED FOR PERMIT
08-27-21	B	PLAN CHECK SET
09-14-21	C	PLAN CHECK SET
11-05-21	F	PLAN CHECK SET

SHEET A1.2B
INCLUDED FOR REFERENCE PURPOSES ONLY

HED
550 South Hope Street
Suite 2500
Los Angeles, California
90071 USA
(213) 542-4500
WWW.HED.DESIGN

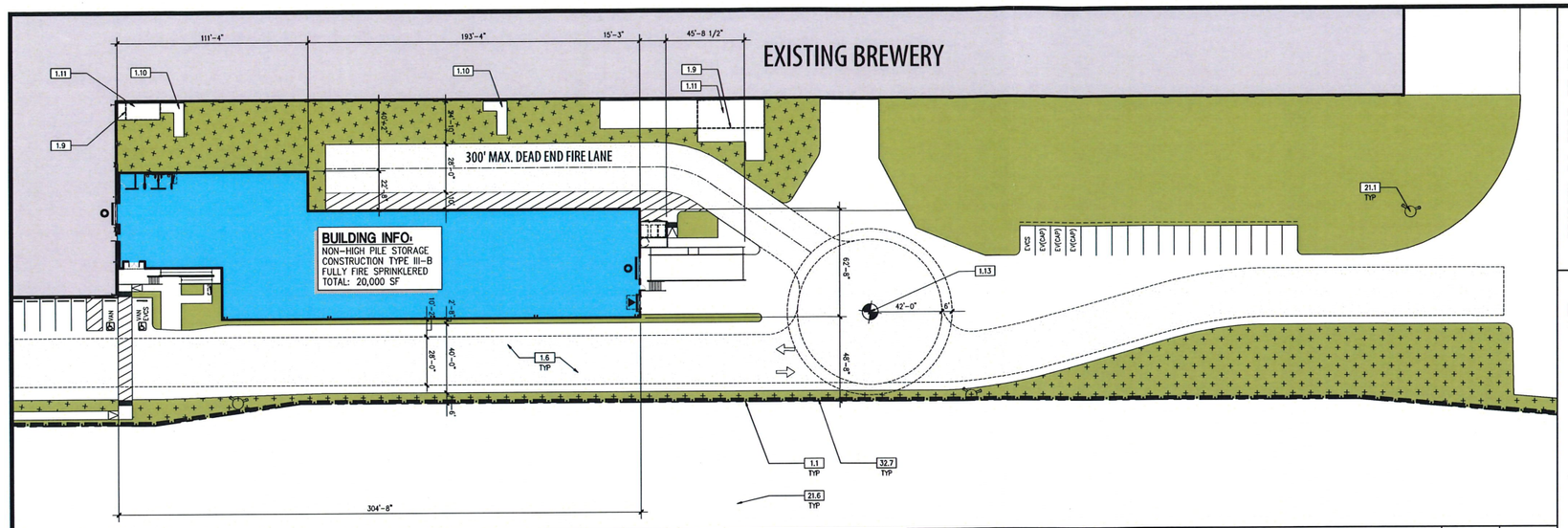
LICENSED ARCHITECT
KEITH O. TYSDEEN
C-36844
5.31.2023
RENEWAL DATE
STATE OF CALIFORNIA

©2021

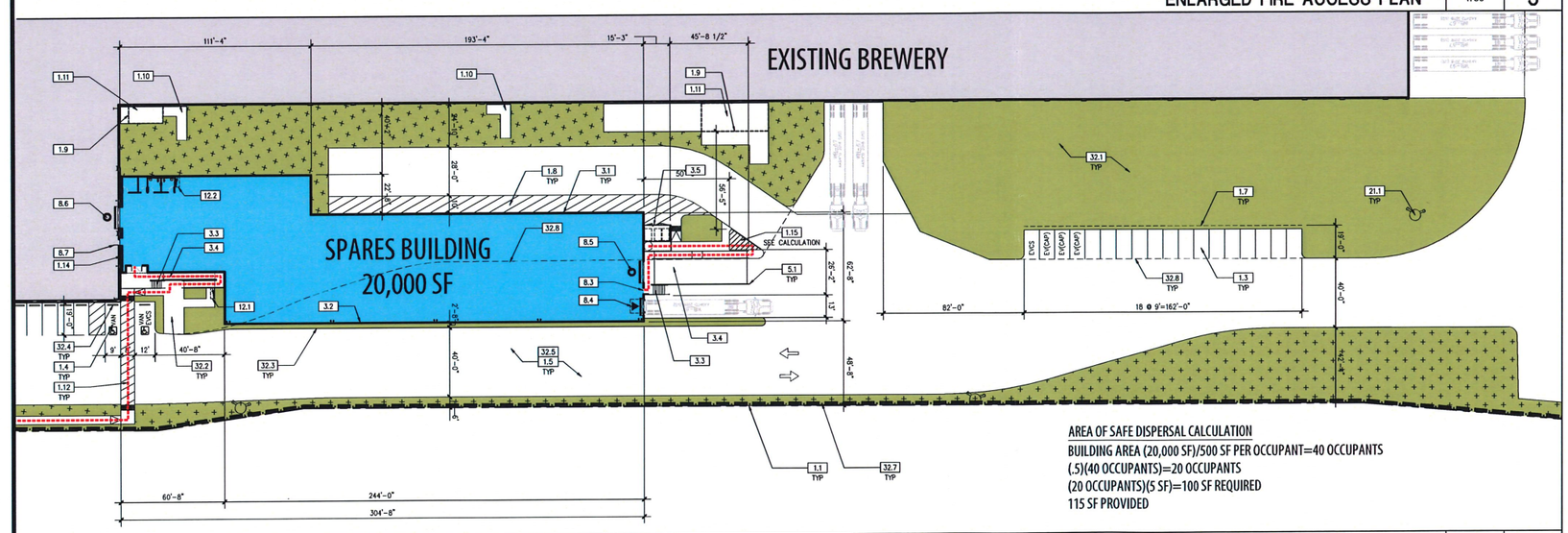
2021-07840-000

HYDRANTS AND FIRE ACCESS

630-01-3003

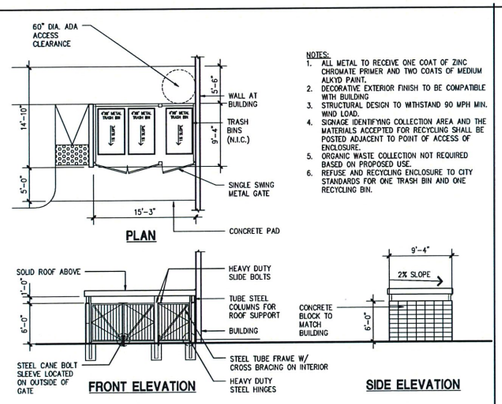


ENLARGED FIRE ACCESS PLAN | 1:30 | 5



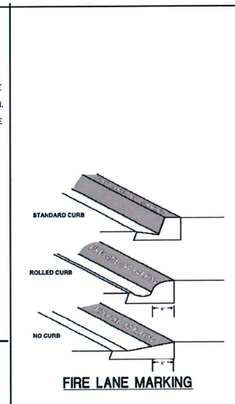
AREA OF SAFE DISPERSAL CALCULATION
BUILDING AREA (20,000 SF)/500 SF PER OCCUPANT=40 OCCUPANTS
(.5)(40 OCCUPANTS)=20 OCCUPANTS
(20 OCCUPANTS)(5 SF)=100 SF REQUIRED
115 SF PROVIDED

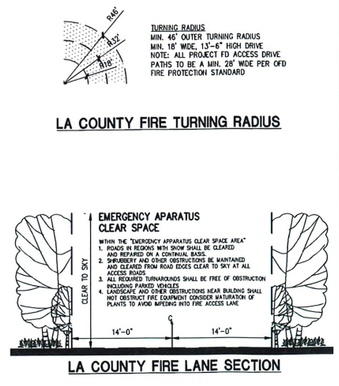
ENLARGED SITE PLAN | 1:30 | 4



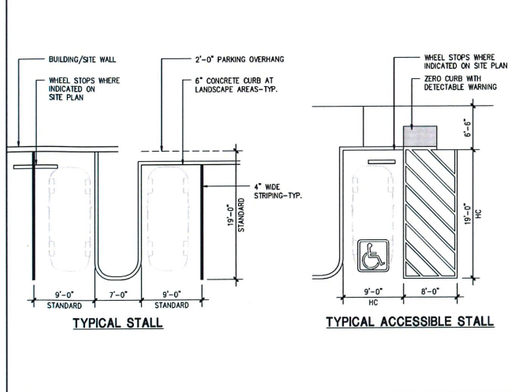
NOTES:
1. ALL METAL TO RECEIVE ONE COAT OF ZINC CHROMATE PRIMER AND TWO COATS OF MEDIUM ALKYD PAINT.
2. DECORATIVE EXTERIOR FINISH TO BE COMPATIBLE WITH BUILDING
3. STRUCTURAL DESIGN TO WITHSTAND 90 MPH MIN. WIND LOAD.
4. SIGNAGE IDENTIFYING COLLECTION AREA AND THE MATERIALS ACCEPTED FOR RECYCLING SHALL BE POSTED ADJACENT TO POINT OF ACCESS OF ENCLOSURE.
5. ORGANIC WASTE COLLECTION NOT REQUIRED BASED ON PROPOSED USE.
6. REFUSE AND RECYCLING ENCLOSURE TO CITY STANDARDS FOR ONE TRASH BIN AND ONE RECYCLING BIN.

TRASH ENCLOSURE | 1/8"=1'-0" | 3





FIRE LANE DETAILS | N.T.S. | 2



PARKING DETAILS | 1/8"=1'-0" | 1

SITE INFORMATION

A.P.N.:
8533-009-025 & 027

LEGAL DESCRIPTION:
REFER TO SHEET T-2

LAND USE / ZONING:

EXISTING/PROPOSED GENERAL PLAN:	INDUSTRIAL / BUSINESS PARK
EXISTING/PROPOSED ZONING:	M-2 HEAVY MANUFACTURING
EXISTING LAND USE:	BREWERY FACILITY

CODE ANALYSIS:
(SEE SHEET A1.2B FOR PROVIDED EXISTING CAMPUS DATA)

2022 CBC CODE

BUILDING OCCUPANCY:	S-1
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLERS (AUTOMATIC):	YES
STORIES:	1
REQ. LANDSCAPING:	10%
MAX. BLDG HEIGHT:	NONE

KEYNOTES

1.0 GENERAL
- 1.1 PROPERTY LINE/R.O.W.-REFER TO CIVIL DRAWINGS
- 1.2 EASEMENT-REFER TO CIVIL DRAWINGS
- 1.3 STANDARD PARKING STALL(S)-REFER TO DETAIL 1/A1.3
- 1.4 ADA-ACCESSIBLE PARKING STALL(S)-REFER TO DETAIL 1/A1.3
- 1.5 2-WAY DRIVE AISLE: 26'W MIN./28'W MIN. FIRE LANE
- 1.6 ADJUSTED FIRE DEPT. 28' W ACCESS DRIVE AT NEW CONSTRUCTION
- 1.7 2' PARKING OVERHANG
- 1.8 STRIPED AREA
- 1.9 LINE OF EXISTING CANOPY ABOVE
- 1.10 EXISTING STAIRS
- 1.11 EXISTING PLATFORM
- 1.12 ACCESSIBLE PATH OF TRAVEL
- 1.13 FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING
- 1.14 EXPANSION JOINT BETWEEN NEW AND EXISTING STRUCTURES
- 1.15 AREA OF SAFE DISPERSAL-SEE CALCULATION THIS SHEET

3.0 CONCRETE
- 3.1 CONCRETE BLOCK BUILDING WALL-TYP. U.N.O.
- 3.2 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
- 3.3 CONCRETE STAIR W/ METAL HANDRAIL & 42" GUARDRAIL
- 3.4 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
- 3.5 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS-REFER TO DETAIL 3/A1.3

5.0 METALS
- 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD (PAINTED)-TYP.
- 5.2 STRUCT. STEEL COLUMN, TYPICAL - SHOP PRIMED (FIELD PAINTED)
- 5.3 METAL CANOPY ABOVE

8.0 OPENINGS
- 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
- 8.2 ALUMINUM AND GLASS ENTRY DOOR
- 8.3 HOLLOW METAL MAN DOOR(S) (PAINTED)
- 8.4 9'-4"W x 10'H OVERHEAD SECTIONAL DOCK DOOR (PAINTED)
- 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR (PAINTED)
- 8.6 12'W X 10'H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 8.7 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)

12.0 FURNISHINGS
- 12.1 BICYCLE RACK PER CAL GREEN SHORT-TERM REQUIREMENTS
- 12.2 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

21.0 FIRE SUPPRESSION-REFER TO FIRE PROTECTION DRAWINGS
- 21.1 EXISTING ON-SITE FIRE HYDRANT
- 21.2 EXISTING ON-SITE FIRE HYDRANT TO BE REMOVED AND RELOCATED
- 21.3 NEW ON-SITE FIRE HYDRANT
- 21.4 EXISTING PUBLIC FIRE HYDRANT
- 21.5 NEW PUBLIC FIRE HYDRANT
- 21.6 150' RADIUS AT FIRE HYDRANT

32.0 EXTERIOR IMPROVEMENT-REFER TO CIVIL AND WALL AND FENCING PLAN
- 32.1 LANDSCAPE PLANTING AREA-REFER TO LEGEND FOR EXISTING AND NEW
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB
- 32.4 PRECAST CONCRETE WHEEL STOP
- 32.5 VEHICULAR PAVING
- 32.6 EXISTING CHAINLINK FENCING-6' HEIGHT
- 32.7 EXISTING CHAINLINK FENCING-6' HEIGHT TO MATCH EXISTING PER PREVIOUS GUARDHOUSE SUBMITTAL
- 32.8 EXISTING CURB, PARKING OR LINE OF ASPHALT TO BE REMOVED
- 32.9 EXISTING RAIL

33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL
- 33.1 EXISTING POWER POLE

GENERAL NOTES

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
5. SIGNAGE PROGRAM TO BE SEPARATE SUBMITTAL/PERMIT AND WILL INCLUDE SIGN TYPE, LOCATION, COLOR AND STYLE.

SITE PLAN-LEGEND

- PROPERTY LINE/R.O.W.-REFER TO CIVIL
- EXISTING LANDSCAPE AREA TO REMAIN
- NEW LANDSCAPE AREA
- ADJUSTED 28' FIRE LANE AT NEW CONSTRUCTION TO CONFORM WITH LA COUNTY FIRE DEPT STANDARDS
- TRUCK BY-PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- POTENTIAL EXPANSION AREA
- ACCESSIBLE PATH OF TRAVEL - 4' WIDE MINIMUM - 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE-TYP.
- LINE OF EXISTING CURB OR DRIVE EDGE TO BE REMOVED
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING-6' HEIGHT
- CHAINLINK FENCING-6' HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING STALLS-TYP.
- EVCS: EVCS PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1-TYP.
- EV (CAP): EV (CAPABLE) PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1-TYP.
- ARROWS DENOTE TRAFFIC DIRECTION-TYP.

GAA ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25

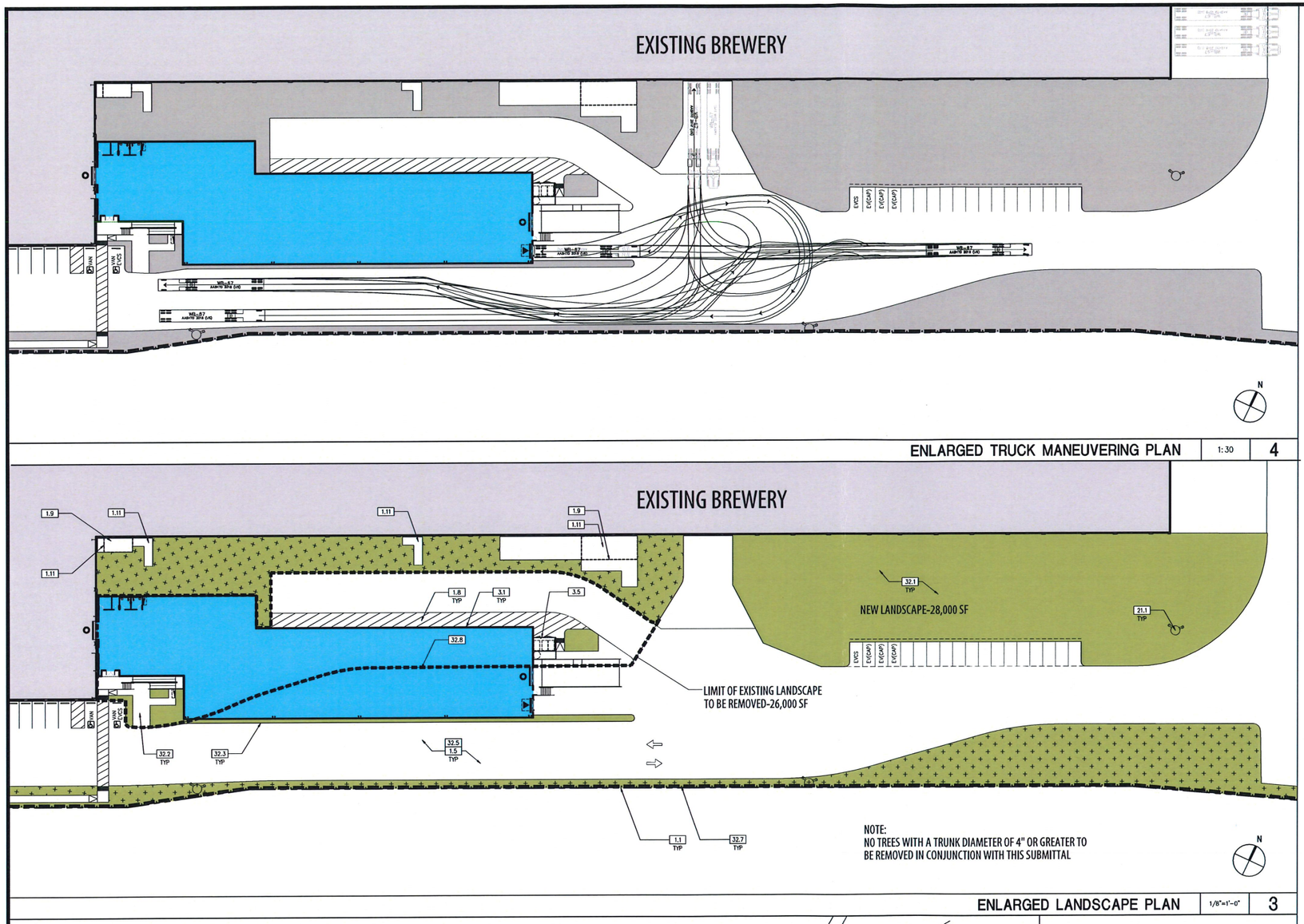
ENLARGED SITE & FIRE ACCESS PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBYD01.01
DATE:	03/20/2025
DRAWN:	GAA
FILE NAME:	IBYD01.01_A1.3

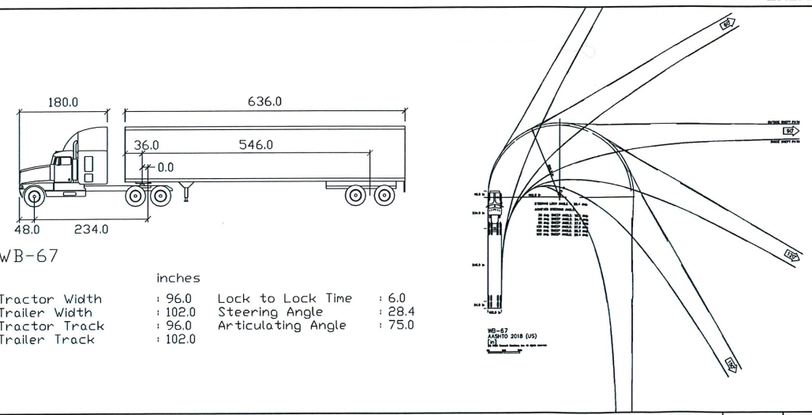
SHEET NO: A1.3

PLOT DATE: 3/19/2025 P:\IBYD\WORK\VACANCY SHEETS\SUBMITTAL PACKAGE 2\IBYD01_A1.3 ENLARGED SITE PLANS.DWG



ENLARGED TRUCK MANEUVERING PLAN | 1:30 | 4

ENLARGED LANDSCAPE PLAN | 1/8"=1'-0" | 3



WB-67

inches

Tractor Width	: 96.0	Lock to Lock Time	: 6.0
Trailer Width	: 102.0	Steering Angle	: 28.4
Tractor Track	: 96.0	Articulating Angle	: 75.0
Trailer Track	: 102.0		

TRUCK TEMPLATE WB-67 | N.T.S. | 2

SITE AREA	SF	ACRES
Gross	3,293,400	75.61
Street Dedication	0	0.00
NET SITE AREA	**3,293,400**	**75.61**
LANDSCAPE AREA		
Existing Campus Landscape Area		406,000
Existing Landscape to be Removed		26,000
New Landscape Area		28,000
LANDSCAPE AREA (10% MIN.)	**12%**	**408,000**

LANDSCAPE AREA | 1

KEYNOTES

1.0 GENERAL
- 1.1 PROPERTY LINE/R.O.W.–REFER TO CIVIL DRAWINGS
- 1.2 EASEMENT–REFER TO CIVIL DRAWINGS
- 1.3 STANDARD PARKING STALL(S)–REFER TO DETAIL 1/A1.3
- 1.4 ADA–ACCESSIBLE PARKING STALL(S)–REFER TO DETAIL 1/A1.3
- 1.5 2–WAY DRIVE AISLE: 26'W MIN./28'W MIN. FIRE LANE
- 1.6 ADJUSTED FIRE DEPT. 28' W ACCESS DRIVE AT NEW CONSTRUCTION
- 1.7 2' PARKING OVERHANG
- 1.8 STRIPED AREA
- 1.9 LINE OF EXISTING CANOPY ABOVE
- 1.10 EXISTING STAIRS
- 1.11 EXISTING PLATFORM
- 1.12 ACCESSIBLE PATH OF TRAVEL
- 1.13 FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING
- 1.14 EXPANSION JOINT BETWEEN NEW AND EXISTING STRUCTURES
- 1.15 AREA OF SAFE DISPERSAL–SEE CALCULATION THIS SHEET

3.0 CONCRETE
- 3.1 CONCRETE BLOCK BUILDING WALL–TYP. U.N.O.
- 3.2 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
- 3.3 CONCRETE STAIR W/ METAL HANDRAIL & 42" GUARDRAIL
- 3.4 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
- 3.5 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS–REFER TO DETAIL 3/A1.3

5.0 METALS
- 5.1 CONCRETE–FILLED STEEL PIPE PROTECTION BOLLARD (PAINTED)–TYP.
- 5.2 STRUCT. STEEL COLUMN, TYPICAL – SHOP PRIMED (FIELD PAINTED)
- 5.3 METAL CANOPY ABOVE

8.0 OPENINGS
- 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
- 8.2 ALUMINUM AND GLASS ENTRY DOOR
- 8.3 HOLLOW METAL MAN DOOR(S) (PAINTED)
- 8.4 9'–4"W x 10'H OVERHEAD SECTIONAL DOCK DOOR (PAINTED)
- 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR (PAINTED)
- 8.6 12'W X 10'H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 8.7 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)

12.0 FURNISHINGS
- 12.1 BICYCLE RACK PER CAL GREEN SHORT–TERM REQUIREMENTS
- 12.2 BICYCLE RACK PER CAL GREEN LONG–TERM REQUIREMENTS

21.0 FIRE SUPPRESSION–REFER TO FIRE PROTECTION DRAWINGS
- 21.1 EXISTING ON–SITE FIRE HYDRANT
- 21.2 EXISTING ON–SITE FIRE HYDRANT TO BE REMOVED AND RELOCATED
- 21.3 NEW ON–SITE FIRE HYDRANT
- 21.4 EXISTING PUBLIC FIRE HYDRANT
- 21.5 NEW PUBLIC FIRE HYDRANT
- 21.6 150' RADIUS AT FIRE HYDRANT

32.0 EXTERIOR IMPROVEMENT–REFER TO CIVIL AND WALL AND FENCING PLAN
- 32.1 LANDSCAPE PLANTING AREA–REFER TO LEGEND FOR EXISTING AND NEW
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB
- 32.4 PRECAST CONCRETE WHEEL STOP
- 32.5 VEHICULAR PAVING
- 32.6 EXISTING CHAINLINK FENCING–6' HEIGHT
- 32.7 EXISTING CHAINLINK FENCING–6' HEIGHT TO MATCH EXISITNG PER PREVIOUS GUARDHOUSE SUBMITTAL
- 32.8 EXISTING CURB, PARKING OR LINE OF ASPHALT TO BE REMOVED
- 32.9 EXISTING RAIL

33.0 UTILITIES – REFER TO CIVIL AND ELECTRICAL
- 33.1 EXISTING POWER POLE

GENERAL NOTES

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
5. SIGNAGE PROGRAM TO BE SEPARATE SUBMITTAL/PERMIT AND WILL INCLUDE SIGN TYPE, LOCATION, COLOR AND STYLE.

SITE PLAN-LEGEND

- PROPERTY LINE/R.O.W.–REFER TO CIVIL
- EXISTING LANDSCAPE AREA TO REMAIN
- NEW LANDSCAPE AREA
- ADJUSTED 28' FIRE LANE AT NEW CONSTRUCTION TO CONFORM WITH LA COUNTY FIRE DEPT STANDARDS
- TRUCK BY–PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- POTENTIAL EXPANSION AREA
- ACCESSIBLE PATH OF TRAVEL – 4' WDE MINIMUM – 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE–TYP.
- LINE OF EXISTING CURB OR DRIVE EDGE TO BE REMOVED
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING–6' HEIGHT
- CHAINLINK FENCING–6' HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING STALLS–TYP.
- EVCS: EVCS PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1–TYP.
- EV (CAP): EV (CAPABLE) PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1–TYP.
- ARROWS DENOTE TRAFFIC DIRECTION–TYP.

GAA ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25

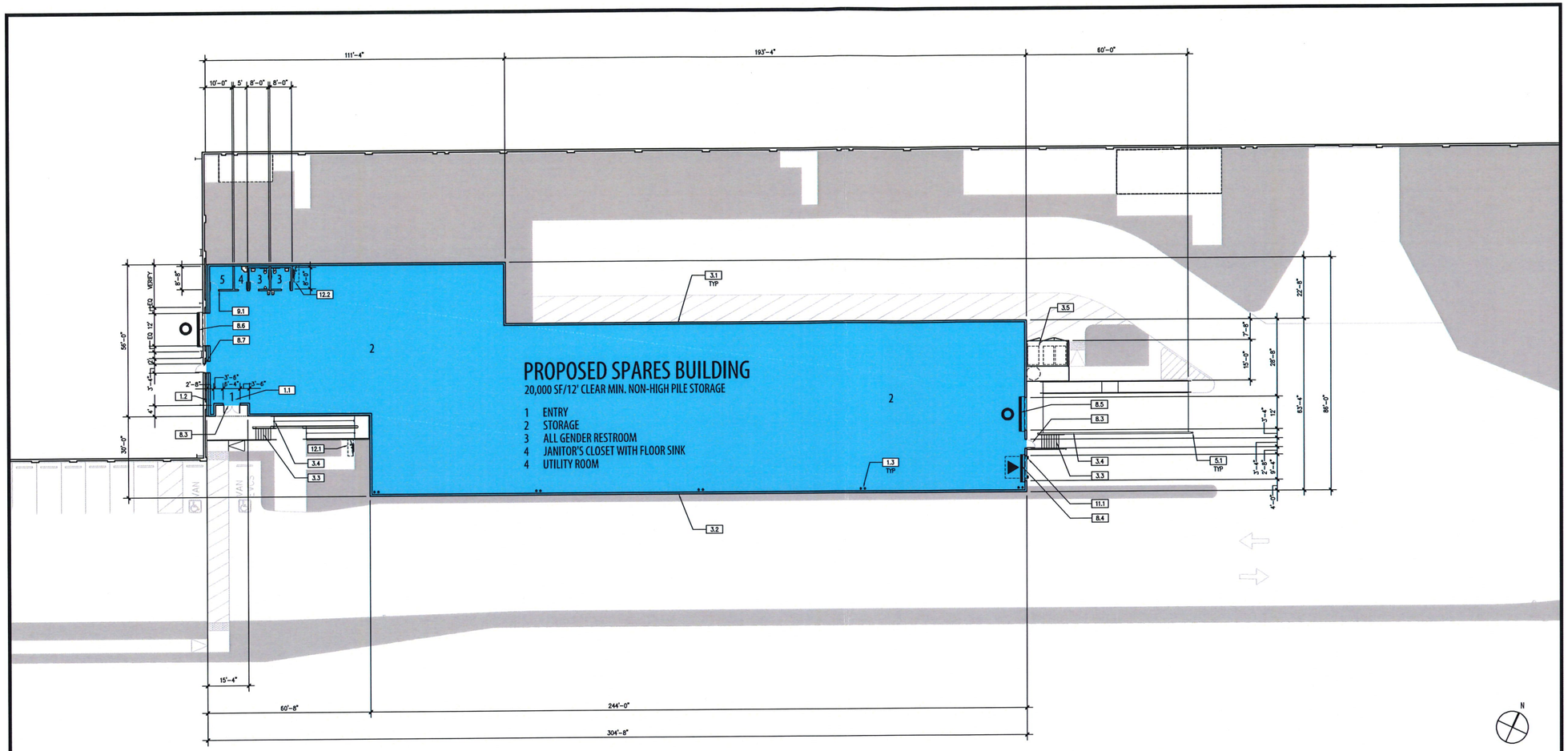
ENLARGED TRUCK MANEUVERING AND LANDSCAPE PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBYD01.01
DATE:	03/20/2025
DRAWN:	GAA
FILE NAME:	IBYD01.01_A1.4

SHEET NO: A1.4

PLOT DATE: 3/19/2025 P:\IBYD\IBYD01\ADMIN\CONSTRUCTION DOCUMENTS\SHEETS\SUBMITTAL PACKAGE 2\IBYD01_A1_4 ENLARGED SITE PLAN.DWG



SPARES BUILDING FLOOR PLAN | 1/16"=1'-0" | 1

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF FINISHED WALL (U.N.O.).
2. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED.
3. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
4. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY.
5. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE ENTRY HARDWARE.
6. PROVIDE A "NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS).
7. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE.
8. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
9. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC.
10. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
11. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS.
12. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL
13. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE.
14. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.
15. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
   A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
   B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
27. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

KEYNOTES

1.0 GENERAL
- 1.1 PROPOSED GROUND FLOOR OFFICE
- 1.2 JOINT BETWEEN NEW AND EXISTING STRUCTURES
- 1.3 INTERNAL ROOF AND OVERFLOW DRAIN

3.0 CONCRETE
- 3.1 CONCRETE BLOCK BUILDING WALL-TYP. U.N.O.
- 3.2 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
- 3.3 CONCRETE STAIR W/ METAL HANDRAIL & 42" GUARDRAIL
- 3.4 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
- 3.5 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS

5.0 METALS
- 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD (PAINTED)-TYP.
- 5.2 STRUCT. STEEL COLUMN, TYPICAL - SHOP PRIMED (FIELD PAINTED)
- 5.3 METAL CANOPY ABOVE

8.0 OPENINGS
- 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
- 8.2 ALUMINUM AND GLASS ENTRY DOOR
- 8.3 HOLLOW METAL MAN DOOR(S) (PAINTED)
- 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR (PAINTED)
- 8.5 12'W x 12'H OVERHEAD SECTIONAL GRADE DOOR (PAINTED)
- 8.6 12'W X 10'H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 8.7 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)

9.0 FINISHES
- 9.1 INTERIOR PARTITION-TYP.

11.0 EQUIPMENT
- 11.1 DOCK BUMPERS-COORDINATE W/ MANUFACTURER & STRUCTURAL DRAWINGS

12.0 FURNISHINGS
- 12.1 BICYCLE RACK PER CAL GREEN SHORT-TERM REQUIREMENTS
- 12.2 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

GAA ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
2	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25

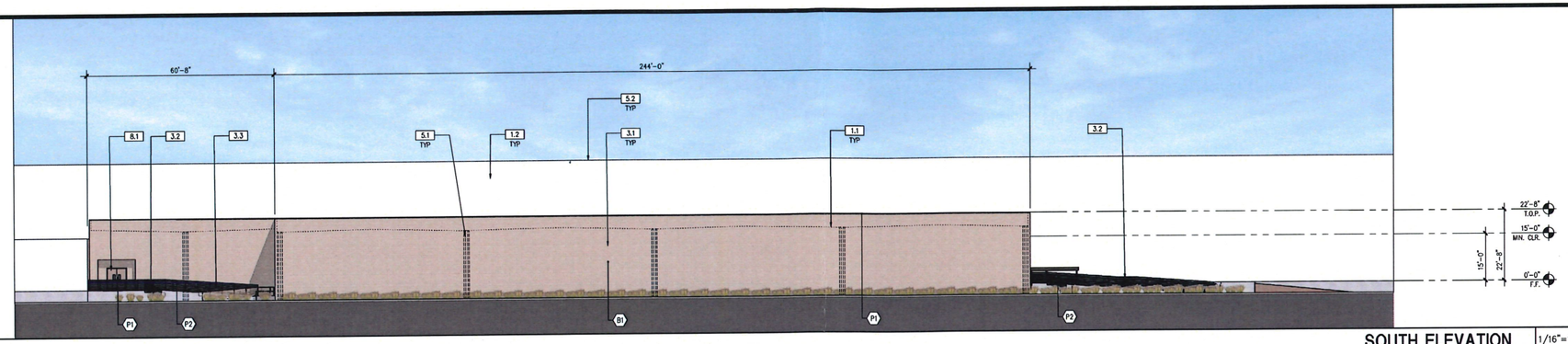
SPARES BUILDING
FLOOR PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

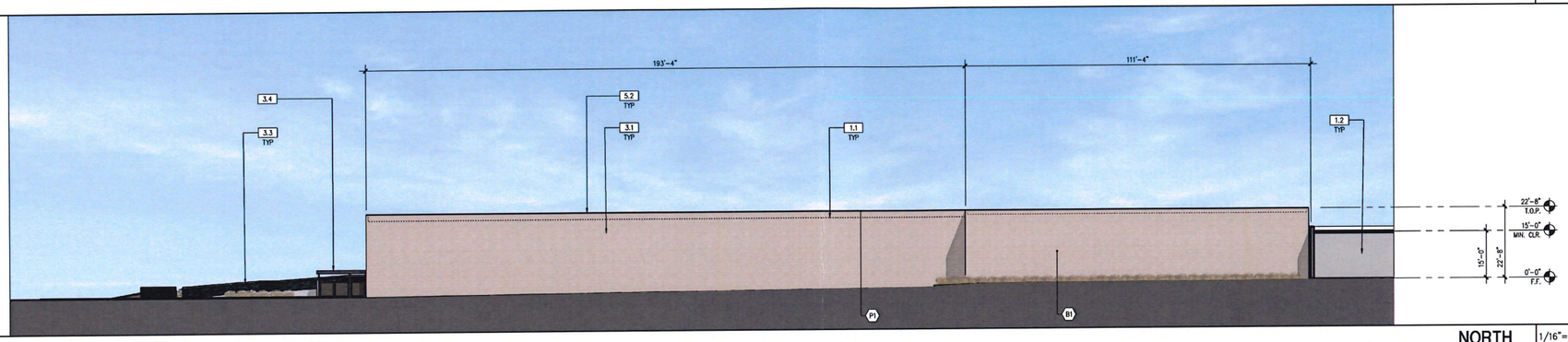
JOB NO:	19Y001.01
DATE:	03/20/2025
DRAWN:	GAA
FILE NAME:	19Y001.01_A2.1

SHEET NO:
A2.1

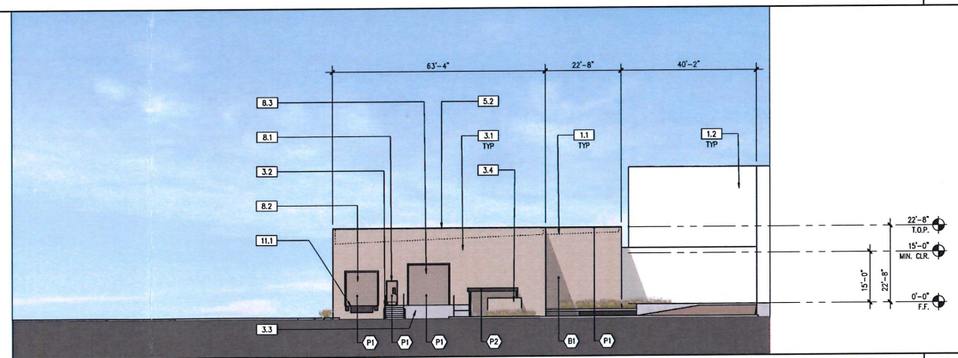
PLOT DATE: 3/19/2025
P:\19Y\19Y001\VIEW\AGENCY SHEETS\SUBMITTAL PACKAGE 2\19Y001_A2_1 FLOOR PLAN.DWG



SOUTH ELEVATION | 1/16"=1'-0" | 4



NORTH | 1/16"=1'-0" | 3



EAST ELEVATION | 1/16"=1'-0" | 2



B1-CONCRETE PRECISION BLOCK

SW 7513 Sanderling

P1-PAINT 1

SW 7514 Foothills

P2-PAINT 2

COLOR SCHEDULE / MATERIALS

B1	WALLS	CONCRETE PRECISION BLOCK NATURAL GRAY RUNNING BOND PATTERN
P1	PAINT 1	EXTERIOR DOORS AND FRAMES/FLASHING CAP AT PARAPET/ SHERWIN WILLIAMS-SW 7513 SANDERLING
P2	PAINT 2	METAL HANDRAILS AT STAIR AND RAMPS/TRASH ENCLOSURE DOORS, ENCLOSURE COVER AND SUPPORT COLUMNS SHERWIN WILLIAMS-SW 7514 FOOTHILLS

MATERIALS AND FINISHES | N.T.S. | 1

GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
2. PROVIDE 8'-0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
3. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMBS.
4. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI-GLOSS UNLESS NOTED OTHERWISE.
5. T.O.P. = TOP OF PARAPET ELEVATION
6. F.F. = FINISH FLOOR ELEVATION
7. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

KEYNOTES

1.0 GENERAL
- 1.1 LINE OF ROOF BEYOND
- 1.2 EXISTING BREWERY

3.0 CONCRETE
- 3.1 CONCRETE BLOCK WALL (REFER TO FINISH SCHEDULE)
- 3.2 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
- 3.3 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
- 3.4 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS

5.0 METALS
- 5.1 INTERIOR ROOF AND OVERFLOW DRAIN
- 5.2 METAL FLASHING AT WALL CAP (PAINTED)

8.0 OPENINGS
- 8.1 HOLLOW METAL MAN DOOR(S) (PAINTED)
- 8.2 9'-4"W x 10'H OVERHEAD SECTIONAL DOCK DOOR (PAINTED)
- 8.3 12'W x 12'H OVERHEAD SECTIONAL GRADE DOOR (PAINTED)
- 8.4 12'W X 10'H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 8.5 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)

10.0 SPECIALTIES
- 10.1 STREET ADDRESS – SIZE AS REQUIRED BY GOVERNING AGENCY BUT NOT LESS THAN 12"
- 10.2 BUILDING/ TENANT SIGNAGE (N.I.C.)

11.0 EQUIPMENT
- 11.1 DOCK BUMPERS – COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL.

22.0 PLUMBING
- 22.1 INTERNAL ROOF DRAIN W/ OVERFLOW DRAIN TYP.

PLOT DATE: 3/19/2025 P:\IBY\IBY001\PA\CADD\CY SHEETS\SUBMITTAL PACKAGE 2\IBY001_A4_1 ELEVATIONS2.DWG

G|A|A ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION
IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW_1ST SUB.	03/20/25
1	LA COUNTY FIRE_1ST SUBMITTAL	03/20/25

SPARES BUILDING
ELEVATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	IBY001.01
DATE:	03/20/2025
DRAWN:	GAA
FILE NAME:	IBY001.01_A4.1

SHEET NO:
A4.1

Item #22.F.

City of
IRWINDALE
AGENDA REPORT

Date: August 27, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Approval of the Adjustment of the Schedule of Fees & Charges for both the Community Development and Public Works – Engineering Departments' Sections for Fiscal Year 2025-2026; and Integrating them into the Citywide Comprehensive Schedule of Fees and Charges Previously Adopted on July 9, 2025

City Manager's Recommendation:

That the City Council:

1) Conduct the duly noticed Public Hearing regarding the proposed adoption of the Community Development and Public Works – Engineering Departments' fees adjustments; and

2) **Adopt Resolution No. 2025-87-3675 entitled**: "A RESOLUTION OF THE CITY OF IRWINDALE, CALIFORNIA, ADOPTING ADJUSTED FEES FOR CERTAIN CITY SERVICES IN THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS – ENGINEERING DEPARTMENTS' SECTIONS, AND TO AUTHORIZING THE INTEGRATION OF THESE FEES INTO THE CITYWIDE COMPREHENSIVE SCHEDULE OF FEES AND CHARGES ADOPTED ON JULY 9, 2025 VIA RESOLUTION NO. 2025-64-3652".

Administrative Action:

Submitted & Prepared by:
Kambiz Borhani, Finance Director / City Treasurer

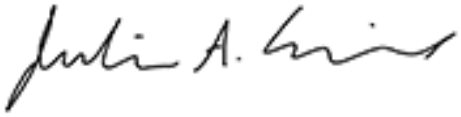
Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

On July 9, 2025, the City Council adopted Resolution No. 2025-64-3652, formally adopting a Comprehensive Schedule of Fees and Charges, which approved the latest user fees charged by all departments in the city for services they provide to the public. This resolution also allowed the City to periodically review and adjust fees as needed. The schedule is now being adjusted again for FY 2025-2026.

Chapter 3.02.010 of the Irwindale Municipal Code (IMC) provides for establishing a comprehensive fee resolution by the City Council of the City of Irwindale for establishing all fees and charges of the City of Irwindale (City) subject to legal requirements and allows for fees and charges to be amended by resolution.

State law allows public agencies to collect fees and charges for services from persons receiving such services in order to recover a portion of the costs of staff time, direct and indirect operating support costs, and other related expenses incurred by the City in providing these services. Current service fee amounts do not fully recover the City's costs of providing all the services, which means a significant portion of these costs are being paid from the City's general fund and, therefore, by the public.

The City is authorized to collect fees and charges sufficient to recover up to 100% but not exceed the estimated reasonable costs of providing the service to which the fees and charges apply. As such, fees are typically determined based upon studies that calculate the full cost of providing specific discretionary services, including direct, indirect, and support costs.

The fees that are now being adjusted are highlighted in yellow in Exhibit A to the Resolution for both the Community Development and Public Works – Engineering Departments' sections:

- **Community Development**

  - No. 37 – "Minor Use Permit (MUP)", although highlighted, this was previously adopted on July 9, 2025.
  - No. 39 – "Deposit (Legal)", although this line item previously existed, the words "Legal" and "(per hearing") are now added.
  - No. 40 – "Deposit (Consultant)". This is a new line item.
  - No. 41 – "All Costs (Contractors, Notices, etc.)", although this line item previously existed, the word "Contractors" is now added.

Public Works – Engineering

- No. 21 – 25 - although highlighted, these were previously adopted on July 28, 2021. However, when submitted to the Council, these lines were inadvertently not printed and/or included in the Comprehensive Schedule of Fees and Charges attached to the agenda on July 9, 2025. These lines are now being added to be included.
- No. 25 – "Inspections – Contracted Inspector", the fee is being adjusted to match the current contract rate charged.

Upon adoption of these fee adjustments, the changes will be integrated into the respective department's section of the Citywide Comprehensive Schedule of Fees and Charges Previously Adopted on July 9, 2025, Resolution No. 2025-64-3652. The effective date for those adopted adjustments remains in effect on September 15, 2025.

The proposed highlighted fee adjustments for both the Community Development and Public Works – Engineering will go into effect on October 27, 2025.

Fiscal Impact:

These adjustments will offset some of the costs incurred by the City in providing the related services to the public. The remainder of the costs will be subsidized by the City's General Fund.

Attachments:

1. Attachment A - Schedule of Fees & Charges for Comm. Dev. & PW-Engineering
2. Resolution No. 2025-87-3675 (2033490.1)

CITY OF IRWINDALE
Schedule of Fees & Charges

	Description of Fee	Current Amount	Notes	Suggested New Fee	Change In Fee
Community Development					
1	Planning Commission Agendas Only	-	Provided Electronically at No Charge		
2	Planning Commission Agendas & Minutes	-	Provided Electronically at No Charge		
3	Community Development Staff Time	Actual Cost	Hourly Rate of Staff Assigned; For Research & Analysis		
4	Administrative Fee	28%	For review & oversight of projects and contracts		
Film/Photography Permits					
	Film Permits				
5	Student - With Student ID	-	No Fee		
6	Application Fee - Residents	150.00			
7	Application Fee - Non-Residents	400.00			
8	Inspection/Monitoring Fee (As Needed)	Actual Cost	Charged based on actual City Staff time		
9	Administrative/Scheduling Fee	20%	20% of City Staff time		
	Late Fees				
10	Late Fee - If COMPLETED Application is submitted less than 10 Days prior to	750.00			
11	Late/Expedited Fee - If COMPLETED Application is submitted less than 5 Days prior to event	1,500.00			
	Still Photography Application Fee				
12	For Commercial Use, Private Property	70.00			
13	Late Fee	750.00			
14	For Private Use, Public Property	-	No Fee		
Special Event Permits					
	Special Event Permit				
15	Application Fee	500.00			
16	Application Fee - Resident	150.00			
17	Application Fee - Block/Street Closure	150.00			
18	Application Fee - Non-Profit/Charitable Organization	150.00			
19	Operation Plan Fee	1,250.00			
20	Inspection/Monitoring Fee (As Needed)	Actual Cost	Charged based on actual City Staff time		
21	Administrative/Scheduling Fee	20%	20% of City Staff time		
	Late Fees				
22	If the COMPLETED Application is submitted less than 20 Days prior to event	500.00			
23	Additional Late Fee applied daily up to 10 Days prior to event	250.00	Per Day		
	(Applications submitted less than 10 Days prior to event WILL NOT be accepte				
24	Special Event Permit Appeal Fee	400.00			
Other Fees					
25	Cannibis Permit Appllicaiton Fee	50.00	Personal Cultivation		
	Administrative Citations				
26	Fine for 1st Code Violation	100.00	Per Day		
27	Fine for 2nd Violation (same code), within 1 year	200.00	Per Day		
28	Fine for 3+ Violations (same code), within 1 year	500.00	Per Day		
29	Delinquent Penalty	10%	On delinquent fines on last day of each month after due date		
30	Delinquent Fine Interest	1%	Per Month		
	Sign Permits				
31	For Banners	40.00			
32	For Wall Signs	50.00			
33	For Monument Signs	100.00			

CITY OF IRWINDALE
Schedule of Fees & Charges

	Description of Fee	Current Amount	Notes	Suggested New Fee	Change In Fee
	Conditional Use Permit & CUP Modifications				
34	Application	2,000.00	Plus Notification Fee		
35	Appeal	400.00	Plus Notification Fee		
36	Determination	300.00	Clarification of Ambiguity; Plus Notification Fee, if applicable		
37	Minor Use Permit (MUP)		Application fee includes notification of adjacent property owners and occupants	1,000.00	1,000.00
	Development Agreement				
38	Development Agreement	2,000.00	Application Fee		
39	Deposit (Legal)	10,000.00	Deposit Amount set by staff (per hearing)		
40	Deposit (Consultant)	-	Deposit Amount set by staff	10,000.00	10,000.00
41	All Costs (Contractors, Notices, etc)	Actual Cost	All Costs, plus Admin Fee		
	Environmental Documents				
42	Environmental Assessment Questionnaire	250.00			
43	Negative Declaration / IS	500.00	Plus LA County Clerk Fee (currently $75.00) - 100% Cons Fee + Admin		
44	Mitigated Negative Declaration	1,500.00	Plus Deposit Study Costs; 100% Consultant Cost & Admin Fee		
45	Environmental Impact Report	1,000.00	Plus Deposit Study Costs; 100% Consultant Cost & Admin Fee		
46	General Plan Amendment	1,000.00	Plus Notification Fee		
	Notification Fees				
47	Newspaper Ad - One Hearing Required	550.00	Current Rate; Actual Cost		
48	Newspaper Ad - Two Hearings Required	1,000.00	Current Rate; Actual Cost		
49	Public Notice Mailing/Posting/One Hearing Required	60.00	Plus Admin Fee		
50	Public Notice Mailing/Posting/Two Hearing Required	120.00	Plus Admin Fee		
	Plan Checking				
51	Tenant Improvement/Addition	100.00			
	Entitlement Plan Check				
52	1st Review	250.00			
53	Additional Reviews	125.00			
	Specific Plan Check				
54	1st Review	250.00			
55	Additional Reviews	125.00			
	Site Plan Review				
56	Administrative Approval	1,000.00			
57	Discretionary Approval	2,000.00			
	Subdivision Maps				
58	Lot Line Adjustment	200.00	Plus Engineering Fee		
59	Appeal	400.00	Plus Notification Fee		
60	Reversion to Acreage	200.00	Plus Notification Fee		
61	Tentative Parcel Map	2,000.00	Plus $60/Lot & Notification Fee		
62	Vesting Tentative Map	2,000.00	Plus $60/Lot, Notification Fee & Costs		
63	Tentative Tract Map	2,000.00	Plus $60/Lot & Notification Fee & Costs		

CITY OF IRWINDALE
Schedule of Fees & Charges

	Description of Fee	Current Amount	Notes	Suggested New Fee	Change In Fee
	Variance				
64	Single Family Home	300.00	Plus Notification Fee		
65	Non-Residential (Standard)	2,000.00	Plus Notification Fee		
66	Appeal	400.00	Plus Notification Fee		
	Zoning				
67	Zoning Ordinance Amendment	2,000.00	Plus Notification Fee + Attorney Deposit		
68	Appeal	400.00	Plus Notification Fee + Attorney Deposit		
69	Zone Change	2,000.00	Plus Notification Fee		
70	Zone Change - Appeal	400.00	Plus Notification Fee		
71	Zoning Verification (per address or unit)	200.00			
72	Occupancy Permit	200.00			
73	Home Occupation Permit	150.00			
74	Development Review Team 1st Meeting	-	No Fee		
75	Development Review Team 2nd Meeting	250.00			
76	Development Review Team 3rd Meeting	250.00			
77	Preliminary Review	500.00			
	Business License Processing Fees				
78	New/1st Time Applications - In City Businesses	30.00	For compliance reviews and processing		
79	New/1st Time Applications - Out of City, But Requiring Special Permit Reviews	30.00	For compliance reviews and processing		
80	Business License Expedited Fee	30.00	For Same-Day Processing		
81	Business License Delinquency Penalty Fee	10% 1st month plus 5% ea add'l month	Per Irwindale Municipal Code Section 5.04.300		
82	Business License Enforcement Fee	200.00	For costs related to enforcing compliance of delinquent businesses		
83	Business License Appeal	200.00			

CITY OF IRWINDALE
Schedule of Fees & Charges

	Description of Fee	Current Amount	Notes	Suggested New Fee	Change In Fee
Public Works - Engineering					
1	Transportation Permit	16.00	Single		
2	Transportation Permit	90.00	Annual		
3	Administrative Fee	28%	For review & oversight of projects and contracts		
4	Blueprint Reproduction	Actual Cost	Outsourced; Actual cost, plus Admin Fee		
	Subdivisions				
5	Easements, Deeds	Actual Cost	$6,500 Deposit (w/ Admin Fee) Charge: Actual Cost, plus 28% Admin (Current contract rate: $250/Hour)		
6	Subdivisions, Parcel Map, Tract Map, Lot Line Adjustments	Actual Cost	$9,000 Deposit (w/ Admin Fee) Charge: Actual Cost, plus 28% Admin (Current contract rate: $250/Hour)		
7	Subdivision Bonds		Faithful Performance Bond: 100% of Engineer's Cost Estimate Labor & Material Bond: 100% of Engineer's Cost Estimate Monumentation Bond: Provided by City at time of subdivision		
	Technical Studies				
8	Sewer Study	2,070.00	$6,500 Initial Deposit (w/ Admin Fee)		
9	Hydrology Study(5 acres and Under)	Varies	Charge: 1 of 2 Rates: City Staff only - Charge FB Hourly Rate. Or Contracted - Charge actual cost, plus 28% Admin Fee		
10	Hydrology Study(5 acres and Over)	Varies	$13,000 Initial Deposit (w/ Admin Fee) Charge: 1 of 2 Rates: City Staff only - Charge FB Hourly Rate. Or Contracted - Charge actual cost, plus 28% Admin Fee		

CITY OF IRWINDALE
Schedule of Fees & Charges

	Description of Fee	Current Amount	Notes	Suggested New Fee	Change In Fee
	Development Off-Site Improvements				
11	Plan check	Actual Cost	Deposit: 10% of Engineer's Cost Estimate for Project; Contracted - Charge Actual Cost, plus 28% Admin Fee and/or City Staff - Charge FB Hourly Rate		
12	Construction Management & Inspection	Actual Cost	Deposit: 12% of Engineer's Cost Estimate for Project; Contracted - Charge Actual Cost, plus 28% Admin Fee and/or City Staff - Charge FB Hourly Rate		
13	Surety Bonds		Faithful Performance Bond: 100% of Engineer's Cost Estimate Labor & Material Bond: 100% of Engineer's Cost Estimate		
	Public Right-of-Way Permit				
14	Encroachment Permit Fee	400.00			
15	Inspections - City Inspector (Normal Business Hours)	Actual Cost	Per Hour (Minimum 2 Hours/Day) Initial Deposit: 8 Hours/Work Day		
16	Inspections - Contraacted Inspector (Normal Business Hours)	Actual Cost	Initial Deposit: 8 Hours/Work Day Actual Cost, plus 28% Admin Fee (Minimum 4 Hours/Day)		
17	Inspections - Contracted Inspector (Weekend, Holiday, Night Work)	Actual Cost	Initial Deposit: 8 Hours/Work Day Actual Cost, plus 28% Admin Fee (Minimum 8 Hours/Day) (Overtime: 1.5 or 2 times hourly rate)		
18	Encroachment Fine *- Repeat offenders may be barred from performing in the City, per the City Engineer's discretion.*	1,500.00	Penalty		
19	Sewer Lateral Connection – 4"	565.00	Per Connection to City Sewer		
20	Sewer Lateral Connection – 6"	700.00	Per Connection to City Sewer		
21	Storm Drain Connection – 12" or less	760.00	Per Connection to City Sewer		
22	Storm Drain Connection – over 12"	1,090.00	Per Connection to City Sewer		
	SoCal Gas / SCE Utilities Permit				
23	Permit and Plan Review fee	250.00			
24	Inspections - City Inspector	100.00	Per Hour Hourly rate for Inspections for traffic control, job site, safety, clean up, repair and restoration		
25	Inspections - Contracted Inspector	135.00	Per Hour Hourly rate for City approved work schedule for inspections for traffic control, job site, safety, clean up, repair and restoration	155.00	20.00

RESOLUTION NO. 2025-87-3675

A RESOLUTION OF THE CITY OF IRWINDALE, CALIFORNIA, ADOPTING ADJUSTED FEES FOR CERTAIN CITY SERVICES IN THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS – ENGINEERING DEPARTMENTS' SECTIONS, AND TO AUTHORIZING THE INTEGRATION OF THESE FEES IN THE CITYWIDE COMPREHENSIVE SCHEDULE OF FEES AND CHARGES ADOPTED ON JULY 9, 2025 VIA RESOLUTION NO. 2025-64-3652

WHEREAS, Chapter 3.02.010 of the Irwindale Municipal Code (IMC) provides for establishing a comprehensive fee resolution by the City Council of the City of Irwindale for establishing all fees and charges of the City of Irwindale (City) subject to legal requirements, and allows for fees and charges to be amended by resolution; and

WHEREAS, as permitted by State law, the City currently collects fees and charges for services from persons receiving such services in order to recover a portion of the costs of staff time, direct and indirect operating support costs, and other related expenses incurred by the City in providing these services. Current service fee amounts do not fully recover the City's costs of providing all of the services, which means a significant portion of these costs are being subsidized from the City's general fund; and

WHEREAS, the establishment and adjustment of user fees is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(8) and Section 15273 of the CEQA Guidelines, because CEQA does not apply to local agency decisions involving rates, tolls or other charges, including fees and charges proposed to be adopted by this Resolution; and

WHEREAS, City Staff in both Community Development and Public Works - Engineering Departments conducted an extensive review of all fees charged and the adjustments needed; and

WHEREAS, the Schedule of Fees and Charges proposed for both Community Development and Public Works - Engineering Departments are to be adopted herein, and listed in Exhibit A attached hereto, are based upon the recommendation of the departments; and

WHEREAS, the City recognizes that future increases in operating costs for providing services to the public will cause the City to fall short of its desired cost recovery levels as established in the current User Fee Schedule. Therefore, the City Council authorizes City staff to periodically review the established fees and charges, and adjust them as needed based on Los Angeles County Building Code (LACBC) and Permit Fee Schedule for the Building and Safety Permit Fees, Consumer Price Index (CPI), or Cost of Living Adjustments, or a Comprehensive Fee Study for all other fees listed in the User Fee Schedule to ensure the City is at the desired and reasonable recovery rate; and

WHEREAS, when adjustment of Schedule of Fees for both Community Development and Public Works – Engineering Departments' Sections are approved and adopted, they will be integrated in the Citywide *Comprehensive Schedule of Fees and Charges* adopted on July 9, 2025, Resolution No. 2025-64-3652.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby finds all recitals listed above in this resolution pertaining to the City's fees and charges are true and correct.

SECTION 2. The City Council hereby approves and adopts the adjustment of Schedule of Fees & Charges for both Community Development and Public Works – Engineering Departments' Sections, as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 4. The City Council hereby approves the integration of Schedule of Fees for both Community Development and Public Works – Engineering Departments' Sections into the Citywide *Comprehensive Schedule of Fees and Charges* adopted on July 9, 2025, Resolution No. 2025-64-3652.

SECTION 5. The City Council hereby authorizes the periodic adjustment of fees based on any one or combination of appropriate Consumer Price Index (CPI), California Construction Cost Index (CCCI), or Building Cost Index (BCI), or Cost of Living Adjustment, or a Comprehensive Fee Study conducted.

SECTION 6. That the Chief Deputy City Clerk shall certify the passage and adoption of this resolution and the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

BY: _____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC

Chief Deputy City Clerk

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

I, Laura Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2025-87-3675 was duly adopted by the City Council of the City of Irwindale at a regular meeting held on the 27th day of August 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSTAIN: Councilmembers:

ABSENT: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS **APRIL 23, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **8:16 P.M.**

The Irwindale **SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY** met in regular session at the above time and place.

ROLL CALL: Present: Councilmembers Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia, Mayor Pro Tem H. Manuel Ortiz; Mayor Larry G. Burrola

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION — A motion was made by Councilmember Breceda, seconded by Mayor Pro Tem Ortiz, to approve the Consent Calendar. The motion was unanimously approved.

ITEM NO. 27A
INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER ENDING MARCH 31, 2025

INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER ENDING MARCH 31, 2025

The City Council, Successor Agency Board, and Housing Authority Board received and filed the Investment Quarterly Report for the fiscal quarter ending March 31, 2025.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS

CASEY MIRANDA — Casey Miranda asked questions about the BESS item listed under the City Council portion of the agenda for tonight's meeting, to which City Attorney Guerra advised that an ordinance that was not related to any specific project had been adopted.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 8:19 p.m.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Electronic Payments

Successor Agency

July 2025

July 1 - 31, 2025

Number	Vendor Name	Date	Amount
WFB - 68	2006 TA Ref Prty Bd	7/2/2025	1,806,076.25
WFB - 69	2014 TA Rfdg Pty Bd	7/2/2025	822,150.00
WFB - 73	2005 Txble Hsg TA Prty Bd	7/8/2025	1,615,468.95
WFB - 70	2014 Txble Hsg TA	7/2/2025	302,190.63
		Report Total:	4,545,885.83

Accounts Payable

Checks by Date - Summary by Check Number

User: stapia
Printed: 8/13/2025 3:58 PM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
105950	ROSENO	RSG	08/13/2025	73.75

Report Total (1 checks): 73.75

IRWINDALE CITY COUNCIL CHAMBERS **APRIL 23, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **8:19 P.M.**

The Irwindale **HOUSING AUTHORITY** met in regular session at the above time and place.

ROLL CALL: Present: Board Members Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia; Vice Chair H. Manuel Ortiz; Chair Larry G. Burrola

Also present: Julian A. Miranda, Executive Director; Adrian Guerra, General Counsel; Theresa Olivares, Assistant Executive Director; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Elizabeth Rodriguez, Public Services Director; Eddie Chan, Director of Engineering / Building Official; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION — A motion was made by Board Member Breceda, seconded by Vice Chair Ortiz, to approve the Consent Calendar. The motion was unanimously approved.

ITEM NO. 33A
INVESTMENT QUARTERLY REPORT FOR THE FISCAL QUARTER ENDING MARCH 31, 2025

INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER ENDING MARCH 31, 2025

The Investment Quarterly Report for the fiscal quarter ending March 31, 2025, was received and filed.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS

FRED BARBOSA — Fred Barbosa asked about funding for the Housing Authority, to which Executive Director Miranda stated that specific details could be provided at the next meeting.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 8:21 p.m.

_____
Laura M. Nieto, MMC
Chief Assistant Authority Secretary