CITY OF IRWINDALE

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

NOTICE AND AGENDA FOR THE SPECIAL AND REGULAR MEETING OF THE

CITY COUNCIL

HOUSING AUTHORITY

RECLAMATION AUTHORITY

September 10, 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 Real Property Negotiator
Pursuant to California Government Code Section 54956.8

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

Property: Olive Pit (APN 8415-001-906, 908)
Agency negotiators: Julian A. Miranda, City Manager and Eddie Chan, Director of Engineering / Building Official
Negotiating Parties: United Rock Products Corp.
Under negotiation: Sublease Price and Terms

B. 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 significant exposure to litigation against the City of Irwindale. The facts and circumstances are those that might result in litigation against the City but which the City Council believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed.

Number of Cases: 1

C. 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

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

Number of Cases: One

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. AB 2449 DISCLOSURES
Remote participation by a member of the legislative body for just cause or emergency circumstances

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

14. REPORT FROM THE SPECIAL MEETING HELD AUGUST 27, 2025

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: One (1)

15. CHANGES TO THE AGENDA

16. COUNCIL MEMBER TRAVEL REPORTS

17. COUNCILMEMBER COMMENTS

18. INTRODUCTION OF NEW EMPLOYEES/PROMOTIONS

A. Introduction of Senior Center Manager Elena Martinez

B. Introduction of Maintenance Worker I Juan Espino

19. PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

20. CONSENT CALENDAR

A. Minutes of the Meeting Held May 8, 2025
Department: City Clerk

Recommendation: Approve

B. Warrants / Demands / Payroll
Department: Finance

Recommendation: Approve.

C. Second Reading of Ordinance No. 809 - Forming a Community Facilities District (CFD) 2025-1 (Sewer Maintenance)
Department: Finance

Recommendation: **Adopt on second reading by title only, with further reading waived 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".

D. Annual Report on Military Equipment (AB481)
Department: Police

Recommendation: Receive Annual Report on Military Equipment (AB481) and Schedule a Public Hearing for Approval of the Military Equipment Policy

E. Approve the renewal of an existing contract with the West Covina Police Department for use of their firing range by members of the Irwindale Police Department.
Department: Police

Recommendation: **Adopt Resolution No. 2025-92-3680** entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE RENEWAL OF AN EXISTING CONTRACT WITH THE WEST COVINA POLICE DEPARTMENT FOR USE OF THEIR FIRING RANGE BY MEMBERS OF THE IRWINDALE POLICE DEPARTMENT".

F. Acceptance of the Replacement of One (1) Irwindale Recreation Center HVAC Unit (L-329)
Department: Public Services

Recommendation: Approve the final replacement project amount of $48,936 under the construction contract with ACCO Engineered Systems and authorize the City Clerk to record the Notice of Completion.

G. Acceptance of Crosswalk and Traffic Signal Maintenance Easement from Lansford Development, LLC and to Execute Access, Maintenance and Indemnity Agreement with West Covina related to the Improvements at Los Angeles Street and Azusa Canyon Road Intersection.
Department: Engineering

Recommendation: **Adopt Resolution No. 2025-90-3678**, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, (1) ACCEPT THE EASEMENT FROM LANDSFORD DEVELOPMENT, LLC FOR PEDESTRIAN ACCESS AND TRAFFIC SIGNAL CONSTRUCTION AND MAINTENANCE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD THE EASEMENT AGREEMENT; (2) ACCEPTING THE CROSSWALK AND TRAFFIC SIGNAL MAINTENANCE EASEMENT AT LOS ANGELES STREET AND AZUSA CANYON ROAD AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD THE ACCESS, MAINTENANCE AND INDEMNITY AGREEMENT WITH WEST COVINA".

H. Amendment No. 1 to Design Services Agreement (DSA) with Southern California Regional Rail Authority (SCRRA) for the installation of a traffic signal at the intersection of Azusa Canyon Road and Los Angeles Street; P-1048
Department: Engineering

Recommendation: Approve and authorize City Manager to execute Amendment No. 1 to Design Services Agreement (DSA) with Southern California Regional Rail Authority (SCRRA) for the installation of a traffic signal at the intersection of Azusa Canyon Road and Los Angeles Street (P-1048) to increase the contract amount from $127,200 to $217,920 (an increase of $90,720).

I. Second Reading of Ordinance No. 799 - Billboards
Department: Community Development

Recommendation: **Adopt on second reading by title only, with further reading, waived Ordinance No. 799**, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, 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)".

J. Second Reading of Ordinance No. 803
Department: Community Development

Recommendation: **Adopt on second reading by title only, with further reading waived 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."

K. 2nd Reading of Ordinance No. 808 to Amend Chapter 10 of the Irwindale Municipal Code and Resolution No. 2025-91-3679 (permit fees)
Department: Administration

Recommendation: **Adopt on second reading 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)", and **adopt Resolution No. 2025-91-3679** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ESTABLISHING THE RECREATIONAL VEHICLE PERMIT FEES".

L. Approval of Memorandum of Understanding Between the Cities of Commerce, Industry, Irwindale, Santa Fe Springs, and Vernon
Department: Economic Development

Recommendation: 1) Approve the Memorandum of Understanding between the Cities of Commerce, Industry, Irwindale, Santa Fe Springs, and Vernon to establish a multi-jurisdictional coalition for regional advocacy on industrial and commercial priorities; and 2) Take such additional, related action that may be desirable.

21. 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

22. NEW BUSINESS

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

A. Verbal Update on the Irwindale Library Project
Department: Administration

Recommendation: Receive and file the update.

23. PUBLIC HEARINGS

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

24. CITY MANAGER'S REPORT

25. 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.

26. ADJOURN

HOUSING AUTHORITY

27. AB 2449 DISCLOSURES

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

28. CONSENT CALENDAR

A. Minutes of the Meeting Held May 8, 2025
Department: City Clerk

Recommendation: Approve

29. 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.

30. NEW BUSINESS

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

31. PUBLIC HEARINGS

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

32. ADJOURN

RECLAMATION AUTHORITY

33. AB 2449 DISCLOSURES

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

34. CONSENT CALENDAR

A. Minutes of the Meeting Held May 8, 2025
Department: City Clerk

Recommendation: Approve

B. Investment Quarterly Report for Fiscal Quarter Ending June 30, 2025
Department: Finance

Recommendation: Receive and file the Investment Quarterly Report for the fiscal quarter ending June 30, 2025.

C. 2025 3rd Quarter Mining Report of Nine (9) SMARA Pits
Department: Engineering

Recommendation: Receive and file this report.

35. 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 Reclamation Authority are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

36. NEW BUSINESS

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

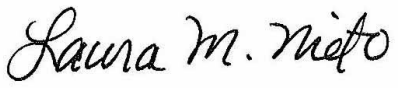
37. PUBLIC HEARINGS

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

38. 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, Housing Authority, and Reclamation Authority, to be held on September 10, 2025, be posted at the City Hall, Library, and Post Office on September 5, 2025.



Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS **MAY 8, 2025**
5050 N. IRWINDALE AVENUE **THURSDAY**
IRWINDALE, CALIFORNIA 91706 **4:30 P.M.**

The Irwindale **CITY COUNCIL, HOUSING AUTHORITY, AND RECLAMATION AUTHORITY** met in a special joint meeting at the above time and place.

ROLL CALL: Present: Council/Board Members Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia, Mayor Pro Tem/Vice Chair H. Manuel Ortiz. Mayor/Chair Larry G. Burrola

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

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION — A motion was made by Councilmember Ambriz, seconded by Mayor Pro Tem Ortiz, to approve the Consent Calendar, reading ordinances by title only and waiving further reading thereof. The motion was unanimously approved; Councilmember Breceda abstaining on Item No. 6A

ITEM NO. 6A
RESOLUTION NEEDED FOR ACQUISITION OF 16249 ARROW HWY, IRWINDALE, CA

RESOLUTION DOCUMENT NEEDED FOR THE ACQUISITION OF 16249 ARROW HIGHWAY, IRWINDALE, CA

RESOLUTION NO. 2025-37-3625 ADOPTED

Resolution No. 2025-37-3625, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE ACQUISITION OF 16249 ARROW HIGHWAY, IRWINDALE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND RELATED DOCUMENTS, AND APPROVING THE APPROPRIATION OF FUNDS FROM THE GENERAL FUND RESERVES," was adopted.

ITEM NO. 6B
BESS URGENCY ORDINANCE NO. 797

BESS URGENCY ORDINANCE NO. 797

URGENCY ORDINANCE ADOPTED ON FIRST READING

Urgency Ordinance No. 797, entitled:

"AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, AMENDING TABLE 17.06.020-1 ("LAND USE REGULATIONS – INDUSTRIAL & OFFICE ZONES") WITHIN SECTION 17.060.020 ("LAND USE

REGULATIONS") OF CHAPTER 17.06 ("INDUSTRIAL AND OFFICE ZONE DISTRICTS") AND ADOPTING CHAPTER 17.40 "BATTERY ENERGY STORAGE SYSTEMS ("BESS") OF TITLE 17 ("ZONING") OF THE IRWINDALE MUNICIPAL CODE REGULATING BATTERY ENERGY STORAGE SYSTEMS IN 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. The ordinance is exempt from the California Quality Act, pursuant to State CEQA Guidelines Section 15061 (B)(3).

SPONTANEOUS COMMUNICATIONS

There were no speakers.

NEW BUSINESS

ITEM NO.8A
FISCAL YEAR 25/26 BUDGET WORKSHOP

FISCAL YEAR 2025-2026 BUDGET WORKSHOP (Joint Item with Housing Authority & Reclamation Authority)

DIRECTOR BORHANI

Director Borhani provided an overview of the Fiscal Year 2025/2026 budget, including projected revenues and expenditures.

Director Borhani then advised that the Finance Department is working on staffing adjustments in the department to address a recent staff member's retirement, and that he hoped to provide more information to the Council at the next meeting.

CITY MANAGER MIRANDA

City Manager Miranda presented the Economic Development's, Housing Authority, City Manager's, City Clerk's, and Administrative Services divisions budget requests.

IT MANAGER WAGNER

IT Manager Wagner presented the IT department's budget request.

COUNCILMEMBER GARCIA

In response to a question by Councilmember Garcia regarding Mining Impact and COPS funds for IT services, Manager Wagner advised that the funds have already been secured.

MAYOR PRO TEM ORTIZ

Responding to a question by Mayor Pro Tem Ortiz, Manager Wagner advised that a server replacement is a one-time expenditure that lasts the life of the server, and that the Verkada software will recur every three years for as long as the City needs it. The server costs $160k and Verkada costs $67k.

MAYOR BURROLA

Mayor Burrola asked about the lifespan of servers, to which Manager Wagner advised that servers generally last between seven and eight years, and that current servers have been operating for ten. He further added that battery backups are recommended to be replaced every five years since their capacity diminishes over time.

Mayor Burrola also asked about software renewals, to which Manager Wagner advised that many software are now cloud-based, requiring subscriptions instead of outright purchases. He added that prices tend to increase, and the City would need to absorb the costs unless alternatives are found.

LIBRARIAN BALLI — Librarian Balli presented the Library's budget requests to the Council for its consideration.

COUNCILMEMBER GARCIA — Councilmember Garcia asked about the duties and responsibilities of the proposed Supervising Librarian position, which Librarian Balli discussed.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz asked about the need for a new full-time Library Technician, to which Librarian Balli advised that staff will request a second position at the mid-year budget.

MAYOR BURROLA — Mayor Burrola asked about costs for making copies at the Library, to which Librarian Balli advised that copies cost $0.15 per page.

Mayor Burrola also asked about maintenance costs for the copier, to which Librarian Balli advised that maintenance would be included in the cost of the lease of the copier.

CHIEF HOFFORD — Chief Hofford then presented the Police Department's budget requests to the Council for its consideration.

COUNCILMEMBER GARCIA — Responding to a question by Councilmember Garcia, Chief Hofford stated that he was unaware of any mechanism to recoup jailing fees from arrestees. He noted, however, that the agency where he previously worked has a cost recovery system for those arrested for DUI's which resulted in collisions, though he noted that the program costs much more than the funds it generates.

DIRECTOR SIMPSON — Director Simpson then presented the Community Development Department's budget requests to the Council for its consideration.

MAYOR PRO TEM ORTIZ AND MAYOR BURROLA — Responding to several questions by Mayor Pro Tem Ortiz and Mayor Burrola, Director Simpson advised that the proposed promotion of the Administrative Secretary to Management Analyst would cause the Administrative Secretary position to be frozen and unfunded, and that the $100,000 requested for contractual services would be derived from the General Fund.

MAYOR BURROLA — Mayor Burrola expressed opposition to freezing the Administrative Secretary position only to unfreeze it within several years, to which City Manager Miranda noted that unfreezing any position would require Council approval.

COUNCILMEMBER BRECEDA	Councilmember Breceda stated that staff would request to unfreeze a position if they deemed it necessary.
DIRECTOR SIMPSON	Director Simpson concurred with Councilmember Breceda and advised that the proposed Management Analyst position would continue to clerk the Planning Commission meetings.
MAYOR BURROLA	Responding to a question by Mayor Burrola regarding contractual services, Director Simpson noted that contractors assist in processing applications received by the department, though these are paid for by developers.
MAYOR PRO TEM ORTIZ	Mayor Pro Tem Ortiz asked what would happen to the duties of the Administrative Secretary, to which Director Simpson advised that the department now has an Office Specialist that takes care of clerical duties and that the Management Analyst would handle more complex duties.
DIRECTOR CHAN	Director Chan then presented the Engineering Department's budget requests to the Council for its consideration.
MAYOR PRO TEM ORTIZ	Mayor Pro Tem Ortiz asked about the proposed reclassification of the Administrative Secretary to Management Analyst, to which Director Chan advised that the current Administrative Secretary is already working outside her job description and, if approved, the Management Analyst position would cover the duties of the Administrative Secretary
DIRECTOR RODRIGUEZ	Director Rodriguez then presented the Aquatics Division's budget requests, followed by the Recreation Department's budget requests, to the Council for its consideration.
COUNCILMEMBER GARCIA	Councilmember Garcia stated his opposition to funding Rockabilities trips, noting that the Parks & Recreation Commission opposed it and the Council should follow suit.
COUNCILMEMBER AMBRIZ	Councilmember Ambriz stated that, if the Council does not fund the Rockabilities trips, maybe the Irwindale Community Foundation would.
MAYOR BURROLA	Mayor Burrola asked whether funding is available from outside organizations for the Rockabilities program, to which Director Rodriguez advised that staff is searching for any available grants, though none appear to support the Rockabilities program.
DENA ZEPEDA	Dena Zepeda spoke highly about the Rockabilities program and noted that many residents, non-residents, and business community members would be willing to help sponsor it.

DIRECTOR RODRIGUEZ Director Rodriguez then presented the Public Services Maintenance budget requests for the Council's consideration.

MAYOR BURROLA Mayor Burrola asked whether sewer maintenance could be paid out of the mining fund, to which Director Rodriguez stated that staff would check.

Mayor Burrola asked whether the $20,000 requested for the Senior Center's fountain remodel would be enough, to which Director Rodriguez stated that it should be sufficient. He also asked about potentially replacing the existing fountain with a new, smaller one, to which Director Rodriguez stated that additional information could be provided at the June 11 meeting.

DIRECTOR RODRIGUEZ Director Rodriguez then presented the Senior Center's budget requests for the Council's consideration.

COUNCILMEMBER GARCIA Councilmember Garcia reiterated his desire for the funding requested for Rockabilities trips instead be used for the Tot program. He also asked whether any local businesses would be interested in funding Irwindale's programs, including the Rockabilities program.

MAYOR BURROLA Mayor Burrola stated that maybe the City could pay half for the Rockabilities program while the Irwindale Community Foundation pays the other half. He also reported streets that typically flood during storms and asked the Engineering Department to look into them. He also reported dim lighting in various areas within the City and asked that staff look into that as well. He then asked why street restriping does not last very long, to which Director Rodrigeuz advised that staff does not have the equipment available to place thermal plastic striping, which is more durable.

Mayor Burrola also asked about potentially beautifying the front of City Hall.

CITY MANAGER MIRANDA City Manager Miranda requested clarification regarding the direction the Council would like to take regarding the proposed budget.

MAYOR PRO TEM ORTIZ Mayor Pro Tem Ortiz expressed his opposition to the approval of the Management Analyst position in the Community Development department since he believes staff will also attempt to unfreeze the Administrative Secretary position soon, to which City Manager Miranda responded by advising that he supports the reclassification since it is justified. He also stated his belief that the Administrative Secretary position would not be presented to the Council within the next year to be unfrozen and funded.

COUNCILMEMBER AMBRIZ Councilmember Ambriz concurred with Mayor Pro Tem Ortiz and stated that he does not believe the Management Analyst position in

the Community Development Department is needed currently. He also opposed the $100,000 for consultant work.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz asked about the proposed Aquatics Assistant position and asked whether existing staff could do the required work, to which Director Rodriguez explained that it could not. Director Rodriguez also discussed the duties of the proposed Aquatics Assistant.

COUNCILMEMBER AMBRIZ — As requested by Councilmember Ambriz, Supervisor Grijalva spoke in support of the Aquatics Assistant position and discussed why it was justified.

COUNCILMEMBER BRECEDA — Councilmember Breceda agreed that the Aquatics Division needs an Aquatics Assistant as a second-in-command. He also expressed his support for the Management Analyst position.

MAYOR BURROLA — Mayor Burrola noted the growth within the city and stated that he felt comfortable with the budget, though he preferred freezing the Administrative Secretary positions for several years.

CITY MANAGER MIRANDA — City Manager Miranda concurred with Mayor Burrola regarding the city's growth, which he cited as the need to potentially grow staff numbers soon to accommodate the city's growing needs.

COUNCILMEMBER GARCIA — Councilmember Garcia spoke in support of cross training staff and of the proposed reclassifications.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz stated that he opposed the Management Analyst position for the Community Development Department.

MOTION — A motion was made by Mayor Burrola, seconded by Councilmember Breceda, to continue with the budget as presented. The motion was approved with Councilmembers Breceda, Garcia, and Mayor Burrola in favor; Councilmember Ambriz and Mayor Pro Tem Ortiz in favor with all except for the reclassifications of the Administrative Secretary positions to Management Analyst.

ADJOURNMENT — There being no further business to conduct, the meeting was adjourned at 7:37 p.m.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Electronic Payments

August 2025

August 1 - 31, 2025

Number	Vendor Name	Date	Amount
WFB -	CJPIA Excess Pool	8/4/2025	7,584.95
ACH	US Bank	8/11/2025	40,587.88
		Report Total:	48,172.83

Item #20.C.

City of IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Second Reading of Ordinance No. 809 - Forming a Community Facilities District (CFD) 2025-1 (Sewer Maintenance)

City Manager's Recommendation:

Adopt on second reading by title only, with further reading waived 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".

Administrative Action:

Submitted & Prepared by:

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

At the meeting of August 27, 2025, the City Council introduced Ordinance No. 809 for first reading. It would be in order for the ordinance to now be adopted on second reading.

Fiscal Impact:

There is no fiscal impact.

Attachments:

1. Ordinance No. 809

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

Item #20.D.

City of
IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Annual Report on Military Equipment (AB481)

City Manager's Recommendation:

Receive Annual Report on Military Equipment (AB481) and Schedule a Public Hearing for Approval of the Military Equipment Policy

Administrative Action:

Submitted / Prepared by:

Chris Hofford, Chief of Police



Reviewed by:

Adrian R. Guerra, City Attorney

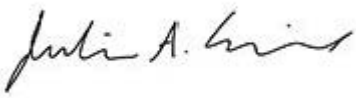


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

Assembly Bill 481 (AB 481), codified in Government Code sections 7070 through 7075, requires a Law Enforcement Agency ("LEA") to obtain approval from the applicable governing body via adoption of a

“military equipment” use policy prior to the LEA funding, acquiring, or using such equipment. The Irwindale Police Department ("IPD") seeks City Council's renewed approval of the attached Military Equipment Use Policy – IPD Manual Policy 705 (Attachment A), to allow IPD to continue to use the vital equipment specified therein.

Items deemed to be “military equipment” by AB 481 are used as a component of overall best practices for LEAs throughout the country. These tools have been used for many years by most LEAs to enhance citizen and officer safety. Loss of these items would jeopardize the welfare of citizens and peace officers within the IPD.

The term “military equipment” as used in AB 481 does not necessarily indicate equipment that has actually been used by the United States military. Within the meaning of AB 481, items deemed to be “military equipment” include, but are not limited to, unmanned aerial or ground vehicles, armored vehicles, command and control vehicles, pepper balls, less lethal shotguns, less lethal 40mm projectile launchers, "flashbang" light/sound diversionary devices, and carbine rifles.

On February 22, 2023, the City Council adopted Ordinance No. 766, adopting a Military Equipment Policy governing the use of items that are deemed "military equipment" under AB 481. The City Council renewed this ordinance on March 27, 2024, approving the amended policy and military equipment inventory.

AB 481 further mandates a public hearing at which community members can pose questions or provide input regarding this topic. This hearing will be scheduled for the September 24, 2025, City Council meeting.

IPD's Military Equipment Policy, attached, contains a full and current inventory of all military equipment presently owned by the City.

Fiscal Impact:

None

Attachments:

1. Policy 705 Military Equipment
2. 2025 Military Equipment Inventory and Use

Military Equipment

705.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the approval, acquisition, and reporting requirements of military equipment (Government Code § 7070; Government Code § 7071; Government Code § 7072).

705.1.1 DEFINITIONS

Definitions related to this policy include (Government Code § 7070):

Governing body – The elected or appointed body that oversees the Department.

Military equipment – Includes but is not limited to the following:

- Unmanned, remotely piloted, powered aerial or ground vehicles.
- Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers.
- High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.
- Tracked armored vehicles that provide ballistic protection to their occupants.
- Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- Weaponized aircraft, vessels, or vehicles of any kind.
- Battering rams, slugs, and breaching apparatuses that are explosive in nature. This does not include a handheld, one-person ram.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code § 30510 and Penal Code § 30515, with the exception of standard-issue firearms.
- Any firearm or firearm accessory that is designed to launch explosive projectiles.
- Noise-flash diversionary devices and explosive breaching tools.
- Munitions containing tear gas or OC, excluding standard, service-issued handheld pepper spray.
- Area denial electroshock devices, microwave weapons, water cannons, long-range acoustic devices (LRADs), acoustic hailing devices, and sound cannons.
- Kinetic energy weapons and munitions.
- Any other equipment as determined by a governing body or a state agency to require additional oversight.

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705.2 POLICY

It is the policy of the Irwindale Police Department that members of this department comply with the provisions of Government Code § 7071 with respect to military equipment.

705.3 MILITARY EQUIPMENT COORDINATOR

The Chief of Police should designate a member of this department to act as the military equipment coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

(a) Acting as liaison to the governing body for matters related to the requirements of this policy.

(b) Identifying department equipment that qualifies as military equipment in the current possession of the Department, or the equipment the Department intends to acquire that requires approval by the governing body.

(c) Conducting an inventory of all military equipment at least annually.

(d) Collaborating with any allied agency that may use military equipment within the jurisdiction of Irwindale Police Department (Government Code § 7071).

(e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:

1. Publicizing the details of the meeting.
2. Preparing for public questions regarding the department's funding, acquisition, and use of equipment.

(f) Preparing the annual military equipment report for submission to the Chief of Police and ensuring that the report is made available on the department website (Government Code § 7072).

(g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Department will respond in a timely manner.

705.4 MILITARY EQUIPMENT INVENTORY

The following constitutes a list of qualifying equipment for the Department

Rifles:

(2) - Colt M4 Commando.556 Rifles

(6) - Bushmaster XM15-E2S.223 Rifles

(11) - Colt M4 Carbine.223 Rifles

(12) - Colt M4LE.223 Rifles

(1) - Remington 870 Door Breaching Shotgun

(5) - Daniel Defense DDM 4.556 Rifles

Launchers:

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(3) - Defense Technology 40mm Launcher

(1) - Federal Laboratory Inc. 37mm Launcher

(1) - Cobray 37mm Launcher

(3) - Pepperball Launcher

Less Lethal Munitions:

(23) - Direct Impact 40mm OC sponge rounds

(48) - eXact iMpact 40mm sponge rounds

(192) - Drag Specialized 12ga. Point of Aim, Point of Impact beanbag rounds

(5) - Defense Technology Noise-Flash diversionary devices

(1500) - Pepperball rounds

Breacher Munitions:

(24) - 12ga. Clayvon rounds

(20) - 12ga. Black Cap rounds

(24) - 12ga. Flash Bang rounds

Unmanned Ground Systems:

(1) - iRobot 210 Negotiator

(1) - Recon Robotics Recon Scout

Unmanned Aerial Systems:

(2) - DJI Matrice 30T

705.5 APPROVAL

The Chief of Police or the authorized designee shall obtain approval from the governing body by way of an ordinance adopting the military equipment policy. As part of the approval process, the Chief of Police or the authorized designee shall ensure the proposed military equipment policy is submitted to the governing body and is available on the department website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The military equipment policy must be approved by the governing body prior to engaging in any of the following (Government Code § 7071):

(a) Requesting military equipment made available pursuant to 10 USC § 2576a.

(b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.

(c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.

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(d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this department.

(e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the governing body.

(f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.

(g) Acquiring military equipment through any means not provided above.

705.6 COORDINATION WITH OTHER JURISDICTIONS

Military equipment should not be used by any other law enforcement agency or member in this jurisdiction unless the military equipment is approved for use in accordance with this policy.

705.7 ANNUAL REPORT

Upon approval of a military equipment policy, the Chief of Police or the authorized designee should submit a military equipment report to the governing body for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072).

The Chief of Police or the authorized designee should also make each annual military equipment report publicly available on the department website for as long as the military equipment is available for use. The report shall include all information required by Government Code § 7072 for the preceding calendar year for each type of military equipment in department inventory.

705.8 COMMUNITY ENGAGEMENT

Within 30 days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting, at which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.

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IRWINDALE POLICE DEPARTMENT
FY2024 - 2025 MILITARY EQUIPMENT USE, AMOUNT OF USAGE, AND ANNUAL COST

ITEM	USE	AMOUNT OF USAGE	2024-2025 EXPENDITURES	SOURCE OF FUNDS
Unmanned Aerial System				
DJI Matrice 30T Drone (2)	Field deployment	96 hours total	$0	General Fund
Unmanned Ground System				
iRobot 210 Negotiator (1)	Field deployment	0	$0	General Fund
Recon Robotics Recon Scout (1)	Field Deployment	0	$0	General Fund
Mobile Command Post				
2005 Santek 31’ trailer	Field deployment	1	$0	General Fund
Firearms				
Rifles (2 Colt M4 Commando .223 cal.)	Field deployment: Training:	Daily Monthly (SWAT)	See Munitions See Munitions	General Fund
Rifles (6 Bushmaster XM15 .223 cal.)	Field deployment: Training:	Daily Semi-annual	See Munitions See Munitions	General Fund
Rifles (11 Colt M4 Carbine .223 cal.)	Field deployment: Training:	Daily Semi-annual	See Munitions See Munitions	General Fund
Rifles (12 Colt M4LE .223 cal.)	Field deployment: Training	Daily Semi-annual	See Munitions See Munitions	General Fund
Rifles (5 Daniel Defense DDM4 .223 cal.)	Field deployment: Training:	Daily Monthly (SWAT)	See Munitions See Munitions	General Fund
Remington 870 Door Breaching Shotgun (1)	Field deployment: Training:	0 0	See Munitions See Munitions	General Fund
(3) Defense Tech. 40mm Launchers	Field deployment: Training:	Daily Annually	See Munitions See Munitions	General Fund

(1) Federal Lab. Inc. 37mm Launcher	Field deployment: Training:	0 0	See Munitions See Munitions	General Fund
(1) Cobray 37mm Launcher	Field deployment: Training:	0 0	See Munitions See Munitions	General Fund
Pepperball Launchers (3)	Field deployment: Training:	Daily[1] 1	See Munitions See Munitions	General Fund
Remington 870 12ga. beanbag (5)	Field deployment: Training:	Daily 1	See Munitions	General

Munitions

Type	Size/Caliber	Current Inventory	2024-2025 Usage		2024-2025 Cost	Source of Funds
Lethal	.223 cal. rifle	1,500 duty 9,000 training	Field: Training:	0 3,000	$1,762	General Fund
Less Lethal	40mm OC sponge Rounds	23	Field: Training:	0 0	$850	General Fund
Less Lethal	eXact iMpact 40mm sponge rounds	48	Field: Training:	0 300	$550	General Fund
Less Lethal	Drag 12ga. beanbag rounds	192	Field: Training:	0 0	$0	General Fund
Less Lethal	Def. Tech. noise-flash diversionary device	5	Field: Training:	0 0	$0	General Fund
Less Lethal	Pepperball rounds	1,500	Field: Training:	30 1,000	$2,726	General Fund
Door breacher	12 ga. Royal Arms Clayvon rounds	24	Field: Training:	0 0	$0	General Fund
Door breacher	12 ga. Royal Arms Black Cap rounds	20	Field: Training:	0 0	$0	General Fund
Door breacher	12 ga. Royal Arms Flashbang rounds	24	Field Training:	0 0	$0	General Fund

[1] Deployed against resistive suspects on two occasions during FY 2024 – 2025.

Description of Approved Irwindale Police Department Military Equipment

1. **Unmanned Aerial System (UAS):** An unmanned aircraft and the associated equipment necessary to control it remotely.

    a. Make, Cost, Quantity, Capabilities
    DJI Matrice 30T | Cost: $0 | Quantity: 2 | UAS with approximately 45 minutes of flight time per battery charge. Capabilities include standard optical and infrared cameras with optical zoom and the capability to record video. Inventory includes several additional batteries, chargers, and protective cases. Obtained via community donations.

    b. Purpose
    To be deployed when an elevated viewpoint would assist officers in a variety of situations, including but not limited to major collisions, active crime scenes, searches for missing persons or suspects, natural disaster management, SWAT deployments, in response to requests for assistance from other law enforcement or public safety agencies, or other public safety and life preservation missions. UAS systems may only be operated by pilots who have completed all required training and licensing requirements.

    c. Authorized Use
    Only assigned pilots who have completed the required training are permitted to operate Department UAS systems.

    d. Expected Lifespan
    Five to seven years.

    e. Fiscal Impact
    Approximately $2,000 to $3,000 every other year for battery and/or rotor replacements.

    f. Training
    Pilots undergo a minimum of eighty (80) hours of initial training followed by testing and licensure by the Federal Aviation Administration. Ongoing training occurs as courses become available.

    g. Legal and Procedural Rules
    Use is established in FAA Regulation 14 CFR Part 107 and the Department's UAS Policy 606. It is the policy of the Department to utilize UAS only for official law enforcement purposes and according to State and Federal law.

2. **Unmanned, Remotely Piloted Ground Vehicles (Robots):** A remotely controlled unmanned machine that operates on the ground to enhance the safety of the community and officers.

a. Make, Cost, Quantity, Capabilities
   (1) iRobot 210 Negotiator | Cost: $0 | Quantity: 1 | The Negotiator is a compact ground robot that allows officers to see, hear and evaluate dangerous situations from a safe distance. It can travel at three miles per hour and is capable of climbing stairs. It can operate for several hours on a single battery charge.

   (2) Recon Robotics Recon Scout | Cost: $0 | Quantity: 1 | The Recon Scout is a miniature mobile robot that provides real-time video reconnaissance of hostile or dangerous environments. The Recon Scout gathers mission-critical information prior to sending personnel into unpredictable and unsafe environments. It is constructed of durable aircraft aluminum and titanium. Once deployed, its movement is controlled from a distance using a handheld operator control unit.

b. Purpose
   Ground robots can be used to remotely gain visual data and search areas without requiring an officer to enter a dangerous area.

c. Authorized Use
   Only assigned operators who have completed the required training are permitted to operate the robots.

d. Expected Lifespan
   Both robots are well past their expected lifespans of 3 to 5 years, are obsolete, and are not in use.

e. Fiscal Impact
   $0; units are obsolete and not in use.

f. Training
   All robot operators must complete a minimum of eight (8) hours of training to operate the robots during live operations. Operators also complete recurring training as courses become available.

g. Legal and Procedural Rules
   It is the policy of the Department to utilize a robot only for official law enforcement purposes and according to State and Federal law.

3. **Mobile Command Post:** A trailer used to serve as a mobile office during extended events.

   a. Make, Cost, Quantity, Capabilities
      2005 Santek thirty-one (31) foot, three-axle enclosed trailer | Cost: $0 | Quantity: 1 | The Mobile Command Post provides shelter, access to Department computer systems,

dispatch communication consoles and radios, and restroom facilities. The trailer was purchased with grant funds.

b. Purpose
The purpose of the Mobile Command Post is to provide a safe and private location for employees to conduct Department business in the field as needed.

c. Authorized Use
The Mobile Command Post may be deployed to a variety of incidents, including but not limited to major crime scene investigations, major traffic collision investigations, critical incidents, natural disasters, community events, and in response to a request for its use by an outside law enforcement agency with the approval of the Chief of Police or his/her designee.

d. Expected Lifespan
The Mobile Command Post has reached the end of its twenty-year expected lifespan, however it continues to remain functional in its core capabilities.

e. Fiscal Impact
Annual maintenance cost is approximately $0 to $5,000.

f. Training
Only personnel who have been trained in the deployment and operation of the Mobile Command Post are authorized to utilize it.

g. Legal and Procedural Rules
Rules governing the use and maintenance of the Mobile Command Post are found in the Vehicle Use Policy 703 and Vehicle Maintenance Policy 702.

4. **Specialized Firearms:** Firearms fired from shoulder level with rifled barrels intended to make bullets spin and thereby increase accuracy over a long distance.

a. Make, Cost, Quantity, Capabilities
(1) Colt M4 Commando .223 caliber rifle | Cost: $800 each | Quantity: 2 | This rifle is a firearm capable of accurately stopping an armed subject at various distances. The rifle is a lightweight, air-cooled, gas-operated, magazine-fed, shoulder-fired weapon designed for semi-automatic and selective fire. The projectile can penetrate soft body armor worn by armed subjects.
(2) Bushmaster XM15-E2S .223 caliber rifle | Cost: approximately $600 each | Quantity: 6 | This rifle is a firearm capable of accurately stopping an armed subject at various distances. The rifle is a lightweight, air-cooled, gas-operated, magazine-fed, shoulder-

fired weapon designed for semi-automatic and selective fire. The projectile can penetrate soft body armor worn by armed subjects. Purchased before 2010.

(3) Colt M4 Carbine .223 caliber rifle | Cost: $1,057 each | Quantity: 11 | This rifle is a firearm capable of accurately stopping an armed subject at various distances. The rifle is a lightweight, air-cooled, gas-operated, magazine-fed, shoulder-fired weapon designed for semi-automatic and selective fire. The projectile can penetrate soft body armor worn by armed subjects.

(4) Colt M4LE .223 caliber rifle | Cost: $674 each | Quantity: 12 | This rifle is a firearm capable of accurately stopping an armed subject at various distances. The rifle is a lightweight, air-cooled, gas-operated, magazine-fed, shoulder-fired weapon designed for semi-automatic and selective fire. The projectile can penetrate soft body armor worn by armed subjects.

(5) Daniel Defense DDM4 .223 caliber rifle | Cost: $1,602 each | Quantity: 5 | This rifle is a firearm capable of accurately stopping an armed subject at various distances. The rifle is a lightweight, air-cooled, gas-operated, magazine-fed, shoulder-fired weapon designed for automatic, semi-automatic and selective fire. The projectile can penetrate soft body armor worn by armed subjects.

b. Purpose

If present and feasible, rifles can be used as precision weapons to address threats more accurately and at distances greater than can be addressed with handguns. These firearms can also match the firepower of the threat and penetrate barriers or barricades in critical incidents.

c. Authorized Use

Use of rifles is governed by IPD Firearms Policy 306 and Crisis Response Unit (SWAT) Policy 404. All officers are authorized to carry the Colt M4 Carbine, Colt M4LE rifle, and Bushmaster XM-15-E2S rifles, regardless of assignment, as these rifles are all of similar capabilities. The Daniel Defense DDM4 and Colt M4 Commando rifles are used exclusively by SWAT.

d. Expected Lifespan

All rifles have a service life expectancy of twenty years. Department rifles have been purchased at different times over a span of many years and are therefore of varying age, with some near or at the end of their serviceable lifespan.

e. Fiscal Impact

Annual maintenance cost is approximately $0 to $100 per rifle.

f. Training
All officers receive rifle training on being hired and conduct continual annual training. Officers assigned to SWAT receive additional monthly training on rifles assigned exclusively to the SWAT team. All officers must qualify with any rifle assigned to them annually.

g. Legal and Procedural Rules
Use of rifles is governed by IPD Firearms Policy 306 and Crisis Response Unit (SWAT) Policy 404.

5. **Diversionary Devices ("Flashbangs"):** Light/sound devices that serve as a diversionary measure to protect officers, suspects, and community members.

a. Make, Cost, Quantity, Capabilities
Defense Technologies | Cost: $50 per cartridge | Quantity: 5 | A diversionary device produces bright light and loud sound. It is ideal for distracting dangerous suspects during assaults, hostage rescue, room entry, or other high-risk arrest/search warrant situations. Purchased in approximately 2009 – 2013 and at end of serviceable life. Inventory includes 5 cartridges and 3 bodies which house the cartridges during deployment.

b. Purpose
Properly using and deploying diversionary devices can increase officer safety and assist officers with completing a tactical situation. This includes, but is not limited to, barricaded suspects, hostage situations, high-risk warrant service, or any life-threatening situation.

c. Authorized Use
Absent exigent circumstances, only sworn members who have completed training by a certified and Department-approved trainer may be issued, use, or carry diversionary devices. The devices are stored and carried in compliance with Federal regulations. These devices can also be used for training exercises or approved demonstrations.

d. Expected Lifespan
Until used.

e. Fiscal Impact
Annual cost is approximately $0 to $500 to replenish stock as it is expended in the field or in training.

f. Training
Only officers who have completed training provided by a department-approved trainer may use diversionary devices.

g. Legal and Procedural Rules
Use of diversionary devices is generally provided for in IPD Crisis Response Unit (SWAT) Policy 404.

6. **Specialty Impact Munitions (SIMs), Breachers and Launchers:** 37mm and 40mm launchers and munitions, and 12ga. shotgun-fired breacher rounds. These devices are considered less lethal and are used to gain compliance from an individual who is violently or actively resisting, or to breach doors. Such devices are intended to mitigate serious injuries to officers, the subject, and other individuals.

a. Make, Cost, Quantity, Capabilities
(1) Federal Laboratories Inc. model 201-Z 37mm launcher | Cost: $0 | Quantity: 1 | This launcher is a single-shot, break-open less lethal munition launcher. This model was introduced by the manufacturer in the 1930s. It is far beyond its serviceable life, is obsolete, and is not in use.

(2) Cobray 37mm launcher | Cost: $0 | Quantity: 1 | This launcher is a single-shot launcher designed to attach to the underside of an AR-15 style rifle barrel. It uses its own trigger independent of the rifle's trigger. This launcher was introduced in the 1980s. It is beyond its serviceable life, is obsolete, and is not in use.

(3) LMT Defense 40mm launcher | Cost: $1,090 | Quantity: 3 | This is a single-shot, break-open loading launcher. It has a sling attached and butt-stock nylon holder with a three-round capacity. These launchers are modern and fielded on a daily basis.

(4) Pepperball Tac SA Pro launcher | Cost: $950 | Quantity: 2 | This is a CO2 powered semi-automatic launcher of pepperball rounds. It is equipped with a sling and a top-positioned hopper feed which can hold several dozen projectiles. This launcher is modern and fielded on a daily basis.

(5) Pepperball Tactical Compact Carbine (TCL) launcher | Cost: $0 | Quantity: 1 | This Pepperball launcher was built on a paintball launcher frame. It is more than 20 years old, has reached the end of its serviceable life, is obsolete, and is not in use.

(5) Direct Impact 40mm OC sponge rounds | Cost: $37 each | Quantity: 23 | This projectile is a dual-purpose less lethal munition that delivers kinetic energy impact along with oleoresin capsicum (OC) pepper irritant against a subject who is violently or actively resisting.

(6) eXact iMpact 40mm sponge rounds | Cost: $24 each | Quantity: 48 | This less lethal projectile delivers kinetic energy impact against a subject who is violently or actively resisting.

(7) Defense Technologies Inc. Drag Specialized 12ga. beanbag rounds | Cost: $6 each | Quantity: 192 | This shotgun-fired, less lethal projectile delivers kinetic energy impact against a subject who is violently or actively resisting.

(8) Royal Arms Clayvon 12ga. breacher rounds | Cost: $5 each | Quantity: 24 | These shotgun-fired rounds are specially developed to defeat door locks or hinges with minimum collateral hazards.

(9) Royal Arms Black Cap 12ga. breacher rounds | Cost: $5 each | Quantity: 20 | These shotgun-fired rounds are specially developed to defeat door locks or hinges with minimum collateral hazards.

(10) Royal Arms flashbang 12ga. diversionary device rounds | Cost: $5 each | Quantity: 24 | These shotgun-fired rounds are a smaller version of the standard light-sound diversionary device.

b. Purpose
Impact munitions are of particular use when officers encounter a subject who is violently or actively resisting. They are all designed to minimize the risk of injury to officers, suspects, and community members.

Breacher munitions can be used to defeat locks or hinges of doors in incidents where officers need to pass through the door but occupants refuse to unlock it such as hostage or barricaded suspect incidents.

c. Authorized Use
Absent exigent circumstances, only sworn members who have completed Department-approved training by certified Department-approved trainers may be issued, use, or carry these munitions. The devices shall be stored and carried in compliance with Federal regulations. These devices can also be used for training exercises or approved demonstrations.

d. Expected Lifespan
Launchers: 10 years. Munitions: until used.

e. Fiscal Impact

Annual cost for munitions is approximately $0 to $500 to replenish stock as it is expended in the field or in training. Cost for launcher replacement is approximately $1,000 per launcher every ten years.

f. Training
Only officers who have completed training provided by a department-approved trainer may use these munitions.

g. Legal and Procedural Rules
Use of these munitions and launchers is provided for in IPD Control Devices and Techniques Policy 303.

Complaints or Concerns Received Concerning Military Equipment

No complaints or concerns were received during this reporting period.

Results of Military Equipment Audit

The Department conducted an internal inventory audit and found no misuse of military equipment or violations of the Military Equipment Policy 705.

Additional Military Equipment

The IPD used to possess an armored vehicle but has not in some years. Due to the apparent increase in local assaults and shootings of police officers, IPD intends to explore the possibility of acquiring a modern armored vehicle in the coming annual reporting period. Such a vehicle can also be used to rescue community members in the event of an active shooter or other emergency that puts lives at risk.

Item #20.E.

City of
IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Approve the renewal of an existing contract with the West Covina Police Department for use of their firing range by members of the Irwindale Police Department.

City Manager's Recommendation:

Adopt Resolution No. 2025-92-3680 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE RENEWAL OF AN EXISTING CONTRACT WITH THE WEST COVINA POLICE DEPARTMENT FOR USE OF THEIR FIRING RANGE BY MEMBERS OF THE IRWINDALE POLICE DEPARTMENT".

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:

Because the City of Irwindale does not have its own firing range, police officers of the Irwindale Police Department ("IPD") have always used the facilities of other agencies in order to conduct firearms training and qualifications. An existing contract with the West Covina Police Department ("WCPD") will soon expire and needs to be renewed. The proposed contract will ensure that IPD personnel will continue to have uninterrupted use of the WCPD firing range for an additional five years. This Agenda Report seeks City Council approval for the City Manager and Chief of Police to enter into the proposed contractual agreement.

Fiscal Impact:

The WCPD rate for IPD use of the Range is twenty dollars ($20.00) per officer, per day of usage. Sufficient funding is available in the Police Department's FY 2025-2026 adopted budget (account 01-35-353-42200-00000.) No additional funding is requested.

Attachments:

1. Resolution No. 2025-92-3680
2. West Covina Firing Range Agreement

RESOLUTION NO. 2025-92-3680

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE RENEWAL OF AN EXISTING CONTRACT WITH THE WEST COVINA POLICE DEPARTMENT FOR USE OF THEIR FIRING RANGE BY MEMBERS OF THE IRWINDALE POLICE DEPARTMENT

WHEREAS, the City of Irwindale Police Department does not have its own firing range; and

WHEREAS, the Irwindale Police Department requires the use of a firing range facility in order to conduct firearms training and firearms qualifications; and

WHEREAS, the Irwindale Police Department has an existing contractual agreement with the West Covina Police Department for use of their firing range which will soon expire; and

WHEREAS, the West Covina Police Department has offered to extend use of their firing range for an additional five-year period at a rate of twenty dollars ($20) per officer, per day of usage.

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

SECTION 1. The recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. The City Council hereby finds that the Irwindale Police Department must have continued use of a firing range in order to conduct firearms training and qualifications.

SECTION 3. The City Council hereby approves the Agreement for Use of City of West Covina Police Department's Weapons Firing Range Between the City of West Covina and City of Irwindale, attached hereto as Exhibit "A". The City Council authorizes the City Manager and Chief of Police to enter into the renewal agreement for an additional five-year term at a rate of twenty dollars ($20) per officer, per day of usage. The City Manager and Chief of Police are hereby authorized to take any necessary actions to carry out the intent of this Resolution.

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 on this 10th day of September 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. 2025-92-3680 was duly adopted by the City Council of the City of Irwindale at a regular meeting thereof held on the 10th day of September 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSTAIN: Councilmembers:

ABSENT: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

AGREEMENT FOR USE OF CITY OF WEST COVINA POLICE DEPARTMENT'SWEAPONS FIRING RANGE BETWEEN CITY OF WEST COVINA AND CITY OF IRWINDALE

THIS AGREEMENT FOR USE OF CITY OF WEST COVINA POLICE DEPARTMENT'S WEAPONS FIRING RANGE is made and entered into as of September 10, 2025 ("Effective Date") by and between the CITY OF WEST COVINA, a California municipal corporation ("West Covina"), and the CITY OF IRWINDALE, a California municipal corporation ("Irwindale").

WHEREAS, West Covina owns and maintains an indoor weapons firing range located at 1444 W. Garvey Ave. S., West Covina, California (the "Range") for the purpose of providing training facilities for the West Covina Police Department; and

WHEREAS, Irwindale desires to have sworn peace officers from Irwindale Police Department utilize the Range; and

WHEREAS, West Covina and Irwindale desire to set forth the terms and conditions governing Irwindale's use of the Range.

NOW, THEREFORE, the parties agree as follows:

1. PERMITTED USE. West Covina agrees to permit employees of Irwindale's Police Department to utilize the Range for the purpose of conducting weapons training exercises in accordance with the terms and conditions of this Agreement.

2. REQUIREMENTS OF USE. Irwindale shall:

    a. Comply with all rules applicable to use of the Range as established by West Covina, including, but not limited to, the rules set forth in Exhibit A, attached hereto and incorporated herein.

    b. Only utilize designated areas of the Range, as directed by West Covina.

    c. Only permit sworn members and/or qualified retirees of the Irwindale Police Department to utilize the Range, and only permit such use in connection with their official duties.

    d. Only utilize the Range under the supervision of a qualified California Commission on Peace Officer Standards and Training (POST)-certified rangemaster.

e. Provide a range instructor and have said range instructor present during any use of the Range by Irwindale's employees.

f. Permit West Covina's Rangemaster to inspect all weapons, firearms, ammunition, bullets or projectiles to be used prior to each use of the Range, and only use such weapons, firearms, ammunition, bullets or projectiles authorized by West Covina's Rangemaster.

g. Furnish all necessary ammunition, cardboard, targets, and associated target materials for use by Irwindale's employees at the Range.

h. Return the Range to its condition existing prior to Irwindale's use after each use of the Range, including, but not limited to, removal and disposal of carboard, targets, associated target materials, and shells/casings.

3. SCHEDULE OF USE. Irwindale may use the Range in accordance with a schedule agreed to in advance by Irwindale and West Covina. Notwithstanding the foregoing, Irwindale acknowledges that West Covina may change the schedule or any scheduled use at any time. West Covina will provide Irwindale notice of any such changes.

4. COMPENSATION. Irwindale agrees to pay West Covina for the use of the Range at a rate of twenty dollars ($20.00) per officer, per day of usage.

5. DAMAGE TO RANGE. Irwindale agrees to reimburse West Covina for any and all costs incurred by West Covina in repairing any damage to the Range resulting from Irwindale's use of the Range.

6. TERM. This Agreement shall become effective on the Effective Date and continue for a period of five (5) years, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties.

7. TERMINATION. Either party may terminate this Agreement at any time by providing thirty (30) days' written notice to the other party.

8. LIABILITY FOR LOSS AND INDEMNIFICATION. Irwindale agrees to assume entire responsibility and liability for all damages or injuries to persons and to all property arising out of, resulting from, or in any way connected with Irwindale's use of West Covina's Range facilities, the failure of Irwindale personnel to act in accordance with this Agreement, and/or the presence of Irwindale and/or any of its employees, officers, agents, consultants or contractors at West Covina's Range facilities. Irwindale hereby waives any and all claims and causes of action against West Covina and fully releases West Covina and its officials, officers, employees,

and agents from any loss, cost, damage, liability or expense (including attorneys' fees) suffered or incurred by Irwindale, its employees, officers, agents, consultants or contractors, in connection with the use of or entry onto the Range facilities. Irwindale shall indemnify, defend, and hold harmless City, and its officials, officers, employees, and agents, from and against any and all losses, damages, claims, demands, costs, expenses and liabilities (including attorneys' fees and costs) and damages to persons or property which arise out of, result from, or are in any manner connected with Irwindale's use of the Range facilities, the failure of Irwindale and/or its employees, officers, agents, contractors and/or consultants to act in accordance with this Agreement, and/or the presence of Irwindale and/or any of its employees, agents, consultants or contractors at the Range facilities.

9. INSURANCE. Irwindale, at its sole cost and expense, shall insure or self-insure its activities in connection with this Agreement and obtain, maintain, and keep in full force insurance or self-insurance as follows: commercial general liability insurance in an amount not less than $1,000,000.00 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Such coverage shall be endorsed to include the City of West Covina and its elected and appointed boards, officials, officers, employees and agents as additional insureds or additional covered parties. Irwindale shall furnish West Covina with a certificate of insurance or certificate of self-coverage. Irwindale shall provide thirty (30) days' advance written notice to West Covina of any modification, change or cancelation affecting the coverage required herein.

10. NOTICES. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery or by U.S. mail. If by U.S. mail, it shall be addressed as set forth below and placed in a sealed envelope, postage prepaid and deposited in the United States Postal Service. Such communication shall be deemed served or delivered: (a) at the time of delivery if such communication is sent by personal delivery; and (b) 72 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

TO WEST COVINA:

West Covina Police Department
Attn: Rangemaster
1444 W. Garvey Ave. S.
West Covina, CA 91790

TO IRWINDALE:

Irwindale Police Department
Attn: Christopher P. Hofford, Chief of Police
5050 N. Irwindale Avenue
Irwindale, CA 91706

Each party may change its address for receipt of notices by providing notice of the change to the other party in accordance with this Section. Notwithstanding the foregoing, correspondence regarding the day-to-day administration of this Agreement may be sent by email to the designated representatives of the parties. Email communications shall be deemed served or delivered one (1) business day after the email is sent, provided that no delivery failure notification has been received.

11. GOVERNING LAW. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Los Angeles Irwindale, California.

12. DISPUTES; ATTORNEYS' FEES. In the event that a dispute arises out of the interpretation or performance of any term or condition of this Agreement, the parties agree to make a good faith effort to resolve the dispute informally before commencing any legal action. If litigation is brought by any party in connection with this Agreement against another party, the prevailing party shall be entitled to recover from the non-prevailing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

13. FORCE MAJEURE. Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, material shortages, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party.

14. SEVERABILITY. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which

determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

15. INTERPRETATION. The parties have participated jointly in the negotiation and drafting of this Agreement and have had an adequate opportunity to review each and every provision of the Agreement and submit the same to counsel or other consultants for review and comment. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

16. NO THIRD-PARTY BENEFICIARY RIGHTS. This Agreement is entered into for the sole benefit of City and Irwindale and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

17. NO WAIVER OF BREACH. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

18. ASSIGNMENT. Irwindale shall not assign, delegate, or transfer any right or interest in or duty under this Agreement without the prior written consent of West Covina. Any attempted assignment or delegation shall be void and ineffective and shall constitute a material breach upon which City may immediately terminate this Agreement.

19. HEADINGS. Paragraph and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

20. ENTIRE AGREEMENT; AMENDMENTS. This Agreement embodies the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained in or attached to this Agreement. This instrument supersedes all previous communications, representations, or agreement, either

verbal or written, between the parties. No alteration of or amendment to this Agreement shall be valid unless made in writing and signed by the parties to this Agreement.

21. COUNTERPARTS; ELECTRONIC SIGNATURES. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and may be executed by electronic signatures. All counterparts shall be construed together and shall constitute one agreement. Delivery of an executed counterpart of this Agreement by a .pdf data file or other scanned executed counterpart by email shall be equally as effective as delivery of a manually executed counterpart of this Agreement. Each duplicate and counterpart shall be equally admissible in evidence, and each shall fully bind each party who has executed it. The parties waive all right to challenge the admissibility or authenticity of this Agreement in a court of law based solely on the absence of an original signature.

22. SIGNATURE AUTHORITY. The persons executing this Agreement on behalf of the parties hereto represent and warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so the parties hereto are formally bound to the provisions of this Agreement.

[SIGNATURE PAGE FOLLOWS.]

FOR THE CITY OF WEST COVINA:

Milan Mrakich
Acting City Manager

Date

Tony Cortina
Chief of Police

APPROVED AS TO FORM:

Thomas P. Duarte
City Attorney

ATTEST:

Lisa Sherrick, CMC
Assistant City Clerk

FOR THE CITY OF IRWINDALE:

Julian A. Miranda
City Manager

Date

Christopher P. Hofford
Chief of Police

APPROVED AS TO FORM:

Adrian R. Guerra
City Attorney

ATTEST:

Laura M. Nieto
Chief Deputy City Clerk

EXHIBIT A

RULES APPLICABLE TO USE OF WEAPONS FIRING RANGE

1. Treat all guns as if they are loaded. Always assume that a gun is loaded even if you think it is unloaded. Every time a gun is handled for any reason, check to see that it is unloaded. If you are unable to check a gun to see if it is unloaded, leave it alone and seek help from someone more knowledgeable about guns.

2. Keep the gun pointed in the safest possible direction. Always be aware of where a gun is pointing. A “safe direction” is one where an accidental discharge of the gun will not cause injury or damage. Only point a gun at an object you intend to shoot. Never point a gun toward yourself or another person.

3. Keep your finger off the trigger until you are ready to shoot. Always keep your finger off the trigger and outside the trigger guard until you are ready to shoot. Even though it may be comfortable to rest your finger on the trigger, it also is unsafe. If you are moving around with your finger on the trigger and stumble or fall, you could inadvertently pull the trigger. Sudden loud noises or movements can result in an accidental discharge because there is a natural tendency to tighten the muscles when startled. The trigger is for firing and the handle is for handling.

4. Know your target, its surroundings and beyond. Check that the areas in front of and behind your target are safe before shooting. Be aware that if the bullet misses or completely passes through the target, it could strike a person or object. Identify the target and make sure it is what you intend to shoot. If you are in doubt, DON'T SHOOT! Never fire at a target that is only a movement, color, sound or unidentifiable shape. Be aware of all the people around you before you shoot.

5. Alcoholic beverages and illegal substances are prohibited at the Range. Use of the Range while under the influence of alcoholic beverages or any illegal substances is also prohibited.

Item #20.F.

City of IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Acceptance of the Replacement of One (1) Irwindale Recreation Center HVAC Unit (L-329)

City Manager's Recommendation:

Approve the final replacement project amount of $48,936 under the construction contract with ACCO Engineered Systems and authorize the City Clerk to record the Notice of Completion.

Administrative Action:

Prepared/Submitted by:

Elizabeth Rodriguez, Public Services Director

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 10, 2024, the City Council authorized the City Manager to enter into an agreement with ACCO Engineered Systems for the replacement of one (1) 12.5-ton HVAC unit at the Dan Diaz Recreation Center. Although the City had allocated funding in its Capital Improvement Program (CIP) budget to

replace all HVAC units at the facility, due to high temperatures and the urgent need to maintain a safe and comfortable environment for residents, KidZone, and Tots programs, the immediate replacement of the unit was an immediate necessity.

ACCO Engineered Systems installed a new 2024 Daikin 12.5 Ton 2-Stage Cool Single Stage Heat Gas/Electric Package Unit and one (1) programmable thermostat. The unit replaced is located on the lower northwest roof and identified as A/C Unit #4, which services the north side of the gymnasium. This project has been completed and the final cost of the replacement was $48,936.

It is recommended that the City Council approve the final replacement project amount of $48,936 under the construction contract with ACCO Engineered Systems, accept the project, and authorize the City Clerk to record the Notice of Completion.

Fiscal Impact:

Funding for this replacement was budgeted in the FY 2024-2025 Adopted Budget under Capital Improvement Program Project (Account No.48-80-800-45200-8228). The total replacement cost was $48,936.

Attachments:

1. 9-10-2025 NOC Replacement of One (1) HVAC Unit for Recreation Center (2037637.1)

RECORDING REQUESTED BY: /
CITY OF IRWINDALE /
/
WHEN RECORDED MAIL TO: /
City of Irwindale /
Department of Public Works /
5050 N. Irwindale Avenue /
Irwindale, CA 91706 /
/
/
/
/

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION OF PUBLIC IMPROVEMENT AND WORK

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner of an interest or estate in the hereinafter described real property, the nature of which interest or estate is: FEE SIMPLE

2. The full name of the owner is: CITY OF IRWINDALE.

3. The full address of the owner is: 5050 IRWINDALE AVENUE, IRWINDALE, CALIFORNIA, 91706.

4. On the 10th day of September 2025, there was completed upon the hereinafter described real property the following work: REPLACEMENT OF ONE (1) IRWINDALE RECREATION CENTER HVAC UNIT (L329).

5. The name of the original contractor for the work described above was: ACCO ENGINEERED SYSTEMS.

6. The real property referred to herein is situated in the City of Irwindale, County of Los Angeles, State of California and is described as follows: 16053 CALLE DE PASEO, IRWINDALE, CALIFORNIA, 91706

DATED: _____ , 2025

_____
Elizabeth Rodriguez, Public Services Director
City of Irwindale

ATTEST:

_____
Deputy City Clerk

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 _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____ , 20____,

by _____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature _____

Item #20.G.

City of
IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Acceptance of Crosswalk and Traffic Signal Maintenance Easement from Lansford Development, LLC and to Execute Access, Maintenance and Indemnity Agreement with West Covina related to the Improvements at Los Angeles Street and Azusa Canyon Road Intersection.

City Manager's Recommendation:

Adopt Resolution No. 2025-90-3678, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, (1) ACCEPT THE EASEMENT FROM LANSFORD DEVELOPMENT, LLC FOR PEDESTRIAN ACCESS AND TRAFFIC SIGNAL CONSTRUCTION AND MAINTENANCE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD THE EASEMENT AGREEMENT; (2) ACCEPTING THE CROSSWALK AND TRAFFIC SIGNAL MAINTENANCE EASEMENT AT LOS ANGELES STREET AND AZUSA CANYON ROAD AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD THE ACCESS, MAINTENANCE AND INDEMNITY AGREEMENT WITH WEST COVINA".

Administrative Action:

Submitted by:

Eddie Chan, Director of Engineering/ Building Official

Prepared by:

Francisco Carrillo, Construction Compliance Manager

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

As part of the conditions of approval for the Development Agreement between the City of Irwindale (Irwindale) and United Rock Products, Inc. (URP) for the Olive Pit Project, a new traffic signal is required at the intersection of Los Angeles Street and Azusa Canyon Road ("Intersection Improvements"). These improvements include the installation of a pedestrian crosswalk on the east leg of the intersection to meet City and ADA (Americans with Disabilities Act) accessibility standards. Because this new crossing is located outside of the public right-of-way, an easement for pedestrian access and traffic signal maintenance must be recorded, granting the City the legal right to maintain the improvements and allow public pedestrian access.

To accommodate the Intersection Improvements:

4414 Azusa Canyon Road Easement: The property owner, Lansford Development, LLC, has agreed to grant Irwindale an easement for pedestrian access and traffic signal construction and maintenance. In return, City will coordinate with URP to construct improvements within this easement area, which will include grading, colorized concrete, signage, striping, and signal infrastructure designed to clearly delineate the boundary between the public street system and the private parcel, as shown on Exhibits C-1 through C-3 of the easement agreement (included as Exhibit A).

Easement in West Covina's Jurisdiction: Because the intersection lies adjacent to a rail crossing, the southeast corner of the intersection requires an additional easement to accommodate pedestrian safety and installation of proper railroad crossing equipment as directed by the SCRRA/METROLINK. The southeast corner of the intersection is within the jurisdiction of the City of West Covina. Natural Green Farming, LLC has granted an easement to West Covina, which is currently in the process of acceptance and recordation by the Los Angeles County Registrar-Recorder. To ensure ongoing maintenance, Irwindale and West Covina will enter into an Access, Maintenance, and Indemnity Agreement, whereby Irwindale assumes 100% of the responsibility for routine preventive and extraordinary maintenance of the traffic signal, releasing West Covina of all obligations associated with the easement (included as Exhibit B).

Staff recommends that the City Council (1) accept the easement granted by Lansford Development, LLC and authorize the City Manager to execute and record the easement documents, and (2) approve the Access, Maintenance, and Indemnity Agreement with the City of West Covina and authorize the City

Manager to execute and record the agreement.

Fiscal Impact:

None for recommended action. However, if approved Irwindale will utilize the City of Santa Fe Springs to maintain such Intersection Improvements under their current contract with Irwindale. The anticipated cost for routine preventive maintenance is $900.00 per year.

Attachments:

1. Resolution No. 2025-90-3678 (2037662.1)
2. Exhibit A - Easement Agreement between the City of Irwindale and Lansford Development, LLC.
3. Exhibit B - City of Irwindale & W. Covina Access, Maintenance & Indemnity Agreement TS at LA St & Az Cyn Rd

RESOLUTION NO. 2025-90-3678

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, (1) ACCEPT THE EASEMENT FROM LANDSFORD DEVELOPMENT, LLC FOR PEDESTRIAN ACCESS AND TRAFFIC SIGNAL CONSTRUCTION AND MAINTENANCE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD THE EASEMENT AGREEMENT; (2) ACCEPTING THE CROSSWALK AND TRAFFIC SIGNAL MAINTENANCE EASEMENT AT LOS ANGELES STREET AND AZUSA CANYON ROAD AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD THE ACCESS, MAINTENANCE AND INDEMNITY AGREEMENT WITH WEST COVINA

WHEREAS, as part of the conditions of approval for the Development Agreement between the City of Irwindale (Irwindale) and United Rock Products, Inc. (URP) for the Olive Pit Project, a new traffic signal is required at the intersection of Los Angeles Street and Azusa Canyon Road ("Intersection Improvements"). These improvements include the installation of a pedestrian crosswalk on the east leg of the intersection to meet City and ADA (Americans with Disabilities Act) accessibility standards. Because this new crossing is located outside of the public right-of-way, an easement for pedestrian access and traffic signal maintenance must be recorded, granting the City the legal right to maintain the improvements and allow public pedestrian access; and

WHEREAS, the owner of 4414 Azusa Canyon Rd, Lansford Development, LLC, has agreed to grant and easement to the City of Irwindale on the east leg of the intersection of Los Angeles Street and Azusa Canyon Road for public pedestrian access and traffic signal maintenance purposes ("EASEMENT"), attached hereto as Exhibit "A" and incorporated by reference; and

WHEREAS, it is in the best interest of the City of Irwindale to accept said easement for public pedestrian access and traffic signal maintenance purposes; and

WHEREAS, another easement that is deemed necessary for the intersection is located at the southeast corner of the intersection of Los Angeles and Azusa Canyon Road. The southeast corner of the intersection is within the jurisdiction of the City of West Covina. An easement has been granted by the property owner, Natural Green Farming, LLC, to the City of West Covina and is in the process of acceptance and recordation with the County of Los Angeles Registrar-Recorder; and

WHEREAS, the City of Irwindale and the City of West Covina will enter into an Access, Maintenance and Indemnity Agreement attached hereto and incorporated by reference (hereinafter "Exhibit B") whereby Irwindale assumes 100% of the responsibility for routine preventive and extraordinary maintenance of the traffic signal, releasing West Covina of all obligations associated with the easement described in an Exhibit to the Access, Maintenance and Indemnity Agreement; and

WHEREAS, the City Council of the City of Irwindale does hereby find and determine that it is in the best interest of the City of Irwindale to (1) accept said EASEMENT for public pedestrian access and traffic signal maintenance purposes and (2) that the City Council enter into an Access, Maintenance and Indemnity Agreement with the City of West Covina.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Irwindale does hereby find and determine as follows:

SECTION 1. The City Council hereby accepts the EASEMENT described in Exhibit "A", attached hereto and incorporated herein by reference .

SECTION 2. The City Council hereby approves the Access, Maintenance and Indemnity Agreement with the City of West Covina. described in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3. The City Manager is authorized to execute and record the EASEMENT on the behalf of the City.

SECTION 4. The City Manager is authorized to execute and record the Access, Maintenance and Indemnity Agreement with the City of West Covina on the behalf of the City.

SECTION 5. The Deputy City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED AND **ADOPTED** this 10th day of September 202518.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura Nieto, CMC
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-XX-XXXX as duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 10th day of September 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

Julian A. Miranda
City of Irwindale
5050 N. Irwindale
Irwindale, CA. 91706

(Space Above Line for Recorder's Use Only)

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "***Agreement***") is entered into and effective as of September 10, 2025 (the "***Effective Date***"), by and between LANSFORD DEVELOPMENT, LLC a California limited liability company, successor by conversion of Lansford Development, A California Limited Partnership (***"Grantor"***), and THE CITY OF IRWINDALE, a municipal corporation in the County of Los Angeles, State of California (***"Grantee"***), on the basis of the following facts:

R E C I T A L S

A. Grantor is the owner of that certain real property located in the County of Los Angeles, State of California, more particularly described on Exhibit A attached hereto (the ***"Grantor's Parcel"***).

B. Grantee intends to construct an improved and signalized intersection at the intersection of Azusa Canyon Road and Los Angeles Street adjacent to Grantor's Parcel, together with certain improvements within the Easement Area as described below, and more particularly described herein and as described and depicted on Exhibit C-1 and Exhibit C-2 (Street Improvement Plan) and Exhibit C-3 (Traffic Signal Installation Plan), each attached hereto (the "***Intersection Improvements***"). As part of its development of the Intersection Improvements, Grantee is requiring easements for pedestrian access and traffic signal maintenance over a portion of the Grantor's Parcel, as legally described on Exhibit B-1 and depicted on Exhibit B-2, each attached hereto (the ***"Easement Area"***).

C. As part of Grantee's development and construction of the Intersection Improvements, Grantor requires that improvements within the Easement Area shall be constructed so as to reflect an obvious demarcation between the public street system and Grantor's Parcel, by Grantee's construction, installation, and maintenance of certain aspects of the improvements (including grading and colorized concrete and signal, signage and striping improvements) to create the appearance of a private driveway, as agreed between the Parties (as hereinafter defined) and more specifically depicted on Exhibit C-1, Exhibit C-2, and Exhibit C-3.

D. Grantor and Grantee (each, a "***Party***" and collectively, the ***"Parties"***) now desire to enter into this Agreement for the purpose of establishing such easements, subject to the terms and conditions set forth herein.

AGREEMENT

IT IS HEREBY AGREED, on the basis of the foregoing facts and for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, as follows:

1. Incorporation of Recitals. The Recitals set forth above are hereby incorporated into this Agreement by reference as if fully set forth herein.

2. Grant of Easements; As-Is, Where-Is. Grantor hereby grants to Grantee, for the benefit of the public: (i) a non-exclusive easement for purposes of pedestrian access upon, over, on, across and through the Easement Area (the ***"Pedestrian Access Easement"***), and (ii) a non-exclusive easement for traffic signal purposes, including the right of Grantee, at Grantee's sole cost and expense, to construct, use, maintain, alter, add to, repair, replace, and remove all facilities therefor or connected therewith, upon, over, on, across and through the Easement Area (the ***"Traffic Signal Easement"***, and together with the Pedestrian Access Easement, collectively, the ***"Easements"***), each within the Easement Area described on Exhibit B-1 and depicted on Exhibit B-2, each attached hereto. The portion of Grantor's Parcel that is outside the Easement Area described on said Exhibit B-1 and depicted on Exhibit B-2, each attached hereto, is referred to herein as "***Grantor's Remainder Parcel***." Grantee hereby accepts Easement Area in its current condition as of the Effective Date "As-Is and Where Is with All Faults" of any nature whatsoever, including without limitation, (i) any faults and conditions of which Grantor is aware or should be aware; and (ii) any faults and conditions present in the Easement Area including any equipment or facilities, including, without limitation, as to merchantability or fitness for a particular purpose, whether express or implied, or whether written or oral concerning any and all defects of a physical nature, regardless of whether any such defects would be visible and apparent on the full inspection and examination thereof by Grantor.

3. Grantee Construction of Intersection Improvements and Maintenance of Easement Area. Following the Effective Date, Grantee shall, at Grantee's sole cost and expense, promptly construct the Intersection Improvements within the Easement Area in such a manner so as to reflect an obvious demarcation between the public street system and Grantor's Parcel, by Grantee's construction, installation, and maintenance of certain aspects of the improvements (including grading and colorized concrete) to create the appearance of a private driveway, as more particularly depicted in and including all of the details and requirements described and depicted on Exhibit C-1, Exhibit C-2 and Exhibit C-3, each attached hereto, including, but not limited to, the color, dimensions, slope, and quality of concrete specified therein and signal, signage and striping plan specified therein. Grantee shall complete construction of the Intersection Improvements within three (3) years of the Effective Date. Grantee shall have the right and obligation to take all actions necessary to maintain and repair the Intersection Improvements at Grantee's sole cost and expense. Throughout the term of this Agreement, Grantee shall, at Grantee's sole cost and expense, maintain the Easement Area, including without limitation the restoration, refurbishment, repair and/or replacement of the Intersection Improvements, in the same condition and appearance as when originally constructed and installed, reasonable wear and tear excepted; provided, however, notwithstanding such reasonable wear and tear, Grantee shall maintain the Easement Area in a condition that reflects an obvious demarcation between the public street system and Grantor's Parcel (including without limitation grading and colorized concrete) to create the appearance of a private driveway, in all cases with the intent and objective to minimize any interference with, and disturbance of, Grantor's Remainder Parcel.

4. Indemnity. The purposes of the Easements are to allow Grantee to create a public right of way, for Grantee to construct the Intersection Improvements, and for Grantee to maintain the Easement Area, including the Intersection Improvements, for the benefit of the public, and to be utilized as part of Grantee's public street system. Grantee shall be solely responsible for the condition, construction, and maintenance of the Easement Area, including the Intersection Improvements, and all aspects of the Easement Area, and Grantee shall indemnify, protect, defend, and hold harmless Grantor and Grantor's agents, contractors, subcontractors, partners, employees, guests, relatives, invitees, tenants, lessees, sublessees or any persons acting or purporting to act on Grantor's behalf (collectively, "***Grantor's Related Parties***") from and against any claims, damages, costs, expenses, or liabilities of any nature suffered or incurred by the Grantor or Grantor's Related Parties, including attorney's fees and costs (collectively "***Claims***"), arising from, out of or in any way connected with a breach of this Agreement by the Grantee, the construction of the Improvements, or the use of the Easement Area by Grantee, or any of its respective agents, contractors, employees, or invitees, or by the public, including, without limitation, Claims for loss or damage to any property, or for death or injury to any person. Notwithstanding the foregoing, Grantee shall have no obligation to indemnify, defend, protect or hold Grantor harmless from and against any Claims to the extent caused by the negligence or willful misconduct of Grantor or any of Grantor's Related Parties, or any Claims solely relating to or arising out of Grantor's Remainder Parcel.

5. Signage; Overhead Street Sign. Grantee shall at its own cost and expense install and maintain during the entire term of this Agreement all signage reflected in Exhibit C-3, and an overhead sign on the new traffic signal mast arm that will read "Decore Driveway" ("***Street Name Sign***"). At Grantor's reasonable discretion, or upon transfer or conveyance of Grantor's Parcel, Grantor or its successor shall have the right to require Grantee to change the name reflected on said Street Name Sign by providing Grantee with written notice to Grantee of Grantor's request to change said name ("***Sign Notice***"). Upon receipt of said Sign Notice, Grantee shall be obligated to replace the Street Name Sign with a new one setting forth the changed name, with such replacement to be performed within a reasonable period of time following receipt of the Sign Notice, not to exceed 180 days, and Grantor shall pay the reasonable expense incurred by Grantee for the creation and installation of said replacement sign.

6. Non-Interference.

a. Grantor shall not (and shall not permit its tenants, permittees, employees, invitees, or other occupiers of the Grantor's Parcel to): (i) unreasonably limit or interfere with Grantee's use of the Easement; or (ii) obstruct or permit any obstruction to any part of the Easement Area.

b. Grantee shall not (and shall not permit its permittees, employees, invitees, the public, or other occupiers of the Easement Area to): (i) unreasonably limit or interfere with Grantor's use of, and access to, the Easement Area or Grantor's Remainder Parcel; or (ii) obstruct or permit any obstruction of any part of the Easement Area or Grantor's Remainder Parcel. Neither the granting nor existence of this Easement shall in any way: (A) prevent, impede, or restrict access to Grantor's Remainder Parcel; (B) restrict or interfere in any way with Grantor's signage on Grantor's Remainder Parcel; (C) restrict or interfere in any way with the ability of Grantor to secure Grantor's Remainder Parcel; or (D) cause, trigger, implicate, result in, or impact any requirements or restrictions sought to be imposed by Grantee relating to Grantor's use or development of Grantor's Parcel, including but not limited to the parking by Grantor at any

location on Grantor's Remainder Parcel (including immediately adjacent to the Easement Area) or the construction and maintenance of any curbs, roads, landscaping, signs, or driveways on Grantor's Remainder Parcel.

7. Performance of Work; Liens. Grantee covenants that it shall perform all work required and exercise all rights granted hereunder at its sole cost and expense and in a safe, clean and workmanlike manner. Grantee shall minimize any interference with Grantor's Remainder Parcel and shall at all times maintain sufficient access for Grantor to operate its business on Grantor's Remainder Parcel. Grantee shall comply with applicable laws, rules, regulations, ordinances and rulings applicable to the Grantor's Parcel and to Grantor's use of the Easement Area. Grantee shall provide Grantor not less than five (5) business days' notice (in accordance with Section 13 below) prior to commencing any work on Grantor's Parcel. Grantee shall keep the Easement Area and the Grantor's Parcel free from any liens, charges, encumbrances, or payment bond claims arising out of any work performed, materials furnished, or obligations incurred by or for Grantee, and shall indemnify, hold harmless and defend Grantor against any liens, charges, encumbrances or payment bond claims that may be alleged against Grantor or placed against the Easement Area or any portion of the Grantor's Parcel on account of any work performed, materials furnished, or obligations incurred by or for Grantee. Additionally, (i) Grantee waives any Claims for any reimbursement from Grantor for any and all costs incurred by Grantee in maintaining and improving the Easement Area or the Intersection Improvements, prior to and after, the Effective Date, and (ii) Grantee assumes the economic risk of continuing to maintain and improve the Easement Area and the Intersection Improvements both prior to, and after, the Effective Date.

8. Remedies. In the event that either Party breaches this Agreement, the non-breaching Party may notify the breaching Party in writing of the alleged failure with sufficient specificity to permit the breaching Party to ascertain the specific obligation the non breaching Party contends the other has failed to perform. The breaching Party shall thereafter be granted thirty (30) days from the date of receipt of such notice to perform its obligations. In the event the breaching Party fails to commence reasonable efforts to correct the failure to perform such obligation and the non breaching Party pays all or a portion of such costs in the first instance, the breaching Party shall reimburse the non breaching Party the reasonable costs incurred in performing such obligation within twenty (20) days after receipt of reasonable written substantiation of the cost therefor. Without limiting the foregoing, the Parties agree that Grantee's obligation to complete construction of the Intersection Improvements within the three (3) year timeframe as set forth in Section 3 above is a material consideration for Grantor's decision to enter into this Agreement, and that Grantor shall have all rights and remedies available to it under this Agreement and applicable law, including without limitation, the remedy of specific performance, should Grantee not complete construction of the Intersection Improvements within the three (3) year timeframe as set forth in Section 3 above.

9. Term. This Agreement and the Easement granted herein shall continue in full force and effect in perpetuity, except as otherwise agreed herein. Notwithstanding anything to the contrary contained herein, this Agreement shall terminate in all events with the unanimous written consent of all of the Parties and all mortgagees or trust deed beneficiaries.

10. Easements to Run With the Land. The easement and the covenants herein shall run with the land and shall be binding on the successors, heirs, and assigns of all Parties hereto.

11. Mortgagee Protections. The breach of any of the covenants, conditions, restrictions and easements contained in this Agreement shall not impair, defeat or render invalid the lien or charge of any recorded mortgage or deed of trust (a "***Mortgage***") encumbering the fee or leasehold interest in all or any portion of either the Grantor's Parcel, but all of said covenants, conditions, restrictions and easements shall be binding upon and effective against any owner whose title is derived through foreclosure or trustee's sale, or otherwise. A beneficiary under a Mortgage ("***Mortgagee***"), or the immediate transferee of such Mortgagee, who acquires title to the Grantor's Parcel by judicial foreclosure, deed in lieu of foreclosure or trustee's sale shall not be obligated to cure any breach of any Party obligation which is incurable, and such Mortgagee or immediate transferee of such Mortgagee shall be liable only for those owner obligations that accrue during the period of time such Mortgagee or immediate transferee is the owner of Grantor's Parcel.

12. No Third Party Beneficiaries. Neither this Agreement nor the Easements created herein are intended by the Parties to create any additional rights in favor of any third parties or adjacent landowner(s) who do now hold or may hereafter obtain any interest, easement, right of access, or other form of right to use any portion of Grantor's Parcel.

13. Notices. Any notice, payment, demand, offer or communication required or permitted to be given by any provision of this Agreement shall be deemed to have been sufficiently given or served for all purposes if sent by registered or certified mail, postage and charges prepaid, or by overnight courier addressed to the applicable Party as set forth below:

To Grantor: Lansford Development, LLC
c/o Decore-Ative Specialties
4414 Azusa canyon Road
Irwindale, CA 91706
Attn: Eric J. Lansford.

To Grantee: City of Irwindale
5050 N. Irwindale
Irwindale, CA. 91706
Attn: Julian A. Miranda

Any such notice shall be deemed to be given on the date of delivery to the address set forth above as may be changed from time to time, or the date of refusal of delivery. The address for notice may be changed by either Party by giving notice of such change to the other Party in the manner provided herein for giving notice. For the purposes of changing such address, unless and until such written notice is received, the last address stated herein shall be deemed to continue in effect for all purposes.

14. Amendment. This Agreement may only be changed by a written amendment executed by all the Parties.

15. Attorneys' Fees. In any lawsuit to interpret or enforce this Agreement, the prevailing Party shall be entitled to recover its reasonable court costs and reasonable attorneys' fees from the opposing Party.

16. Interpretation. This Agreement shall be interpreted and construed in accordance with the laws of the State of California. The Parties acknowledge that this Agreement represents a

negotiated document reflecting a joint effort in the drafting of its provisions. As a result, neither Party shall be viewed as a drafter with respect to interpretation of this Agreement.

17. Partial Invalidity. If any provision of this Agreement is determined (by a court of competent jurisdiction) to be unenforceable or void under applicable law, that provision shall be deleted, but the remaining provisions shall remain in full force and effect.

18. No Waiver. A waiver of any right under this Agreement must be set forth in writing and signed by the waiving Party in order to be effective. Any waiver shall be strictly construed and shall not waive any rights not expressly set forth in the written waiver.

19. Time of the Essence. Time is expressly of the essence as to every act and obligation set forth in this Agreement.

20. Counterparts. This Agreement may be signed in counterparts.

21. Incorporation. The recitals hereto and all exhibits, schedules and attachments attached to this Agreement are incorporated herein and made a part of this Agreement by this reference.

22. Section Titles. Section titles in this Agreement are for convenience only and shall not be construed to alter the content of sections.

23. Cooperation. The Parties shall reasonably cooperate with each other in connection with this Agreement.

24. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of (a) the Parties and their respective heirs, successors and assigns; and (b) all future owners of any portion of the Grantor's Parcel.

25. Merger. This Agreement, together with any documents referred to herein, sets forth the full agreement between the Parties regarding the matters addressed in this Agreement. All prior agreements and understandings that conflict with the foregoing are terminated and of no further force or effect.

26. Warranty of Authority. Each person signing this Agreement represents and warrants that he or she has full power and authority to do so, and that no other authorizations or approvals of any kind are necessary.

[Signatures appear on next page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date and to be effective upon recordation in the Official Records of Los Angeles County, California.

"GRANTOR":

LANSFORD DEVELOPMENT, LLC
a California limited liability company

By: _____
Name: Eric J. Lansford
Title: Manager

"GRANTEE"

THE CITY OF IRWINDALE,
a California general law municipality

By: _____
Name: Julian A. Miranda
Title: City Manager

ATTEST:

By: _____
City Clerk

CERTIFICATE OF ACCEPTANCE
(California Government Code Section 27281)

This is to certify that the rights granted by Lansford Development, LLC, a California limited liability company, to the CITY OF IRWINDALE, a California general law municipality ("City") pursuant to the Easement Agreement dated _____, 2025, is hereby accepted by the undersigned officer on behalf of the City as the beneficiary thereof, pursuant to the authority conferred.

Date: _____, 2025

City of Irwindale,
A California general law municipality

By:_____
Name: Julian A. Miranda
Title: City Manager

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 _____)

On _____ before me, _____
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ **(Seal)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____)

On _____ before me, _____
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ **(Seal)**

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

That portion of the Southwest quarter of the Southwest quarter of Section 9, Township 1 South range 9 West, San Bernardino Meridian, in the City of Irwindale, County of Los Angeles, State of California, according to the Official Plat thereof, described as follows:

Beginning at the intersection of the Easterly line of Azusa Canyon Road as secondly described in the Deed to the County of Los Angeles, recorded May 31, 1918 as Instrument No. 105 in Book 6661 Page 256 of Deeds, in the office of the County Recorder of said County, and with the Southerly line along of said Section 9; thence Northerly along said Easterly line to the Southwest corner of the land described in Parcel 1 in the Deed to Pepsi-Cola Bottling Co. of Los Angeles recorded November 10, 1955 as Instrument No. 2163 Official Records of said County; thence Easterly along the Southerly line of said last mentioned Deed to the Northwesterly boundary of the land as described in the Deed to Pacific Electric Railway Company recorded February 18, 1926 as Instrument No. 1372 in Book 4567 Page 294, Official Records of said County; thence Southwesterly and Southerly along the Northwesterly and Westerly boundary's of said last mentioned to the Southerly line of said Section 9; thence Westerly along said last mentioned Southerly line to the point of beginning.

EXCEPTING therefrom a strip of land 16.5 feet wide on the Southside of said premises heretofore conveyed to and now occupied by the Southern Pacific Railroad Company.

PARCEL 2:

That portion of Lot 10 of the Orange Belt Tract, in the City of Irwindale, County of Los Angeles, State of California, as per map recorded in Book 37 Page 67 of Miscellaneous Records, in the office of the County Recorder of said County and together with that portion of the Southwest quarter of the Southwest quarter of Section 9, Township 1 South Range 10 West, San Bernardino Meridian, in said City, County and State, according to the Official Plat thereof, described as a whole as follows:

Beginning at the intersection on the Southerly line of said Section 9 and with the Southeasterly boundary of the land as described in the Deed to Pacific Electric Railway Company recorded February 18, 1926 as Instrument No. 1372 in Book 4567 Page 294, Official Records of said County; thence Northeasterly and Northerly along said Southeasterly boundary and along the Easterly line of the land as described in the Deed to Pacific Electric Railway Company recorded January 4, 1926 as Instrument No. 1025, Official Records of said County, in the Southeasterly boundary of the land as described in Parcel 58 in the Final

[EXHIBIT A - LEGAL DESCRIPTION CONTINUED]

Decree of Condemnation entered in the County of Los Angeles Superior Court Case No. 599819 a certified copy of which was recorded December 21, 1953 as Instrument No. 2965, Official Records of said County; thence Northeasterly along said last mentioned Southeasterly boundary to the Westerly line of the land as described in the Deed to the Pharmascal Laboratories recorded August 28, 1967 as Instrument No. 439, Official Records of said County; Southerly along said Westerly line to the Southerly line of said Section 9; thence Westerly along said Southerly line to the point of beginning.

EXCEPTING therefrom a strip of land 16.5 feet wide on the South side of said premises heretofore conveyed to and now occupied by the Southern Pacific Railroad Company.

ALSO EXCEPTING any portion of said land included within the lines of the 200 foot flood control channel as described in the Notice of Action recorded on May 28, 1952 as Instrument No. 1875 in Book 39037 Page 200 of Official Records of said County.

EXHIBIT "B-1"

LEGAL DESCRIPTION

AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER, UNDER, ABOVE, UPON, AND ACROSS A PORTION OF LAND LOCATED IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN. SAID LAND DESCRIBED IN A DEED RECORDED JUNE 5, 1996 AS INSTRUMENT NO. 96-881808, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 9 NORTH 00°06'08" WEST 80.00 FEET; THENCE SOUTH 89°01'45" EAST 20.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTH 89°01'45" EAST 45.00 FEET; THENCE SOUTH 00°06'08" EAST 43.50 FEET; THENCE NORTH 89°01'45" WEST 8.00 FEET; THENCE SOUTH 00°06'08" EAST 20.00 FEET; THENCE NORTH 89°01'45" WEST 37.00 FEET; THENCE NORTH 00°06'08" WEST 63.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING AN AREA OF 2,697 SQUARE FEET, MORE OR LESS

APN: 8417-004-007

Description prepared by

Samir M. Khoury 2.28.25

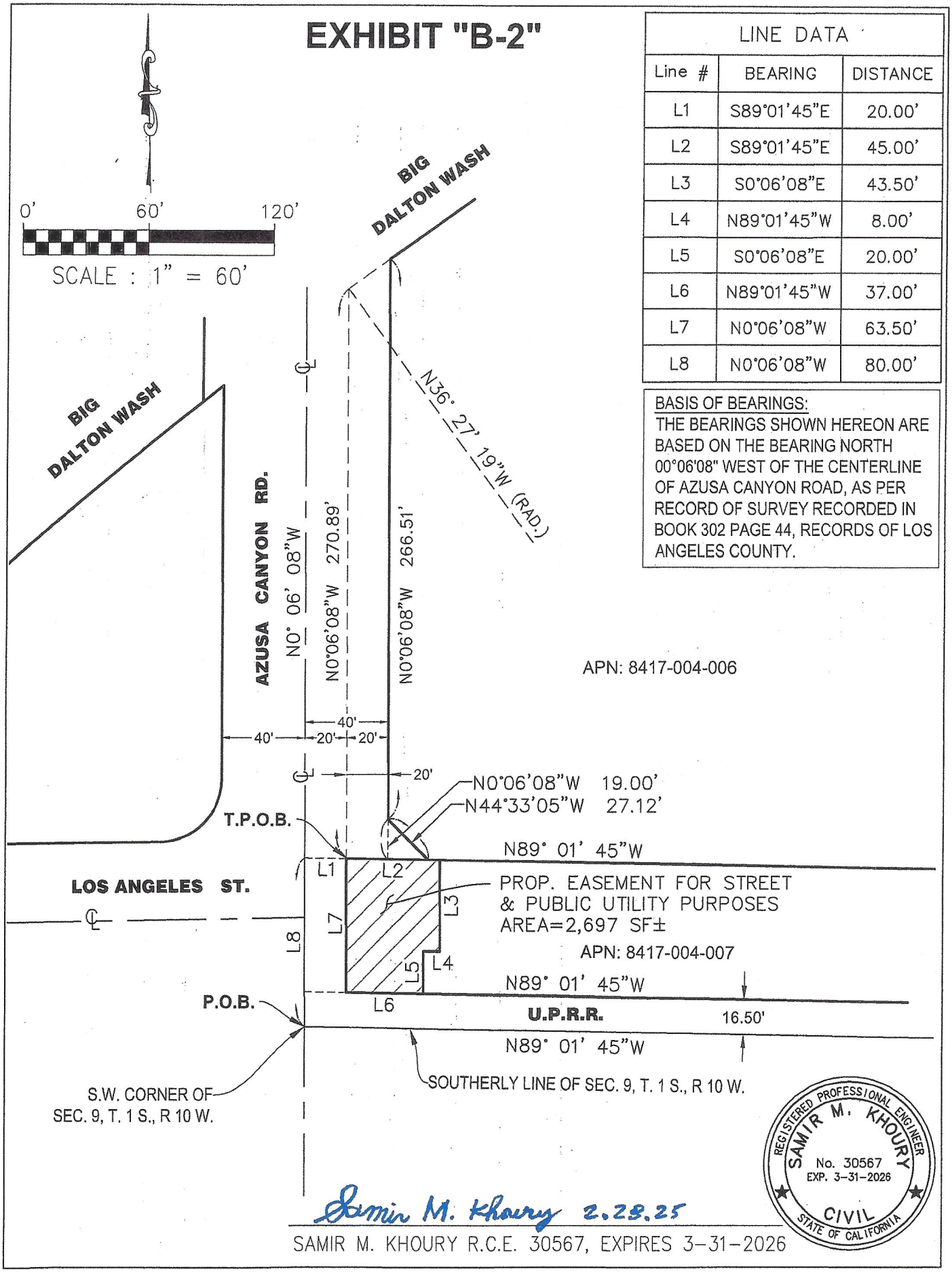
Samir M. Khoury
R.C.E. No. 30567

Date



C:\coory\legal\488-240 Legal Description.doc

EXHIBIT "B-2"



LINE DATA		
Line #	BEARING	DISTANCE
L1	S89°01'45"E	20.00'
L2	S89°01'45"E	45.00'
L3	S0°06'08"E	43.50'
L4	N89°01'45"W	8.00'
L5	S0°06'08"E	20.00'
L6	N89°01'45"W	37.00'
L7	N0°06'08"W	63.50'
L8	N0°06'08"W	80.00'

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 00°06'08" WEST OF THE CENTERLINE OF AZUSA CANYON ROAD, AS PER RECORD OF SURVEY RECORDED IN BOOK 302 PAGE 44, RECORDS OF LOS ANGELES COUNTY.

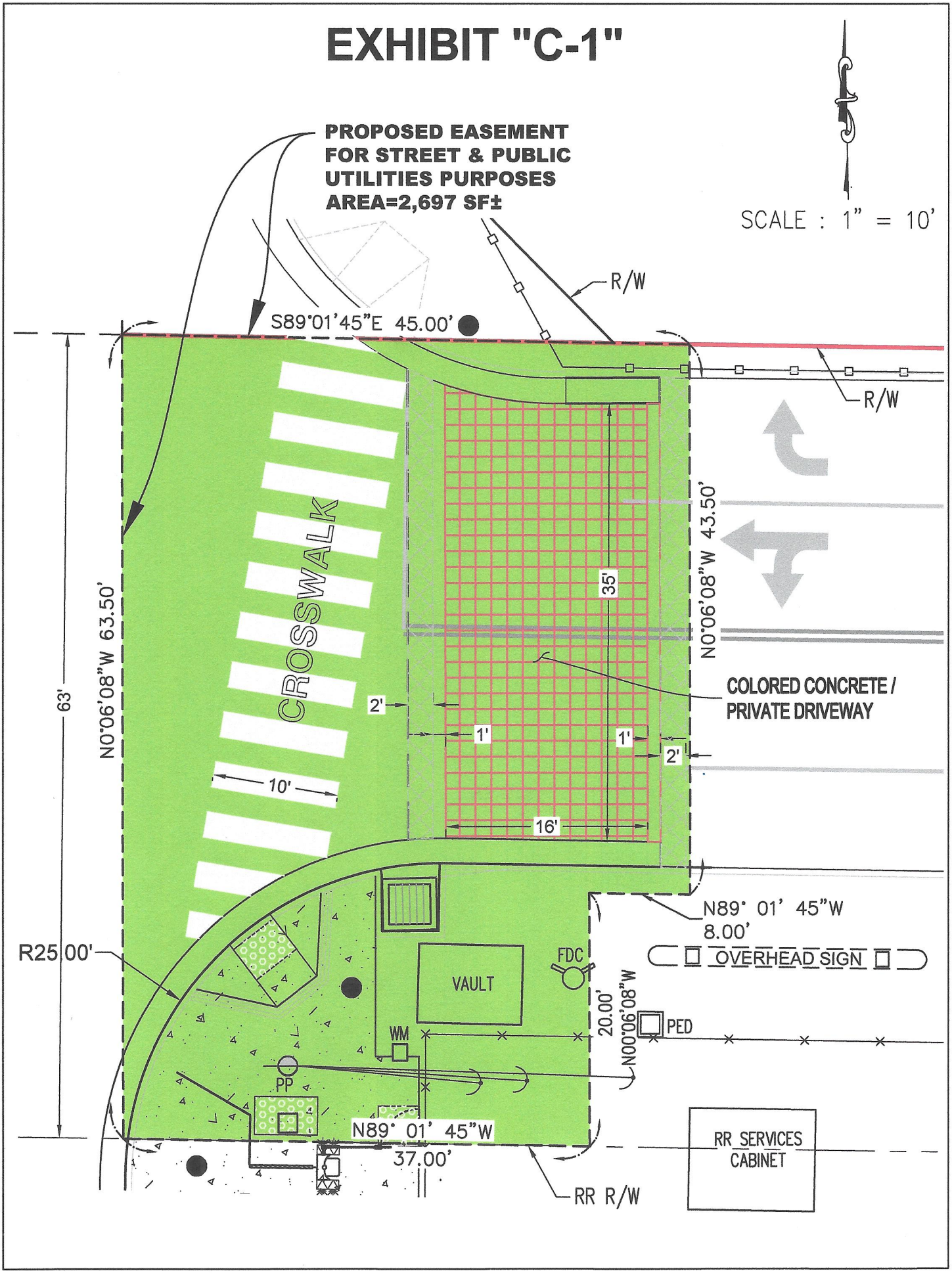
REGISTERED PROFESSIONAL ENGINEER
SAMIR M. KHOURY
No. 30567
EXP. 3-31-2026
CIVIL
STATE OF CALIFORNIA

Samir M. Khoury 2.28.25

SAMIR M. KHOURY R.C.E. 30567, EXPIRES 3-31-2026

February 28,2025 – 8:09 am ; User: kvan ; P:\DWG\739-101\DWG\EXHIBITS\739-101 PEPSI AND DECORATIVE EASEMENT 08-05-23\739-101 DECORATIVE EASEMENT 11-24-24.dwg

EXHIBIT "C-1"

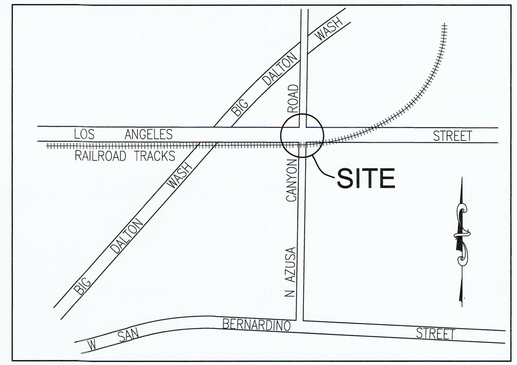


June 15,2025 – 10:54 am ; User: DTran ; P:\DWG\739-101\DWG\EXHIBITS\739-101 ROW ACQUISITION _EXHIBIT C-1 06.15.2025.dwg

STREET IMPROVEMENT PLAN

AZUSA CANYON RD / LOS ANGELES ST INTERSECTION

IRWINDALE, CA 91706



VICINITY MAP
NOT TO SCALE

GENERAL STREET CONSTRUCTION:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION ON THE CITY ENGINEER IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) INCLUDING ALL AMENDMENTS ADOPTED HERETO PRIOR TO THE DATE OF APPROVAL OF THESE PLANS AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF WEST COVINA UNLESS OTHERWISE SPECIFIED.
2. THE DESIGN ENGINEER_____ HAS INVESTIGATED THE RECORDS OF THE CITY AND THE MAPS, WHICH THE UTILITY COMPANIES HAVE FILED WITH THE CITY, AND HAS SHOWN HEREON THE SUBSTRUCTURES FOUND BY THAT INVESTIGATION.
3. BEFORE WORK COMMENCES, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN CITY STREETS FROM THE CITY ENGINEER
4. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR TRAFFIC CONTROL AS OUTLINED IN THE LATEST EDITION OF "WORK AREA TRAFFIC CONTROL HANDBOOK" PUBLISHED BY BUILDING NEWS, INC.
5. THE FINISHED SURFACE OF THE ROADWAY IS TO CONFORM TO A UNIFORM TRANSITION BETWEEN SECTIONS SHOWN HEREON AND SECTIONS IN PLACE. WHERE NECESSARY, THE CONTRACTOR SHALL REMOVE A PORTION OF EXISTING PAVEMENT AND RESURFACE TO PROVIDE A SMOOTH JOINT.
6. JOINTS IN ALL CONCRETE WORK SHALL CONFORM TO THE PROVISIONS IN SECTION 303-5.4 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AND AS DIRECTED BY THE CITY INSPECTOR.
7. CRUSHED AGGREGATE BASE MATERIAL SHALL CONFORM TO THE GRADATION OF SECTION 200-2.2.2 AND 200-2.3.2 OF THE STANDARD SPECIFICATION.
8. ALL ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE PG 64-10 AND SHALL BE APPLIED IN TWO LAYERS. BASE COURSE SHALL BE B-PG 64-10, AND SURFACE COURSE SHALL BE C2-PG 64-10.
9. MINIMUM PAVEMENTS STRUCTURAL SECTION SHALL BE 3" ASPHALT CONCRETE ON 4" AGGREGATE BASE. ACTUAL STRUCTURAL SECTION SHALL BE DETERMINED BY FIELD SOIL TEST AND APPROVED BY THE CITY ENGINEER.
10. WHERE SOIL IS GREATER THAN 3% EXPANSIVE, SIDEWALK SHALL BE CONSTRUCTED OVER 4" SELECTED BASE MATERIAL. WHERE SOIL IS GREATER THAN 5% EXPANSIVE OR WHERE TOTAL PAVEMENT STRUCTURAL SECTION IS MORE THEN 14" THICK, 4" SELECT BASE MATERIALS SHALL BE PROVIDED UNDER CURB AND GUTTER. WHERE BASE MATERIAL IS REQUIRED UNDER BOTH CURB AND GUTTER AND SIDEWALK, AND WHERE SIDEWALK ABUTS THE BACK OF CURB, BASE MATERIALS SHALL BE INSTALLED IN CONTINUOUS SECTION SO AS TO VARY THICKNESS AND RESULT IN A 4" THICK AT CURB AND 4" THICK AT BACK OF THE SIDEWALK. WHERE SLOPES BEHIND PARKWAY EXCEEDS 5 FEET IN HEIGHT ABOVE SIDEWALK GRADE, THE SIDEWALK SHALL BE INSTALLED ON SATURATED SUBGRADE.
11. THE CONTRACTOR SHALL NOTIFY THE MAINTENANCE DEPARTMENT AT (626) 939-8458 TO ARRANGE FOR REMOVAL OR RELOCATION OF ANY TRAFFIC CONTROL OR STREET NAME SIGNS AT LEAST 24 HOURS PRIOR TO THE INTENDED REMOVAL OR RELOCATION.
12. ALL ELECTRICAL CONDUITS INSTALLED IN PUBLIC AREAS SHALL HAVE A DIAMETER OF 2" UNLESS OTHERWISE SHOWN ON PLANS. RIGID STEEL GALVANIZED CONDUIT SHALL BE NOT LESS THEN 30" NOR MORE THAN 60" BELOW FLOW LINE GRADE EXCEPT BEHIND CURB WHERE IT SHALL NOT BE LESS THEN 18" BELOW TOP OF CURB AND SHALL CONFORM WITH SECTION 86 OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION.
13. THE CONTRACTOR SHALL CALL IN LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NUMBER 811, AND TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT ISSUED BY THE ENGINEERING DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
14. BENCH MARK DATA:
    FOUND 3" BRASS DISK, CITY BOUNDARY, 30'± SOUTHERLY AND 25'± EASTERLY OF THE INTERSECTION OF LOS ANGELES SREET AND PARK AVENUE.
    2005 ADJUSTMENT – NAVD88 ELEVATION = 397.58'

NPDES NOTES:

1. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN UNANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE.
2. SUCH "DISCHARGES" OF MATERIAL OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR, PARTS 117 AND 302.
3. MATERIALS WHICH MAY HAVE EFFECTS OF POLLUTION INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS: FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
4. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
5. DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

GENERAL NOTES FOR STRIPING AND LOOP DETECTOR

1. TRAFFIC SIGNAL DETECTOR LOOPS SHALL BE REPLACED AS DIRECTED BY THE CITY INSPECTOR.
2. ALL STRIPING, PAVEMENT SYMBOLS AND MESSAGES SHALL BE THERMOPLASTIC OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED (SEE SPECIFICATIONS).
3. ALL CURB AND MEDIAN NOSE MARKINGS SHALL BE PAINT UNLESS OTHERWISE NOTED ON APPROVE PLANS.
4. ALL 6-FT x 6-FT LOOP DETECTORS SHALL BE CIRCULAR WITH 6-FT DIAMETER AND SHALL HAVE 9-FOOT SPACING AND BE CENTERED IN THE TRAVEL LANE UNLESS OTHERWISE SPECIFIED.
5. ALL STRIPING, MARKERS, PAVEMENT SYMBOLS AND MESSAGES SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS.
6. ALL STRIPING APPROACHING INTERSECTING STREETS WITHOUT MARKED CROSSWALKS SHALL TERMINATE 10 FT FROM THE EXTENSION OF THE CURB LINE OF THE INTERSECTING STREET UNLESS OTHERWISE SPECIFIED.
7. THE CONTRACTOR SHALL INSTALL ALL TRAFFIC LINES AND PAVEMENT MARKINGS SHOWN HERE ON, UNLESS OTHERWISE SPECIFIED.
8. ALL MARKINGS SHALL BE TYPE IV (L OR R) UNLESS OTHERWISE SPECIFIED.
9. ALL LANE LINES AT INTERSECTION APPROACHES AND DEPARTURES SHALL BEGIN AND END WITH 100 FEET OF 4-INCHE SOLID WHITE STRIPE.
10. ALL CROSSWALKS SHALL BE 10-FEET IN WIDTH UNLESS OTHERWISE NOTED ON APPROVED PLANS
11. ALL FIRE HYDRANTS SHALL BE MARKED WITH A BLUE RETRO-REFLECTIVE RAISED PAVEMENT MARKER.
12. ALL EXISTING INTERFERING AND/OR REDUNDANT MARKINGS SHALL BE REMOVED.
13. ALL NEW SIGNS SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. ALL NEW SIGNS SHALL BE INSTALLED ON NEW 2-INCHE GALVANIZED POSTS UNLESS OTHERWISE NOTED ON APPROVE PLANS

SHEET INDEX

1	TITLE SHEET/ GENERAL NOTES
2	STREET IMPROVEMENT PLAN & DETAILS
3	EXISTING RAILROAD TRACK PROFILES
4	STREET IMPROVEMENT PLAN / ENHANCED PAVING

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS."

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS."

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

IMPORTANT NOTICE

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TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PROJECT BENCH MARK - TBM
FOUND 3" BRASS DISK, CITY BOUNDARY, 30'± SOUTHERLY AND 25'± EASTERLY OF THE INTERSECTION OF LOS ANGELES SREET AND PARK AVENUE
2005 ADJUSTMENT - NAVD88 ELEVATION = 397.58'

PLANS PREPARED BY:
COORY ENGINEERING
1718 N. NEVILLE STREET
ORANGE, CA 92865
(714) 202-8700
SAMIR M. KHOURY R.C.E. 30567 DATE 07-17-2025
EXP. 3-31-2026

REGISTERED PROFESSIONAL ENGINEER — SAMIR M. KHOURY — No. 30567 EXP. 3-31-2026 — CIVIL — STATE OF CALIFORNIA

CITY OF IRWINDALE
ENGINEERING DEPARTMENT IRWINDALE, CALIF.

STREET IMPROVEMENT PLAN
TITLE SHEET & GENERAL NOTES
AZUSA CANYON RD / LOS ANGELES ST INTERSECTION
IRWINDALE, CA 91706

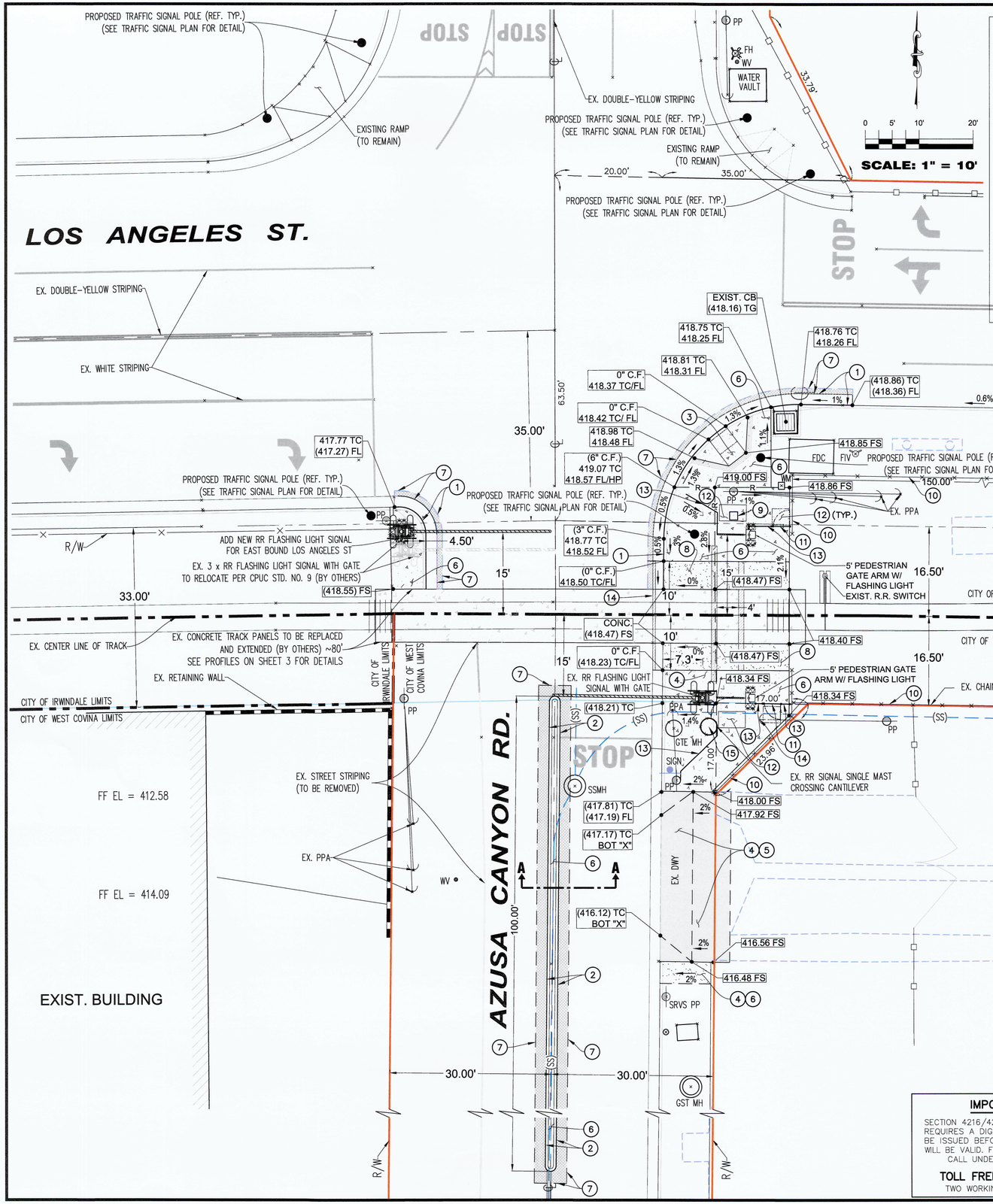
DRAWN	CHECKED	APPROVED	DATE
DCT	SMK	EDDIE CHAN, P.E., CITY ENGINEER	07-17-25

EXHIBIT C-2
1 OF 4

SHT 1 OF 4 SHTS

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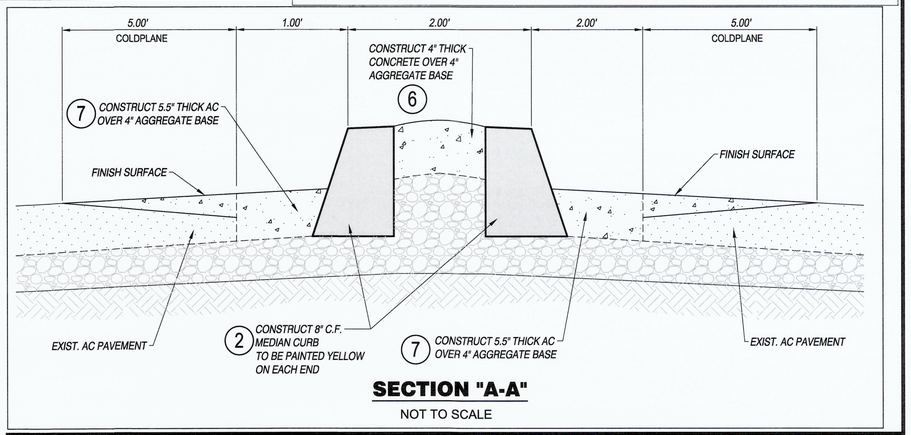


CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITY
1	CONSTRUCT 6" CURB AND 24" GUTTER PER DETAIL SHOWN HEREON	73 LF
2	CONSTRUCT 6" CURB (8" CURB FACE) ONLY PER DETAIL SHOWN HEREON	203 LF
3	CONSTRUCT ADA CURB RAMP PER SPPWC STD 111-4 CASE A, TYPE 1	1 EA
4	REMOVE EXISTING P.C.C. SIDEWALK/ DRIVEWAY PER CITY OF WEST COVINA STANDARD DRAWING NO. A-104	907 SF
5	REPAVE EXISTING P.C.C DRIVEWAY PER CITY OF WEST COVINA STANDARD DRAWING NO. A-104	407 SF
6	CONSTRUCT 4" THICK CONCRETE WALKWAY PER SPPWC STD. PLAN 113-2 & MAX CROSS SLOPES 2% & MAX SLOPE OF 5% IN THE DIRECTION OF TRAVEL	1040 SF
7	SAWCUT AND REMOVE 24" STRIP OF EXISTING ASPHALT PAVEMENT AND BASE. REPLACE A.C. AND A.B. PER SPPWC STD. PLAN 133-3 CASE 2 TO THE SATISFACTION OF CITY ENGINEER/ FIELD INSPECTOR. A.C. SHALL BE 1" THICKER THAN EXISTING PAVEMENT	440 SF
8	CONSTRUCT 6" THICK ASPHALT CONCRETE PAVEMENT PER SCRRA ENGINEERING STD. ES 4001 AND PER SPPWC STD. PLAN 133-3 CASE 2 & MAX CROSS SLOPES 2% & MAX SLOPE OF 5% IN THE DIRECTION OF TRAVEL	240 SF
9	PEDESTAL METROLINK CONTROL BOX TO BE RELOCATED BY OTHERS	1 EA
10	CONSTRUCT 4' HIGH CHAIN LINK FENCE PER SCRRA ENGINEERING STD. ES5106.	80 LF
11	CONSTRUCT PEDESTRIAN SWING GATE PER SCRRA ENGINEERING STD. ES 4002.	2 EA
12	DETECTABLE WARNING PANEL (3' WIDE) PATTERN PER SCRRA ENGINEERING STD. ES 4011 AND PER CALTRANS STD. PLAN A88A	5 EA
13	CONSTRUCT METAL HAND RAILING PER SCRRA ENGINEERING STD. ES 4005.	32 LF
14	POWER POLE ANCHOR (GUY WIRE) TO BE MODIFIED OR RELOCATED PER SCE REQUIREMENTS AND APPROVAL	1 EA
15	REMOVE EXISTING RR SINGLE MAST CROSSING CANTILEVER STRUCTURE	1 EA

ABBREVIATIONS

AB	= AGGREGATE BASE	FIV	= FIRE INJECTION VALVE	WCR	= WHEEL CHAIR RAMP
AC	= ASPHALTIC CONCRETE	FL	= FLOW LINE	W.I.	= WROUGHT IRON FENCE
AP	= ANGLE POINT	FS	= FINISH SURFACE	WM	= WATER METER
BC	= BEGINNING CURVE	GB	= GRADE BREAK	WMH	= WATER MAN HOLE
BM	= BENCH MARK	HW	= HEAD WALL	WMV	= WATER METER VAULT
BW	= BACK OF WALK	PL	= PROPERTY LINE	WV	= WATER VALVE
CB	= CATCH BASIN	PP	= POWER POLE		
C&G	= CURB & GUTTER	PPA	= POWER POLE ANCHOR	(000.00)	= EXISTING ELEVATION
CL	= CENTER LINE	RR	= RAIL ROAD	000.00	= PROPOSED ELEVATION
CLF	= CHAIN LINK FENCE	SDMH	= STORM DRAIN MANHOLE		= FIRE HYDRANT
CONC.	= CONCRETE	SL	= STREET LIGHT		= CHAIN LINK FENCE
CP	= CONTROL POINT	SMH	= SEWER MANHOLE	R/W	= RIGHT-OF-WAY
EG	= EDGE OF GUTTER	TBM	= TEMPORARY BENCH MARK		= INTERIOR LOT LINE
EP	= EDGE OF PAVEMENT	TC	= TOP OF CURB		= CENTER LINE
EV	= ELECTRICAL VAULT	TCB	= TOP OF CATCH BASIN		= RAIL ROAD
EX.	= EXISTING	TE	= TRASH ENCLOSURE		= POWER POLE ANCHOR
FC	= FACE OF CURB	TFH	= TOP OF FIRE HYDRANT		= WROUGHT IRON FENCE
FDC	= FIRE DETECTOR CHECK	TG	= TOP OF GRATE ELEVATION		
FG	= FINISH GROUND	TS	= TRAFFIC SIGN		
FH	= FIRE HYDRANT				



SECTION "A-A"
NOT TO SCALE

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2005 ADJUSTMENT - NAVD88 **ELEVATION = 397.58'**

PLANS PREPARED BY:

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SAMIR M. KHOURY
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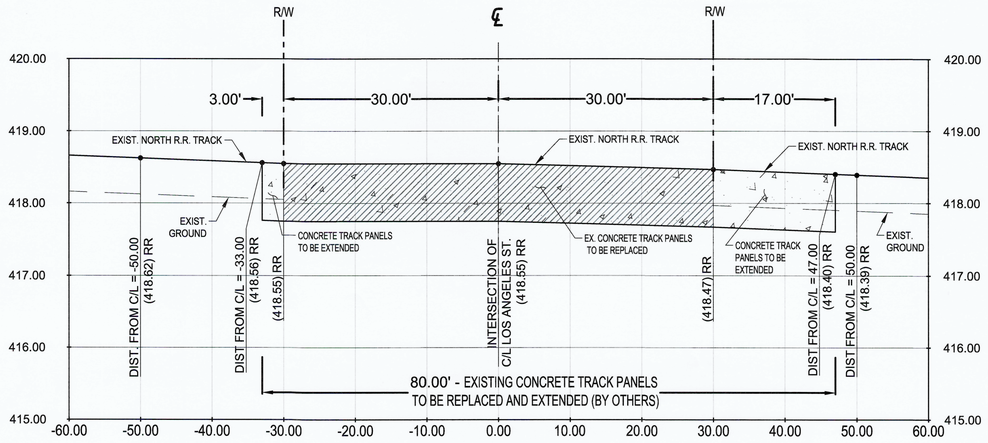
STREET IMPROVEMENT PLAN
PROPOSED 6" MEDIAN CURB
AZUSA CANYON RD / LOS ANGELES ST INTERSECTION
IRWINDALE, CA 91706

DRAWN	CHECKED	APPROVED	DATE
DCT	SMK	EDDIE CHAN, P.E., CITY ENGINEER	07-17-25

EXHIBIT C-2
2 OF 4

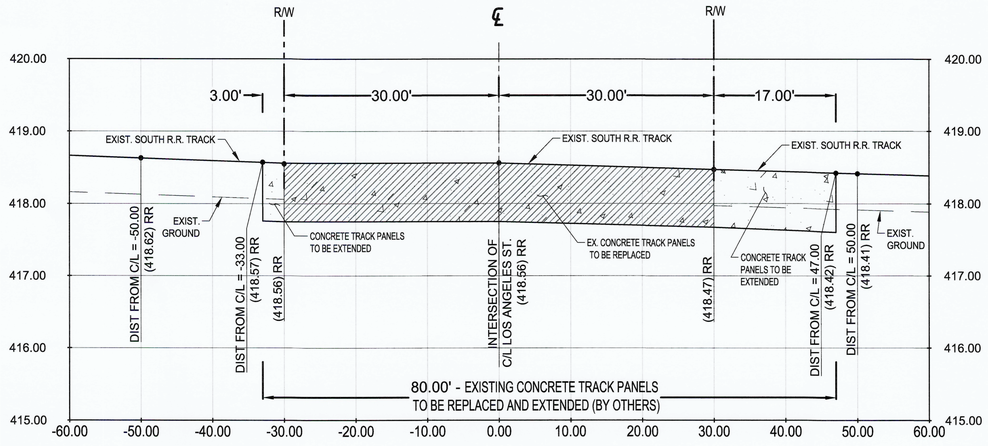
SHT 2 OF 4 SHTS
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NORTH RAILROAD TRACK PROFILE
AT CROSSING
AZUSA CANYON ROAD

SCALE: HORZ. 1" = 10'
VERT. 1" = 1'



SOUTH RAILROAD TRACK PROFILE
AT CROSSING
AZUSA CANYON ROAD

SCALE: HORZ. 1" = 10'
VERT. 1" = 1'

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SAMIR M. KHOURY R.C.E. 30567 07-17-2025
EXP. 3-31-2026 DATE

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CIVIL
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CITY OF IRWINDALE
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STREET IMPROVEMENT PLAN
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AZUSA CANYON RD / LOS ANGELES ST INTERSECTION
IRWINDALE, CA 91706

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EXHIBIT C-2
3 OF 4

SHT 3 OF 4 SHTS

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STREET IMPROVEMENT PLAN

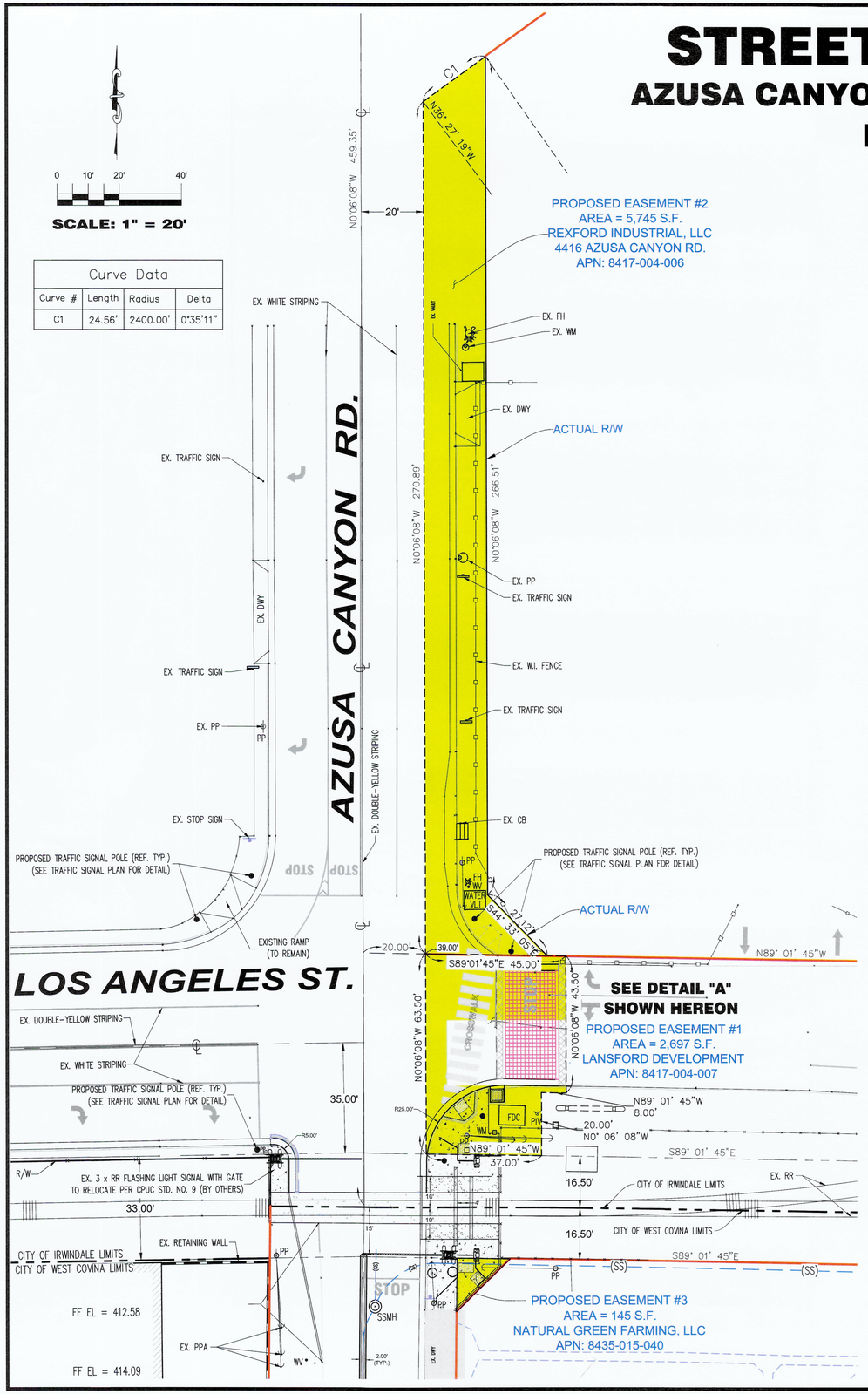
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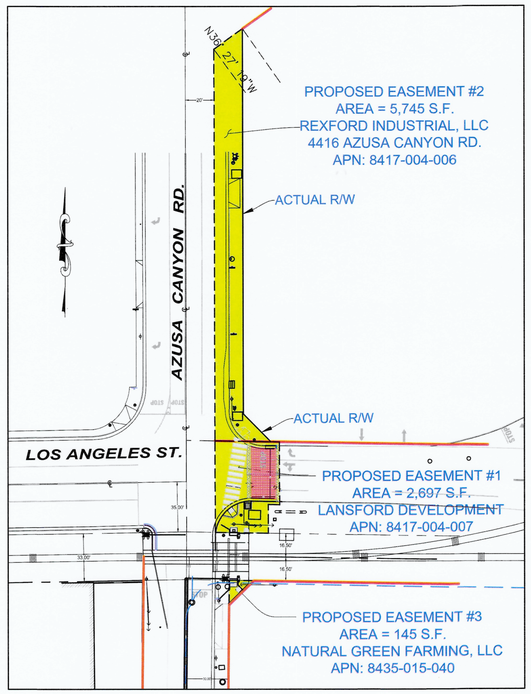
IRWINDALE, CA 91706

0 10' 20' 40'

SCALE: 1" = 20'

Curve Data			
Curve #	Length	Radius	Delta
C1	24.56'	2400.00'	0°35'11"

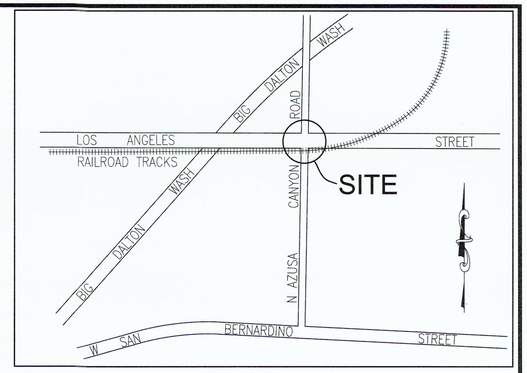




PROPOSED ROW ACQUISITION

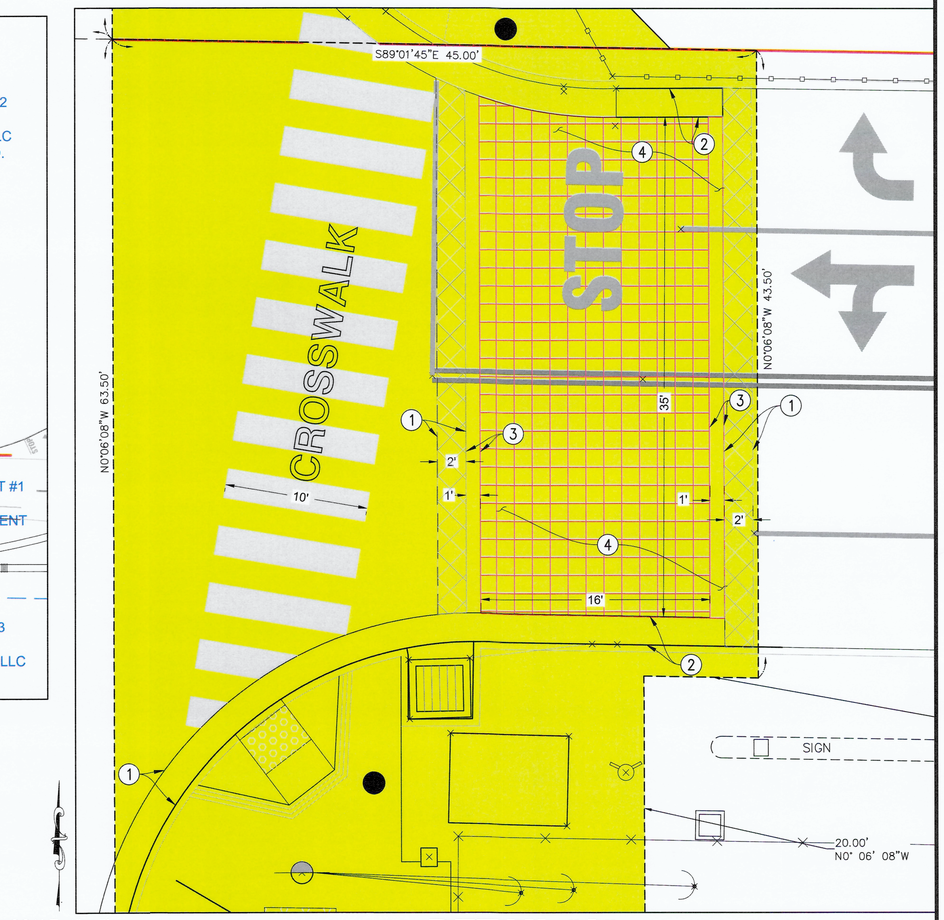
SCALE: 1" = 50'

CONSTRUCTION NOTES:	
1	SAWCUT AND REMOVE 24" STRIP OF EXISTING ASPHALT PAVEMENT AND BASE REPLACE A.C. AND A.B. PER SPPWC STD. PLAN 133-4 CASE 2 TO THE SATISFACTION OF CITY ENGINEER/ FIELD INSPECTOR. A.C. SHALL BE 1" THICKER THAN EXISTING PAVEMENT
2	CONSTRUCT 8" P.C.C. CURB AND 24" GUTTER PER SPPWC STD. PLAN 120-3. TYPE A2-8.
3	CONSTRUCT 12" WIDE GRAY CONCRETE BAND
4	CONSTRUCT COLOR STAMPED CONCRETE PER CITY REQUIREMENTS



VICINITY MAP

NOT TO SCALE



SCALE: 1" = 5'

DETAIL "A"

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FOUND 3" BRASS DISK, CITY BOUNDARY, 30'± SOUTHERLY AND 25'± EASTERLY OF THE INTERSECTION OF LOS ANGELES SREET AND PARK AVENUE

2005 ADJUSTMENT - NAVD88 ELEVATION = 397.58'

PLANS PREPARED BY:

COORY ENGINEERING
1718 N. NEVILLE STREET
ORANGE, CA 92865
(714) 202-8700

SAMIR M. KHOURY R.C.E. 30567 07-17-2025
EXP. 3-31-2026 DATE

REGISTERED PROFESSIONAL ENGINEER
SAMIR M. KHOURY
No. 30567
EXP. 3-31-2026
CIVIL
STATE OF CALIFORNIA

CITY OF IRWINDALE
ENGINEERING DEPARTMENT IRWINDALE, CALIF.

STREET IMPROVEMENT PLAN
ENHANCED PAVING
AZUSA CANYON RD / LOS ANGELES ST INTERSECTION
IRWINDALE, CA 91706

DRAWN	CHECKED	APPROVED	DATE
DCT	SMK	EDDIE CHAN, P.E., CITY ENGINEER	07-17-25

EXHIBIT C-2
4 OF 4

SHT 4 OF 4 SHTS

JOB NO: 739-101

P:\DWG\739-101\DWG\EXHIBITS\739-101 ROW ACQUISITION _EXHIBIT C-2 SHT04 07.17.2025.dwg 7-17-25 01:34:37 PM DTran

PROPOSED POLE SCHEDULE AT LOS ANGELES ST AND PROJECT DRIVEWAY

NO.	STANDARD TYPE	HGT.	SIG. M.A.	LUM. M.A.	LUMINAIRE (LED)	SIGNAL MOUNTING VEHICLE	SIGNAL MOUNTING PED	APS△ PHASE	APS△ QUAD	APS△ ARROW	POLE LOCATION A	B	C	D	E	IISNS (LED) LEGEND (DOUBLE SIDED)	REMARKS
A	19-4-100	30'	30'	12'	165W	2-MA5	SV-1-T	5P-1-T	8	5	--	--	--	11	--	5.5	Azusa Cyn Rd *	--
B	1-A	10'	--	--		--	TV-2-T	--	--	--	--	15	--	--	--	3	--	--
C	19-3-100	30'	25'	12'	165W	MA5-4C	SV-1-T	5P-1-T	8	5	←	--	--	11	--	3	+	--
D	1-A	10'	--	--	--	--	TV-2-T	5P-1-T	2	7	→	8	--	--	--	3	--	--
E	19-4-100	30'	30'	12'	165W	2-MA5	SV-1-T	--	2	7	←	--	--	7	--	8	Azusa Cyn Rd	16
F	19-4-100	30'	30'	12'	165W	3-MA5	SV1-T	5P-1-T	--	--	--	2	--	--	--	5	+*	--
G	1-A	10'	--	--	--	--	TV-2-T	--	--	--	--	--	4	--	--	2	--	--
H	1-A	10'	--	--	--	--	TV-1-T	--	--	--	--	--	--	--	--	1.5	--	--

ALL EQUIPMENT SHALL BE NEW.
* MOUNT IISNS ONTO 8 FOOT DAVIT ARM
+ SEE DETAILS "D" AND "E" FOR IISNS SIGN DETAILS.

CONSTRUCTION NOTES (THIS SHEET ONLY):

1. FURNISH AND INSTALL NEW 2070 ATC CONTROLLER WITH McCAIN Omni eX FIRMWARE IN 332 CABINET AND FOUNDATION COMPLETE. FURNISH AND INSTALL (1) COMNET EDGE SWITCH, (2) 2- CHANNEL I.L.D. SENSOR UNITS, (8) LOAD SWITCH PACKS, (1) GPS UNIVERSAL TIME BASE UNIT AND ANTENNA, VIDEO DETECTION EQUIPMENT, AND CAT5E CABLE 7 FEET LENGTH EACH. FURNISH AND INSTALL McCAIN RAILROAD INTERFACE PANEL (SEE SHEET TS-3 FOR DETAILS). FURNISH AND INSTALL BATTERY BACK-UP SYSTEM IN EXTERNAL CABINET, AND OTHER NECESSARY EQUIPMENT TO PROVIDE SPECIFIED OPERATION.
2. FURNISH AND INSTALL NEW 120/240 TYPE III-BF MODIFIED SERVICE CABINET AND FOUNDATION COMPLETE WITH 120V-100 AMP BREAKER, 50-AMP METERED SIGNAL CIRCUIT, 120V 15-AMP METERED I.I.S.N.S. CIRCUIT, 120V 30AMP UNMETERED LIGHTING CIRCUIT, TWO TYPE V P.E. CELLS FOR LIGHTING & I.I.S.N.S., (2) 120V 15-AMP CONTROL BREAKERS FOR PHOTO CELL CONTROL, (2) 65-AMP 3P CONTRACTORS & TEST SWITCHES FOR LIGHTING & I.I.S.N.S.
3. SETUP VIDEO DETECTION ZONE AS SHOWN ON PLANS.
4. FURNISH AND INSTALL ACTIVATED BLANK-OUT SIGN PER CA MUTCD. TYPE A5 SHOWN ON PLANS.
5. INSTALL TYPE E/TYPE E MODIFIED VEHICLE DETECTION LOOP AS SHOWN ON PLANS.
6. FURNISH AND INSTALL WIRELESS RADIO INTERCONNECT. COORDINATE WITH VENDOR AND CITY ENGINEER FOR PROPER PLACEMENT.
7. INSTALL 3"C TO SCE SERVICE POINT ON UP#940769E. COORDINATE WITH SCE PRIOR TO CONSTRUCTION (951)928-6272.
8. FURNISH AND INSTALL NEW ITERIS VIDEO DETECTION CAMERA ON LUMINAIRE MAST ARM. COORDINATE WITH VENDOR AND CITY ENGINEER FOR PROPER ZONE PLACEMENT.
9. FURNISH AND INSTALL NEW RETROREFLECTIVE TRAFFIC SIGN ON MAST ARM. TYPE A5 SHOWN ON PLANS. SIGN MOUNTING PER CALTRANS STANDARD PLANS.
10. FURNISH AND INSTALL TYPE I PEDESTRIAN BARRICADE PER SCRRA ES 4005 WITH RETROREFLECTIVE TRAFFIC SIGN TYPE A5 SHOWN ON PLANS.
11. INSTALL 2"C WITH 12PR#19, 1#6 GROUND CABLE TO METROLINK RAILROAD CONTROLLER AS DIRECTED BY SCRRA METROLINK.
12. CONTRACTOR TO CONSTRUCT ADA COMPLIANT PEDESTRIAN CURB RAMP PER LATEST EDITION OF STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (A.K.A. "GREENBOOK") SHEET NO. 111-5, CASE A. TYPE 3 AS SHOWN ON PLANS. INSTALL DETECTABLE WARNING SURFACE (4' WIDTH X 3' DEPTH, COLOR: RED BRICK) PER ADA STANDARDS.
14. FURNISH AND INSTALL CONDUIT IN STEEL CASING PER METROLINK ES5001.
15. FURNISH AND INSTALL NEW RETROREFLECTIVE TRAFFIC SIGN ON SIGNAL POLE.
16. FURNISH AND INSTALL SIGN BELOW IISNS. SEE DETAIL "C." SIGN DIMENSION SHALL BE EQUAL TO IISNS.

CONDUCTOR SCHEDULE

AWG	CIRCUIT	FOYE	RUNS 1	2	3	4	5	6	7	8	9	10
12 CSC. CABLE	Ø3, Ø8, Ø8P	A	--	--	--	--	1	1	--	--	--	--
	Ø1, Ø2	B	--	--	--	--	--	--	--	--	--	--
	Ø2, Ø2P	C	--	--	1	--	--	1	--	--	--	--
	Ø7, Ø8, Ø8P	D	--	1	1	--	--	1	--	--	--	--
	Ø4, Ø7	E	1	1	1	--	--	1	--	--	--	--
	Ø1, Ø2, Ø2P	F	1	1	1	--	--	1	--	--	--	--
	PRE-SIGNAL		1	1	1	--	--	1	--	--	--	--
	Ø1, Ø8	G	--	--	--	1	1	1	--	--	--	--
	TOTAL		3	4	5	1	2	8	--	--	--	--
3 CSC. CABLE	Ø8PPB	A	--	--	--	--	1	1	--	--	--	--
	--	B	--	--	--	--	--	--	--	--	--	--
	Ø8PPB	C	--	--	1	--	--	1	--	--	--	--
	Ø2PPB	D	--	1	1	--	--	1	--	--	--	--
	Ø2PPB	E	1	1	1	--	--	1	--	--	--	--
	--	F	--	--	--	--	--	--	--	--	--	--
	--	G	--	--	--	--	--	--	--	--	--	--
	TOTAL		1	2	3	--	1	4	--	--	--	--
DLC	Ø1		--	--	--	--	--	2	--	--	--	--
	Ø2		1	1	1	--	--	1	--	--	--	--
	Ø4		--	--	--	2	--	2	--	--	--	--
	TOTAL		1	1	1	2	--	4	--	--	--	--
#12	I.I.S.N.S.		2	2	2	--	2	--	--	--	--	--
#12	LED BLANK OUT SIGN		2	2	2	--	2	2	--	--	--	--
#10	LUMINAIRE		2	2	2	--	2	--	--	--	--	--
#6	SIGNAL SERVICE		--	--	2	--	--	2	--	--	--	--
#6	GROUND WIRE		1	1	1	1	1	1	--	--	--	--
12PR#19	METROLINK RR SIC		--	--	--	--	--	--	1	1	1	1
WIRELESS RADIO			--	--	--	--	--	2	2	--	--	--	--
VIDEO DETECTION CABLE			2	2	3	--	1	4	--	--	--	--
CONDUIT SIZE			3"	4"	4"	3"	3"	2-4"	--	--	--	--
FILL RATIO (%)			22	18	25	10	22	21	--	--	--	--

ALL CONDUCTORS AND CONDUITS SHALL BE NEW.

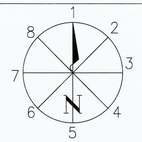
811 DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

UTILITIES

UTILITIES ARE SHOWN AS A CONVENIENCE PER RESEARCH FROM CITY AND UTILITY COMPANIES PROVIDED DOCUMENTS AND PLANS. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM ALL UTILITIES. CONTRACTOR SHALL POTHOLE AROUND NEW POLE AND SIGN POST FOUNDATIONS AND ENSURE THAT NO EXISTING UTILITIES WILL BE DISTURBED. AFTER POTHOLING, CONTRACTOR WILL REPLACE AND MATCH TO EXISTING.

APPROVED FOR ELECTRICAL, SIGNING, AND STRIPING WORK ONLY

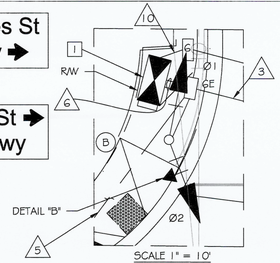
80% CITY OF IRWINDALE
20% CITY OF WEST COVINA



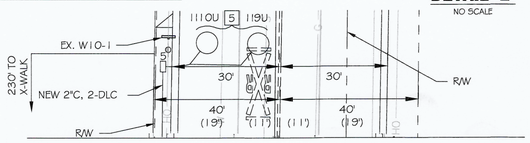
DEAD END
DETAIL "C"
NO SCALE

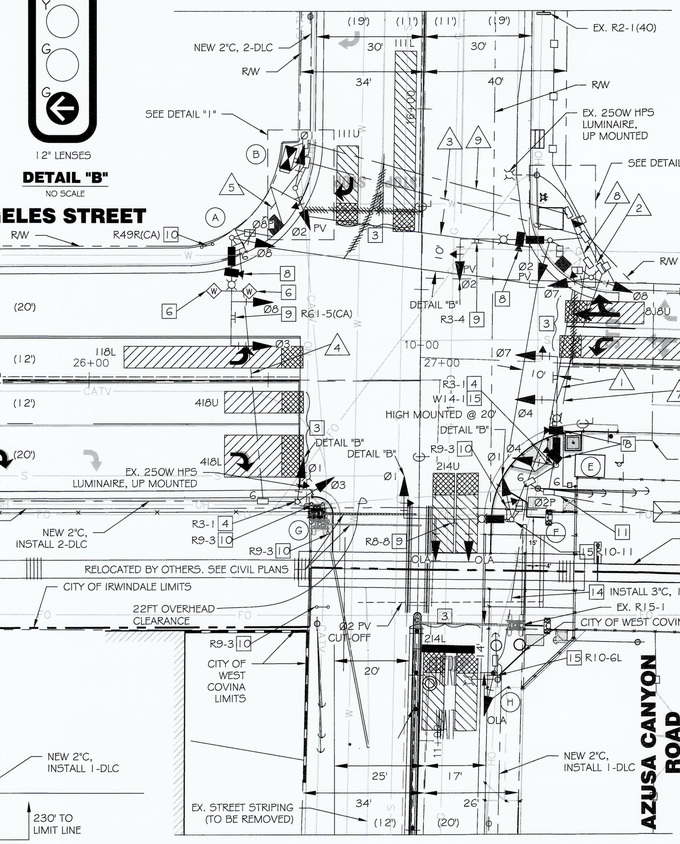
Los Angeles St
Decore Dwy
DETAIL "D"
NO SCALE

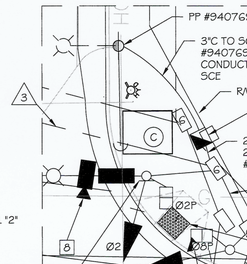
Los Angeles St
Decore Dwy
DETAIL "E"
NO SCALE

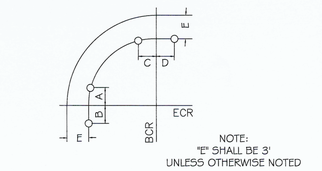


PUSH BUTTON LOCATION



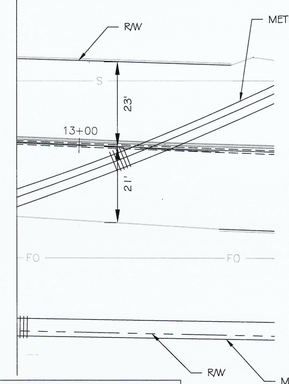


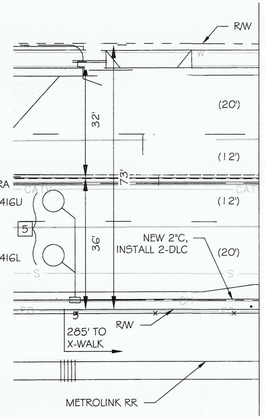


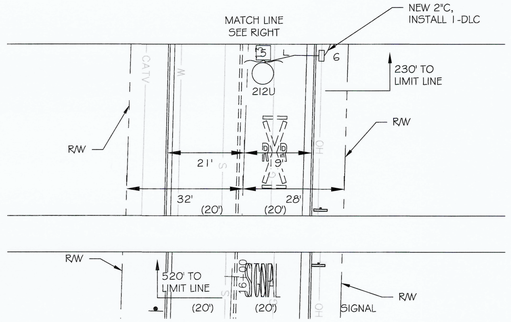


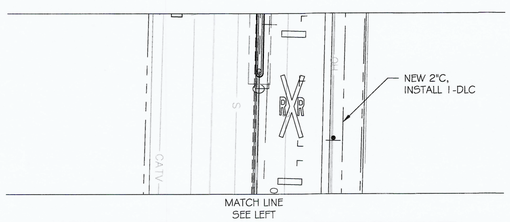
NOTE:
"E" SHALL BE 3' UNLESS OTHERWISE NOTED

POLE LOCATION DETAIL









PHASE DIAGRAM

	OLA		
PHASE 1	PHASE 2	PHASE 3	PHASE 4
PHASE 5	PHASE 6	PHASE 7	PHASE 8

STEADY DEMAND SEQUENCE

PHASE 1	PHASE 2 / OLA	PHASE 3	PHASE 7	PHASE 4	PHASE 8

PHASE DIAGRAM - PREEMPTION*

PHASE 1	PHASE 2 / OLA	PHASE 3	PHASE 7	PHASE 4	PHASE 8

PHASE DIAGRAM - LIMITED SERVICE*

PHASE 1	PHASE 2 / OLA	PHASE 3	PHASE 7	PHASE 4	PHASE 8

*R3-1 BLANK OUT SIGN ACTIVATED

EXHIBIT C-3
1 OF 4

SCALE: 1" = 20'
0 10' 20' 30' 40'
GRAPHIC SCALE

REVISIONS

NO.	DATE	INIT.		APP'VD

BENCH MARK

PREPARED UNDER THE SUPERVISION OF: Joshua McNeill

		DATE
JOSHUA MCNEILL, RCE 79151		7-16-2025
DRAWN BY	RZ	--
CHECKED	JGM	--
RECOMMENDED	BKL	--
APPROVED	EDDIE CHAN, P.E. CITY ENGINEER	7-22-2025

PLANS PREPARED BY:
iteris®
1700 Carnegie Avenue, Suite 100
Santa Ana, CA 92705-5551
Phone: (949) 270-9400
Fax: (949) 270-9481

REGISTERED PROFESSIONAL ENGINEER JOSHUA G. MCNEILL No. C79151 CIVIL STATE OF CALIFORNIA

CITY OF IRWINDALE
TRAFFIC SIGNAL INSTALLATION PLAN
LOS ANGELES STREET & AZUSA CANYON ROAD
IRWINDALE, CALIFORNIA

TS-1
SHT 1 OF 4

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SIGN LEGEND:


R3-1
ACTIVATED
BLANK-OUT


R3-4



R8-8


R9-3



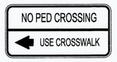
R10-6L



R10-11



R13A(CA)



R49R(CA)



R61-5(CA)



W14-1

GENERAL NOTES:

1. ALL NEW EQUIPMENT SHALL BE MANUFACTURED IN ACCORDANCE WITH THE 2022 EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND CITY OF IRWINDALE SPECIFICATIONS WHEN APPLICABLE.
2. ALL STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE CALTRANS STANDARD SPECIFICATIONS, SECTION 84 AND STANDARD PLANS.
3. THE STRIPING ALIGNMENT AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND IS SUBJECT TO THE CITY ENGINEER'S APPROVAL.
4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER UPON THE COMPLETION OF STRIPING AND SIGNING.
5. ALL TRAFFIC SIGNAL, LIGHTING MATERIALS, AND INSTALLATION METHODS SHALL CONFORM TO THE LATEST EDITION OF THE CALTRANS STANDARD SPECIFICATIONS, SECTIONS 86, 87, AND STANDARD PLANS.
6. ALL NEW VEHICLE HEADS ARE 12" LED TYPE DIALIGHT WITH YELLOW RETROREFLECTIVE BORDER OR APPROVED EQUAL AND ALL PEDESTRIAN INDICATIONS ARE COUNTDOWN LED INTERNATIONAL SYMBOL UNLESS SHOWN OTHERWISE.
7. ALL PEDESTRIAN PUSH BUTTONS ARE "APS" PER CALTRANS STANDARD PLAN ES-5C DETAIL A.
8. "212U" INDICATES AN EXAMPLE OF A VEHICLE DETECTION PHASE ASSIGNMENT IN THE CONTROLLER CABINET. EACH VEHICLE DETECTION PHASE ASSIGNMENT SHALL HAVE A SEPARATE SLOT IN THE TRAFFIC SIGNAL CONTROLLER.
9. VIDEO DETECTION ZONES SHALL BE PLACED 1' INTO THE CROSSWALK AS SHOWN ON THE PLANS.
10. ALL WIRING SHALL BE MARKED (TAGGED) WITHIN THE CONTROLLER CABINET FOR PHASE IDENTIFICATION.
11. ALL SIGNAL EQUIPMENT SHALL BE WIRED IN ACCORDANCE WITH THE SIGNAL PHASE DIAGRAM.
12. ALL CONDUIT SHALL BE SCHEDULE 80 PVC WITH A MINIMUM DIAMETER OF 2" AND SHALL BE INSTALLED AT 30" MINIMUM DEPTH UNLESS OTHERWISE SPECIFIED. ALL CONDUIT ATTACHED TO THE OUTSIDE OF THE BRIDGE CROSSING SHALL BE A MINIMUM DIAMETER OF 2" RIGID GALVANIZED STEEL.
13. ALL NEW PULL BOXES SHALL BE NO. 5 UNLESS OTHERWISE NOTED.
14. ALL PULL BOXES SHALL BE FIBERLYTE LABELED "TRAFFIC" ON LID.
15. ALL CONFLICTING SIGNING AND STRIPING SHALL BE REMOVED. SALVAGED SIGNS AND POSTS SHALL BE RETURNED TO CITY YARD. COORDINATE WITH CITY ENGINEER.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND FACILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF ANY UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION.
17. CONDUCTOR SCHEDULE IS PROVIDED AS AN INSTALLATION GUIDELINE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE CORRECT CONDUCTORS REQUIRED FOR THE INTENDED OPERATION.
18. OBTAIN APPROVAL FROM THE CITY ENGINEER FOR EXACT EQUIPMENT LOCATION PRIOR TO FINAL PLACEMENT. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1-800-422-4133, 48 HOURS PRIOR TO EXCAVATION. NO EXCAVATION SHALL BEGIN PRIOR TO THE MARKING OF UTILITY LOCATIONS.
19. THIS PLAN IS ACCURATE FOR TRAFFIC SIGNAL, SIGNING AND STRIPING WORK SHOWN HEREON ONLY. REFER TO THE STREET IMPROVEMENT PLAN AND THE LATEST VERSION OF THE SPPWC STANDARD DRAWINGS "GREENBOOK" FOR ADA RAMP DETAILS SHOWN ON THIS SHEET.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROTECT ALL ADJACENT PRIVATE PROPERTY TO THE PROJECT. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF ANY PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION.
21. CONTRACTOR TO OBTAIN RIGHT-OF-WAY ENTRY PERMIT FROM METROLINK PRIOR TO ENTERING OR WORKING WITHIN METROLINK ROW.
22. CONTRACTOR IS REQUIRED TO TAKE AN ON-TRACK SAFETY TRAINING COURSE PRIOR TO ENTERING ONTO METROLINK'S ROW OR WORKING WITHIN 25' FROM THE TRACK.
23. CONTRACTOR IS REQUIRED TO REQUEST FOR METROLINK FLAGMAN PRIOR TO ENTERING METROLINK ROW OR WITHIN 25' FROM THE TRACK.
24. SCRRA IS NOT A MEMBER OF MISS DIG ALERT, IT IS THEREFORE NECESSARY TO CALL SCRRA SIGNAL DEPARTMENT TO MARK SIGNAL AND COMMUNICATIONS CABLES AND CONDUITS.
25. THE CONTRACTOR SHALL COORDINATE WITH SCRRA SIGNAL DEPARTMENT TO HAVE THEIR RAIL SIGNAL MAINTENANCE CONTRACTOR OR OTHER QUALIFIED REPRESENTATIVE ON-SITE PRIOR TO TERMINATING THE RAILROAD INTERCONNECT CABLE IN THE TRAFFIC SIGNAL CABINET.
26. THE CONTRACTOR SHALL JOINTLY INSPECT AND TEST THE GRADE CROSSING WITH THE PREEMPTED TRAFFIC SIGNAL WITH THE AGENCY RESPONSIBLE FOR TRAFFIC SIGNALS AND SCRRA PRIOR TO PLACING THE SYSTEM INTO FULL OPERATION.

PRE-EMPTION NOTES:

1. WHEN TRAIN ENTERS THE TRACK CIRCUIT, THE RAILROAD INITIATES A PREEMPT TO THE TRAFFIC SIGNAL. IF PHASE 8 PEDESTRIAN WALK IS ON WHEN PREEMPT IS INITIATED, THE FLASHING DON'T WALK INTERVAL MUST BEGIN AND REMAIN ACTIVE FOR 16 SECONDS. IF PHASE 2 PEDESTRIAN WALK IS ON WHEN PREEMPT IS INITIATED, THE FLASHING DON'T WALK INTERVAL, MUST BEGIN AND REMAIN ACTIVE FOR 8 SECONDS. IF PHASE 2 FLASHING DON'T WALK IS ACTIVE WHEN PREEMPT IS INITIATED, THE FLASHING DON'T WALK INTERVAL MUST REMAIN ACTIVE FOR THE REMAINDER OF THE 8-SECOND INTERVAL. IF PHASE 8 FLASHING DON'T WALK IS ACTIVE WHEN PREEMPT IS INITIATED, THE FLASHING DON'T WALK INTERVAL MUST REMAIN ACTIVE FOR THE REMAINDER OF THE 16 SECOND INTERVAL. TERMINATE THE CONFLICTING PHASE WITH YELLOW AND ALL RED AT THE END OF THE PHASE 2 OR 8 FLASHING DON'T WALK. IF NO PEDESTRIAN PHASE IS ACTIVE WHEN PREEMPT IS ACTIVATED, TRAIN PREEMPTION MUST IMMEDIATELY TERMINATE THE CONFLICTING PHASE WITH YELLOW AND ALL RED. THE TOTAL WARNING TIME IS 30 SECONDS, ADVANCE VEHICLE PREEMPTION TIME IS 15 SECONDS AND ADVANCE PEDESTRIAN PREEMPTION TIME IS 16 SECONDS.
2. THE EASTBOUND NO-RIGHT (R3-1) BLANKOUT SIGN WILL BE ACTIVATED AT BEGINNING OF PHASE 2 GREEN CLEARANCE INTERVAL AND MUST REMAIN ON.
3. PHASE 2 GREEN CLEARANCE INTERVAL MUST REMAIN GREEN FOR 18 SECONDS. ALL OTHER INDICATIONS MUST REMAIN SOLID RED DURING THE PHASE 2 GREEN CLEARANCE INTERVAL.
4. AT THE END OF PREEMPTION, PHASE 2 TRANSITIONS TO YELLOW CLEARANCE, ALL OTHER INDICATIONS REMAIN SOLID RED.
5. SERVE PHASES 4, 7, AND 8 OR PHASE 2 PED FOR DURATION OF LIMITED SERVICE.
6. WHEN THE TRAIN LEAVES THE CIRCUIT, THE TRAFFIC SIGNAL RETURNS TO NORMAL OPERATION WITH PHASE 2 AND OLA GREEN INDICATIONS AND BLANK-OUT SIGNS WILL BE DEACTIVATED.

EXHIBIT C-3

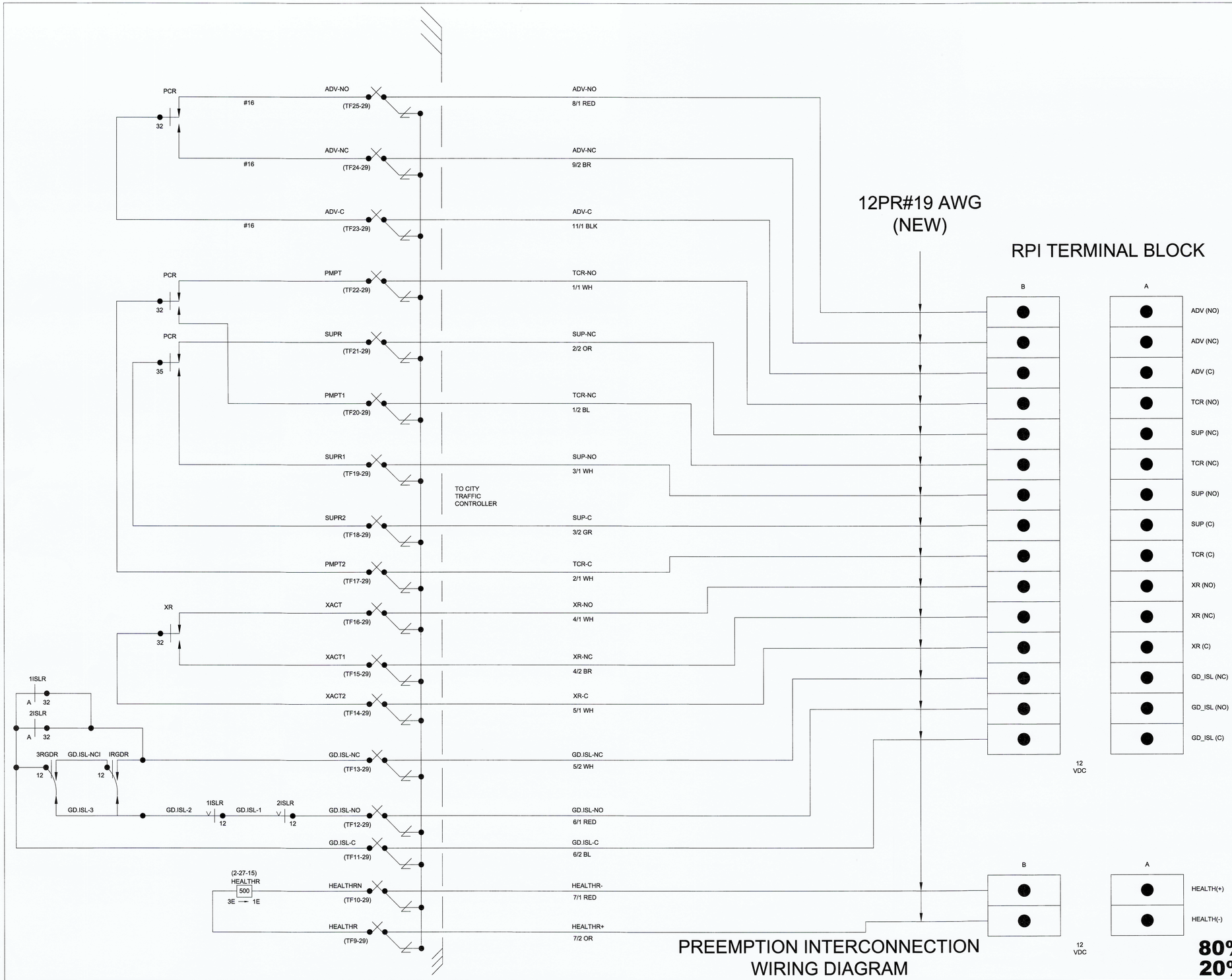
2 OF 4

80% CITY OF IRWINDALE
20% CITY OF WEST COVINA

APPROVED FOR ELECTRICAL, SIGNING, AND STRIPING WORK ONLY

REVISIONS					BENCH MARK	PREPARED UNDER THE SUPERVISION OF:		DATE	PLANS PREPARED BY:	REGISTERED PROFESSIONAL ENGINEER JOSHUA G. MCNEILL No. C79151 CIVIL STATE OF CALIFORNIA	CITY OF IRWINDALE	TS-2
NO.	DATE	INIT.		APP'D		JOSHUA MCNEILL, RCE 79151		7-16-2025	iteris® 1700 Carnegie Avenue, Suite 100 Santa Ana, CA 92705-5551 Phone: (949) 270-9480 Fax: (949) 270-9481		TRAFFIC SIGNAL INSTALLATION PLAN	
						DRAWN BY	RZ	–			**LOS ANGELES STREET & AZUSA CANYON ROAD**	
						CHECKED	JGM	–			**IRWINDALE, CALIFORNIA**	SHT 2 OF 4
						RECOMMENDED	BKL	–				
						APPROVED	EDDIE CHAN, P.E. CITY ENGINEER	7-22-2025 DATE:				

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ABBREVIATIONS:

ADV	ADVANCE PREEMPTION
TCR	TRAFFIC CONTROL RELAY
SUP	SUPERVISOR RELAY
XR	CROSSING ACTIVE
GD	GATE DOWN
ISL	ISLAND CIRCUIT

EXHIBIT C-3

3 OF 4

80% CITY OF IRWINDALE
20% CITY OF WEST COVINA

PREEMPTION INTERCONNECTION WIRING DIAGRAM

REVISIONS

NO.	DATE	INIT.		APPV'D

BENCH MARK

PREPARED UNDER THE SUPERVISION OF:
JOSHUA MCNEILL, RCE 79151

		DATE
		7-16-2025
DRAWN BY	RZ	--
CHECKED	JGM	--
RECOMMENDED	BKL	--
APPROVED	EDDIE CHAN, P.E. CITY ENGINEER	7-22-2025
		DATE:

PLANS PREPARED BY:

iteris®
1700 Carnegie Avenue, Suite 100
Santa Ana, CA 92705-5551
Phone: (949) 270-9460
Fax: (949) 270-9461

REGISTERED PROFESSIONAL ENGINEER
JOSHUA G. MCNEILL
No. C79151
CIVIL
STATE OF CALIFORNIA

CITY OF IRWINDALE

TRAFFIC SIGNAL INSTALLATION PLAN

LOS ANGELES STREET & AZUSA CANYON ROAD

IRWINDALE, CALIFORNIA

TS-3

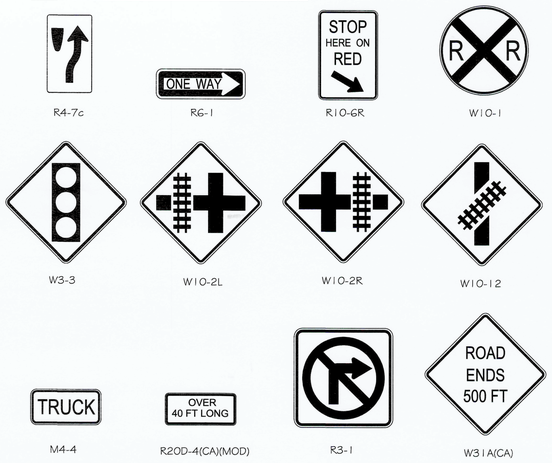
SHT 3 OF 4

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CONSTRUCTION NOTES (THIS SHEET ONLY):

1. INSTALL 8" SOLID WHITE THERMOPLASTIC LINE.
2. INSTALL 6" SOLID YELLOW THERMOPLASTIC LINE.
3. INSTALL 6" DASHED WHITE THERMOPLASTIC LINE, DETAIL 11.
4. REMOVE AND SALVAGE EXISTING SIGN POST AND FOUNDATION COMPLETE.
5. REMOVE AND SALVAGE EXISTING SIGN. MAINTAIN AND PROTECT EXISTING POST.
6. INSTALL 6" SOLID WHITE THERMOPLASTIC LINE.
7. INSTALL 24" WHITE THERMOPLASTIC LIMIT LINE.
8. INSTALL NEW SIGN ON POLE. SIGN CODE AS SHOWN ON PLANS.
9. INSTALL 6" DOUBLE YELLOW THERMOPLASTIC LINE, DETAIL 22.
10. FURNISH AND INSTALL NEW SIGN, POST AND FOUNDATION COMPLETE. TYPE AS SHOWN ON PLANS.
11. INSTALL 12" WHITE THERMOPLASTIC CROSSWALK/LIMIT LINE PER CA STD. PLAN A24E.
12. INSTALL THERMOPLASTIC PAVEMENT MARKING AS SHOWN ON PLANS PER CA STD. PLAN A24A.
13. REMOVE EXISTING CONFLICTING STRIPING AND PAVEMENT DELINEATION.
14. INSTALL 6" WHITE RIGHT EDGE LINE PER CA STD. PLAN A20B, DETAIL 27B AND RAISE PAVEMENT MARKER (TYPE G) PER SCRRA ES 40 11.
15. INSTALL 6" DOUBLE YELLOW THERMOPLASTIC LINE, DETAIL 29 AND RAISED PAVEMENT MARKERS PER SCRRA ES 40 11.
16. PAINT 100' OF RED CURB.
17. PAINT MEDIAN NOSE YELLOW. FURNISH AND INSTALL OM2-1H TYPE K MARKER SIGN.
18. FURNISH AND INSTALL TYPE Q DELINEATOR IN MEDIAN PER CA STD. PLAN A73A SPACED AT 10'.

SIGN LEGEND(THIS SHEET ONLY):



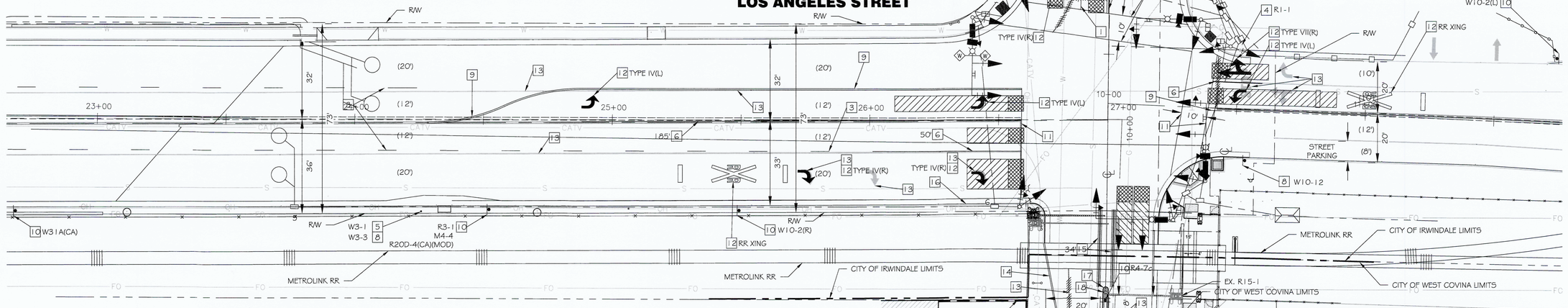


EXHIBIT C-3
4 OF 4

SCALE: 1" = 20'
0 10' 20' 30' 40'
GRAPHIC SCALE

80% CITY OF IRWINDALE
20% CITY OF WEST COVINA

811 DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

UTILITIES

UTILITIES ARE SHOWN AS A CONVENIENCE PER RESEARCH FROM CITY AND UTILITY COMPANIES PROVIDED DOCUMENTS AND PLANS. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM ALL UTILITIES. CONTRACTOR SHALL POTHOLE AROUND NEW POLE AND SIGN POST FOUNDATIONS AND ENSURE THAT NO EXISTING UTILITIES WILL BE DISTURBED. AFTER POTHOLING, CONTRACTOR WILL REPLACE AND MATCH TO EXISTING.

APPROVED SIGNING AND STRIPING WORK ONLY

REVISIONS

NO.	DATE	INIT.		APP'D

BENCH MARK

PREPARED UNDER THE SUPERVISION OF:
JOSHUA MCNEILL, RCE 79151
DRAWN BY: RZ
CHECKED: JGM
RECOMMENDED: BKL
APPROVED: EDDIE CHAN, P.E. CITY ENGINEER

DATE: 7-16-2025
DATE: –
DATE: –
DATE: 7-22-2025

PLANS PREPARED BY:
iteris®
1700 Carnegie Avenue, Suite 100
Santa Ana, CA 92705-5551
Phone: (949) 270-9400
Fax: (949) 270-9401

REGISTERED PROFESSIONAL ENGINEER
JOSHUA G. MCNEILL
No. C79151
CIVIL
STATE OF CALIFORNIA

CITY OF IRWINDALE
SIGNING AND STRIPING PLAN
LOS ANGELES STREET & AZUSA CANYON ROAD
IRWINDALE, CALIFORNIA

PD-1
SHT 4 OF 4

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ACCESS, MAINTENANCE, AND INDEMNITY AGREEMENT

This ACCESS, MAINTENANCE, AND INDEMNITY AGREEMENT ("**Agreement**") is made and entered into this ___ day of _____, 2025 ("**Effective Date**"), by and between the CITY OF IRWINDALE, a municipal corporation and Charter City ("**Irwindale**"), and CITY OF WEST COVINA, a municipal corporation ("**West Covina**"). Irwindale and West Covina may be referred to herein individually as "Party" or collectively as "Parties."

RECITALS

A. West Covina is the holder of that certain easement granted to it on _____by West Covina by Natural Green Farming LLC ("Easement"). A copy of the Easement is attached hereto as Exhibit "A" and incorporated herein by reference. The Easement area is located at the intersection of Los Angeles Street and Azusa Canyon Road, more particularly described in Exhibit "B" attached hereto and incorporated herein by reference ("Easement Area"), for pedestrian access and traffic signal maintenance, with the right to grant all or a portion of the Easement Area to others.

B. West Covina and Irwindale share the intersection of Los Angeles Street and Azusa Canyon Road ("Intersection"), along with the Southern California Regional Rail Authority (SCRRA) who operates railroad rights-of-way.

C. Irwindale's portion of the Intersection borders the Easement Area. Irwindale is working on a capital improvement project for construction and installation of a traffic signal at the Intersection ("Traffic Signal"), and requires an access to the Easement Area, for purposes of installation of the Traffic Signal, and regular maintenance of the traffic related infrastructure.

D. West Covina will grant Irwindale access to the Easement Area for access, installation, and regular maintenance of the Traffic Signal and its related infrastructure, provided that Irwindale provides 100% routine preventative and extraordinary maintenance services for the Traffic Signal, assumes all of West Covina's obligations and responsibilities under the Easement, and indemnifies West Covina from any claims and liabilities relating to its use of the Easement Area.

E. Irwindale currently contracts the maintenance of its city owned traffic signals with the City of Santa Fe Springs which has specialized knowledge, training, and experience in the routine preventative and extraordinary maintenance services of traffic signals.

F. Irwindale will utilize the City of Santa Fe Springs to maintain such Traffic Signal in accordance with the executed agreement between Irwindale and City of Santa Fe Springs dated July 26, 2023 ("Maintenance Agreement") and any subsequent agreement thereto.

G. The installation of the Traffic Signal and granting of access is in the Parties' best interest as it will promote and facilitate pedestrian and vehicular safety, and provide a public

benefit to the community.

NOW THEREFORE, for and in consideration of the mutual agreements by the Parties set forth herein and other good and valuable consideration, the Parties agree as follows:

1. Grant of Access. West Covina hereby grants to Irwindale for the benefit of the public access to the Easement Area described in Exhibit "B" for access, installation, and maintenance of the Traffic Signal, including the right at Irwindale's own cost and expense, to construct, use, maintain, alter, add to, repair, replace, and remove all facilities therefore or connected therewith, upon, over, on across and through the Easement Area. Irwindale shall have the right to take all actions necessary with respect to the maintenance and repair of the Traffic Signal.

2. Maintenance. Irwindale shall maintain the Traffic Signal in good and safe condition and repair and in compliance with all laws, at Irwindale's sole cost and expense. Irwindale may utilize the City of Santa Fe Springs Traffic Signal Maintenance Division to perform the tasks described and set forth in the Maintenance Agreement, or any subsequent agreement thereto, which shall be incorporated herein as though set forth in full as Exhibit "C". It is understood that West Covina shall not be a third party beneficiary to the Maintenance Agreement.

Irwindale covenants that it shall perform all work required and exercise all rights granted hereunder at its sole cost and expense and in a safe and clean manner and shall at all times comply with all applicable laws, rules, and regulations.

3. Indemnity. Irwindale shall indemnify, defend and hold harmless West Covina from and against any and all claims, demands, causes of action, damages, liabilities, suits and expenses (including reasonable attorneys' fees) for property damage or bodily injury (collectively, "Claims") arising out of exercising the rights hereunder granted to Irwindale and all covenants thereto, except to the extent the property damage or bodily injury is caused by the gross negligence or willful misconduct of West Covina. West Covina shall immediately notify Irwindale of any Claims received, and Irwindale shall have the obligation to defend any action or actions filed in connection with any of said Claims and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith.

Irwindale agrees to be bound by the terms, obligations and conditions set forth in the Easement as if it was the Grantee under the Easement. Irwindale shall indemnify and hold harmless West Covina for any and all actions, violations or disregarding of those terms, obligations and conditions.

4. Term. This Agreement and the access granted herein shall continue in full force and effect until such time as the Traffic Signal is permanently removed or with the unanimous written consent of all of the Parties.

5. Notices. Any notice, payment, demand, offer or communication required or permitted to be given by any provision of this Agreement shall be deemed to have been sufficiently given or served for all purposes if sent by registered or certified mail, postage and charges prepaid, or by overnight courier addressed to the applicable Party as set forth below:

To West Covina:
1444 West Garvey Avenue South
West Covina, CA 91790
Attn: City Manager

To Irwindale:
5050 N. Irwindale Drive
Irwindale, CA 91706
Attn: City Manager

Any such notice shall be deemed to be given on the date of delivery to the address set forth above as may be changed from time to time, or the date of refusal of delivery. The address for notice may be changed by either Party by giving notice of such change to the other Party in the manner provided herein for giving notice. For the purposes of changing such address, unless and until such written notice is received, the last address stated herein shall be deemed to continue in effect for all purposes.

6. Amendment. This Agreement may only be changed by a written amendment executed by authorized representatives of the Parties.

7. Attorneys' Fees. In any lawsuit to interpret or enforce this Agreement, the prevailing party shall be entitled to recover its reasonable court costs and reasonable attorneys' fees from the opposing party.

8. Interpretation. This Agreement shall be interpreted and construed in accordance with the laws of the State of California. The Parties acknowledge that this Agreement represents a negotiated document reflecting a joint effort in the drafting of its provisions. As a result, neither Party shall be viewed as a drafter with respect to interpretation of this Agreement.

9. Partial Invalidity. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable or void under applicable law, that provision shall be deleted, but the remaining provisions shall remain in full force and effect.

10. No Waiver. A waiver of any right under this Agreement must be set forth in writing and signed by the waiving Party in order to be effective. Any waiver shall be strictly construed and shall not waive any rights not expressly set forth in the written waiver.

11. Time of the Essence. Time is expressly of the essence as to every act and obligation set forth in this Agreement.

12. Counterparts and Electronic Signatures. This Agreement may be signed in counterparts, each of which shall be deemed an original, and may be executed by electronic signatures. All counterparts shall be construed together and shall constitute one agreement. Delivery of an executed counterpart of this Agreement by a .pdf data file or other scanned executed counterpart by email shall be equally as effective as delivery of a manually executed counterpart of this Agreement. Each duplicate and counterpart shall be equally admissible in evidence, and each shall fully bind each party who has executed it. The parties waive all right

to challenge the admissibility or authenticity of this Agreement in a court of law based solely on the absence of an original signature.

13. Incorporation. The recitals hereto and all exhibits, schedules and attachments attached to this Agreement are incorporated herein and made a part of this Agreement by this reference.

14. Section Titles. Section titles in this Agreement are for convenience only and shall not be construed to alter the content of sections.

15. Cooperation. The Parties shall reasonably cooperate with each other in connection with this Agreement.

16. Merger. This Agreement, together with any documents referred to herein, sets forth the full agreement between the Parties regarding the matters addressed in this Agreement. All prior agreements and understandings that conflict with the foregoing are terminated and of no further force or effect. The Parties are entering into this Agreement based solely upon the representations set forth herein and upon each Party's own independent investigation of any and all facts such party deems material.

17. Warranty of Authority. Each person signing this Agreement represents and warrants that he or she has full power and authority to do so, and that no other authorizations or approvals of any kind are necessary.

[Signatures On The Following Page]

IN WITNESS WHEREOF, the Parties have executed this Agreement by their duly authorized representatives on the date first above written.

CITY OF WEST COVINA
City of West Covina, a California municipal corporation

By: _____
Milan Mrakich
Its: Acting City Manager

ATTEST:

By: _____
Lisa Sherrick, CMC
Assistant City Clerk

APPROVED AS TO FORM:

_____
Thomas P. Duarte
City Attorney

CITY OF IRWINDALE

City of Irwindale, a California municipal corporation

By: _____
Julian A. Miranda
Its: City Manager

ATTEST:

By: _____
Laura M. Nieto
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____

Adrian R. Guerra
City Attorney

Exhibit "A"
Easement

Exhibit "B"
Easement Area

Exhibit "C"
Maintenance Agreement

Item #20.H.

City of
IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Amendment No. 1 to Design Services Agreement (DSA) with Southern California Regional Rail Authority (SCRRA) for the installation of a traffic signal at the intersection of Azusa Canyon Road and Los Angeles Street; P-1048

City Manager's Recommendation:

Approve and authorize City Manager to execute Amendment No. 1 to Design Services Agreement (DSA) with Southern California Regional Rail Authority (SCRRA) for the installation of a traffic signal at the intersection of Azusa Canyon Road and Los Angeles Street (P-1048) to increase the contract amount from $127,200 to $217,920 (an increase of $90,720).

Administrative Action:

Submitted by:

Eddie Chan, Director of Engineering/ Building Official

Prepared by:

Francisco Carrillo, Construction Compliance Manager

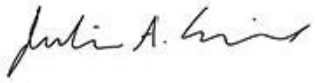
Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

On August 08, 2018, the City Council executed the City — Southern California Regional Rail Authority (SCRRA) Design Services Agreement (DSA) in the amount of $127,200, to support the design process which established roles, responsibilities, funding, and processes for engineering and construction reviews, comments, and approvals of final engineering plans, specifications, and estimates (PS&E) for the installation of a traffic signal at the intersection of Azusa Canyon Road and Los Angeles Street as part of the conditions of approval of the Development Agreement between United Rock Products, Inc. and the City for the Olive Pit Project.

In accordance with section II paragraph 3 of the DSA, SCRRA will be reimbursed on the basis of actual cost up to the "not-to-exceed" total amount. And that SCRRA shall notify CITY in writing when seventy-five percent (75%) of the deposited funds have been exhausted and include an estimate of what, if any, additional funds are estimated to be needed to complete the services under this AGREEMENT.

SCRRA determined that additional funds are estimated to be needed to complete the required services in the amount of $90,720 as indicated on Exhibit "A" of the DSA Amendment No.1 attached herewith.

The attached DSA Amendment has been reviewed and approved as to form by the City Attorney's office.

Fiscal Impact:

None. Staff have collected the funds from United Rock Products, Inc. for this DSA Amendment No. 1 and have deposited them into the Deposit Account No. 19-00-000-25400-5019 that was created to collect all funds associated with this project.

Attachments:

1. 2025-09-10 Amendment No 1 to DSA with SCRRA

DESIGN SERVICES AGREEMENT

AMENDMENT 1

BETWEEN

SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY (SCRRA)

AND THE

CITY OF IRWINDALE

FOR

AZUSA CANYON ROAD AND LOS ANGELES STREET SIGNALIZATION

AT

SCRRA MP 19.89 - SAN GABRIEL SUBDIVISION
DOT NO.: 747283R
CPUC NO.: 101SG-19.89

IN

IRWINDALE,
LOS ANGELES COUNTY, CALIFORNIA

This "Amendment 1" to the October 12, 2018 Design Services Agreement (herein referred to as the "AGREEMENT" for the Azusa Canyon Road and Los Angeles Street Signalization is made and entered into as of the 10th day of September, 2025, by and between the **SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY**, a joint powers authority existing under the laws of the State of California (hereinafter referred to as "SCRRA"), to be addressed at 900 Wilshire Blvd., Suite 1500, Los Angeles, CA 90017 and the **CITY OF IRWINDALE**, a charter city and municipal corporation organized and existing under the laws of the State of California, (hereinafter referred to as "CITY"), to be addressed at 5050 N. Irwindale Ave, Irwindale, CA 91706. CITY and SCRRA may be referred to singly as "PARTY" and collectively as "PARTIES."

RECITALS:

CITY and SCRRA executed the AGREEMENT on October 12, 2018, which established roles, responsibilities, funding, and processes for engineering and construction reviews, comments, and approvals of final engineering plans, specifications, and estimates (PS&E) for the Azusa Canyon Road and Los Angeles Street Signalization project on the San Gabriel Subdivision.

Through further site investigations and project development, the cost of completing the original scope is now estimated to have increased.

CITY and SCRRA desire to amend the AGREEMENT to increase the funding for DESIGN SERVICES work to be performed by SCRRA and to update the estimated cost for said services.

NOW THEREFORE, the Parties hereto mutually agree as follows:

1. Section I, Paragraph 5 is hereby amended to read as follows:

   The performance of any additional services beyond the DESIGN SERVICES defined in Section 1, Paragraph 1 and in EXHIBIT "A"(REVISION 1), shall require an amendment to this AGREEMENT and signed by both Parties.

2. Section II, Paragraph 2 is hereby amended to read as follows:

   CITY shall fund and bear the cost of one hundred percent (100%) of the DESIGN SERVICES as defined in Section I and outlined in EXHIBIT "A" (REVISION 1) of this AGREEMENT. The costs associated with DESIGN SERVICES are only estimates and may vary, for which the CITY shall be responsible for reimbursement of one hundred percent (100%) of all costs incurred by SCRRA.

3. Section III, Paragraph 3, is hereby amended to read as follows:

   The total cost of the RAILROAD DESIGN SERVICES provided by this AGREEMENT shall not exceed the sum of $217,920. The CITY has previously provided funding to SCRRA in the amount of $127,200 for the PROJECT. Within thirty (30) days of execution of this AGREEMENT, the CITY agrees to deposit the amount of $ 90,720, which shall bring the total deposit to one hundred percent (100%) of the estimated cost of DESIGN SERVICES to be provided by SCRRA under EXHIBIT "A" (REVISION 1) of this AGREEMENT. SCRRA will be reimbursed on the basis of actual cost up to the "not-to-exceed" total amount. SCRRA shall notify CITY in writing when seventy-five percent (75%) of the deposited funds have been exhausted and include an estimate of what, if any, additional funds are estimated to be needed to complete the services under this AGREEMENT.

4. Exhibit "A" shall be replaced in its entirety with the included Exhibit "A" (Revision 1).

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be duly executed in by their duly qualified and authorized officials.

SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY

By: _____

Darren M. Kettle
Chief Executive Officer

Date: _____

APPROVED AS TO FORM:

By: _____

Don O. Del Rio
General Counsel

Date: _____

CITY OF IRWINDALE

By: _____

Julian Miranda,
City Manager

Date: _____

APPROVED AS TO FORM:

By: _____

Adrian R. Guerra
City Attorney

Date: _____

ATTEST:

By: _____
Deputy City Clerk

EXHIBIT "A" (REVISON 1)

AZUSA CANYON RD AND LOS ANGELES ST SIGNALIZATION DESIGN SERVICES AGREEMENT

BUDGETED SCHEDULE AND COST

Date	**16-Jul-25**
SCRRA Project No.	**860969**
Project Name	**Azusa Canyon Rd and Los Angeles St Signalization**
Schedule	**Est. through December 2028**

NO.	ITEM	QUANTITY					UNIT	UNIT COST	TOTAL COST
		No. of Months	Meeting per Month	Hours	No. of Persons	Total Hours			
A	**Project Management and Administration**								
1	Attend Meetings								
	Design Coordination Meetings	6	1	2	2	24	HR	$300.00	$7,200.00
	General PM Work	6	1	2	1	12	HR	$300.00	$3,600.00
	Section Sub-Total								**$10,800.00**
B	**Document Review/Design Support**								
1	Agency Review of Civil Design Documents from CITY								
	90%			4	2	8	HR	$300.00	$2,400.00
	100%			4	2	8	HR	$300.00	$2,400.00
	Camera Ready			4	2	8	HR	$300.00	$2,400.00
2	Agency Review of Signal Design								
	60%			0	0	0	HR	$300.00	$0.00
	90%			8	2	16	HR	$300.00	$4,800.00
	100%			4	2	8	HR	$300.00	$2,400.00
	Camera Ready			4	2	8	HR	$300.00	$2,400.00
3	Positive Train Control (PTC) Support					40	HR	$300.00	$12,000.00
	Section Sub-Total								**$28,800.00**
C	**Signal & Comm Design Services**								
1	Signal & Comm Design (includes Advance Pre-Emption)								
	60%			0	0	0	HR	$300.00	$0.00
	90%			0	0	0	HR	$300.00	$0.00
	100%			20	2	40	HR	$300.00	$12,000.00
	Camera Ready			10	2	20	HR	$300.00	$6,000.00
	Section Sub-Total								**$18,000.00**
D	**Construction & Maintenance Agreement**								
1	Develop and coordinate C&M Agreement after design completetion and prior to Construction					60	HR	$300.00	$18,000.00
	Section Sub-Total								**$18,000.00**
	Sub-Total								**$75,600.00**
	Contingency (20%)								**$15,120.00**
	TOTAL ESTIMATED COST THIS AMENDMENT								**$90,720.00**
	TOTAL FROM ORIGINAL AGREEMENT								**$127,200.00**
	TOTAL COMBINED ALL AGREEMENTS								**$217,920.00**

Notes:

1	The cost of the SCRRA services shown is an estimate only and CITY will reimburse SCRRA on the basis of actual costs and expenses.
2	CITY shall reimburse SCRRA the actual costs and expenses incurred by SCRRA and its consultants for all services and work performed in connection with this project, including an allocated overhead representing SCRRA's costs for administration and management.
3	The anticipated servuce and cist estimates may require adjustments to accommodate actual project requirements, but at no time shall the budgeted cost ceiling be exceeded, unless authorized by an amendment to this AGREEMENT.
4	Signal design will include the appropriate warning time for the Advance Pre-emption per the calculations provided by the CITY on 5/3/18.
5	The anticipated duration of this project is six (6) months.

Item #20.I.

City of
IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Second Reading of Ordinance No. 799 - Billboards

City Manager's Recommendation:

Adopt on second reading by title only, with further reading, waived Ordinance No. 799, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, 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/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:

At its meeting of August 27, 2025, the City Council introduced the above ordinance for first reading.

The Ordinance 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 the 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 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

ENVIRONMENTAL REVIEW

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 Project has been determined to qualify for a general rule exemption pursuant to CEQA Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the Zoning Code Amendment, by itself, will have a significant effect on the environment.

It would now be appropriate for the City Council to adopt Ordinance No. 799 on second reading.

Fiscal Impact:

There is no cost with the City Council approval of the Zoning Ordinance Amendment.

Attachments:

1. Ord No. 799 Billboards (Final)

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 10th day of September 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 27th day of August 2025, and was duly approved and adopted on second reading at its regular meeting held on the 10th day of September 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 September 10, 2025, to be posted at the City Hall, Library, and Post Office on September 11, 2025.

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

Item #20.J.

City of
IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Second Reading of Ordinance No. 803

City Manager's Recommendation:

Adopt on second reading by title only, with further reading waived 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."

Administrative Action:

Submitted/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:

At the meeting of August 27, 2025, the City Council introduced for first reading Ordinance No. 803, which would adopt and add 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, make findings in support thereof and find the project consistent with the Program Environmental Impact Report (SCH#2023120387) for the 2021-2029 Housing Element 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.

It would now be appropriate for the City Council to adopt Ordinance No. 803 on second reading.

Fiscal Impact:

No fiscal impact is anticipated with the adoption of Ordinance No. 803.

Attachments:

1. Ord No. 803 ZOA No. 05-2025 (Final)

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				

Item #20.K.

City of IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: 2nd Reading of Ordinance No. 808 to Amend Chapter 10 of the Irwindale Municipal Code and Resolution No. 2025-91-3679 (permit fees)

City Manager's Recommendation:

Adopt on second reading 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)", and **adopt Resolution No. 2025-91-3679** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ESTABLISHING THE RECREATIONAL VEHICLE PERMIT FEES".

Administrative Action:

Submitted/Prepared by:

Theresa Olivares, Assistant City Manager

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

At the meeting of August 27, 2025, the City Council introduced for first reading Ordinance No. 808, which would add Chapter 10.54 (“Recreational Vehicles”) to the City of Irwindale Municipal Code regarding 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).

It would now be appropriate for the City Council to adopt Ordinance No. 808 on second reading and approve Resolution No. 2025-91-3679, establishing the recreational vehicle permit fees.

Fiscal Impact:

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

Attachments:

1. RV Parking Ordinance No. 808
2. Resolution No. 2025-91-3679

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

RESOLUTION NO. 2025-91-3679

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ESTABLISHING THE RECREATIONAL VEHICLE PERMIT FEES

WHEREAS, the City of Irwindale has experienced an increase in recreational vehicle parking within both commercial and residential areas of the City which has created public health and safety concerns; and

WHEREAS, on September 10, 2025, the Irwindale City Council adopted Ordinance No. 808, 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; and

WHEREAS, Ordinance No. 808 requires any person applying for a temporary recreational vehicle parking permit to pay a permit fee; and

WHEREAS, the permit fee shall be established by resolution to recover the costs of processing the permits; and

WHEREAS, the City Council now desires to establish the recreational vehicle parking permit fees as follows: Recreational Vehicle Permit Fee is set at $5.00, and a Recreational Vehicle Temporary Guest Permit Fee is set at $20.00.

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

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council of the City of Irwindale hereby establishes the Recreational Vehicle Permit fee at $5.00, and the Recreational Vehicle Temporary Guest Permit Fee at $20.00. City Staff are authorized to impose and collect the recreational vehicle parking permit fees upon the effective date of Ordinance No. 808.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the application of any other section, subsection, sentence, clause, phrase, or portion of this Resolution, and to this end the invalid or unconstitutional section, subsection, sentence, clause, phrase of this Resolution are declared to be severable. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, part or portion thereof,

irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 4. This Resolution shall take effect immediately and the Chief Deputy City Clerk shall attest to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 10th day of September, 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. 2025-91-3679 was duly and regularly passed and adopted by the City Council of the City of Irwindale at its regular meeting held on the 10th day of October, 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Item #20.L.

City of
IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Approval of Memorandum of Understanding Between the Cities of Commerce, Industry, Irwindale, Santa Fe Springs, and Vernon

City Manager's Recommendation:

1) Approve the Memorandum of Understanding between the Cities of Commerce, Industry, Irwindale, Santa Fe Springs, and Vernon to establish a multi-jurisdictional coalition for regional advocacy on industrial and commercial priorities; and 2) Take such additional, related action that may be desirable.

Administrative Action:

Submitted by:

Julian A. Miranda, City Manager

Prepared by:

Iris Espino, Assistant to the City Manager

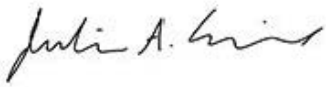
Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

The Cities of Commerce, Industry, Irwindale, Santa Fe Springs, and Vernon are each located in Los Angeles County and collectively represent a significant industrial and commercial corridor. Together, these jurisdictions employ approximately 500,000 workers in industries such as manufacturing, wholesale and distribution, transportation and logistics, and e-commerce. These activities contribute substantially to both local and state tax revenues.

Recognizing the shared economic and policy challenges facing these industrial and commercial sectors, the Cities have agreed to collaborate through a MOU. The MOU outlines the intent to jointly advocate for state and federal capital investment, infrastructure funding, and policies that support industrial and commercial activity, while also protecting local fiscal control.

ANALYSIS

The MOU establishes a framework for regional cooperation without creating a separate legal entity. Key provisions include:

- Development of a joint legislative agenda on an annual basis.
- Engagement with state and federal legislators and advocacy groups to promote unified regional priorities.
- Coordination in monitoring state and federal legislation and grants affecting industrial and commercial zones.
- Formation of a state and federal legislative affairs working group consisting of staff, consultants, and advocates from each City.
- Joint efforts to prioritize infrastructure and capital projects for state and federal funding opportunities.
- Preparation of reports highlighting the economic impact and investment needs of the region.
- Alignment with regional partners such as SCAG, Los Angeles County Economic Development Corporation, and local Chambers of Commerce.
- Importantly, each City retains autonomy and fiscal control. The MOU specifies that participation does not create any binding financial obligations beyond each City's voluntary commitments.

ENVIRONMENTAL

N/A

DISCUSSION

This MOU represents a strategic opportunity for the Cities to strengthen their collective advocacy efforts in Sacramento and Washington, D.C. By presenting a unified voice, the Cities will be better positioned to secure funding for freight infrastructure modernization, workforce development facilities, and environmental mitigation projects within industrial zones.

The coalition also provides a platform to safeguard local revenue sources, such as utility user taxes and business license fees, against potential state mandates that could erode municipal fiscal stability.

The term of the MOU is five years, effective September 1, 2025, through August 31, 2030, with the option for any City to withdraw upon 45 days' written notice.

SUMMARY/NEXT STEPS

Approval of this MOU will formalize the City's participation in a collaborative regional effort to advocate for policies and funding opportunities that benefit industrial and commercial sectors critical to the City's economy.

If approved, staff will:

1. Participate in the formation of the legislative affairs working group.
2. Contribute to the development of the joint legislative agenda by November 15 of each year.
3. Collaborate with partner cities on outreach, monitoring, and advocacy activities.
4. Provide periodic updates to City Council on coalition activities, legislative outcomes, and funding opportunities.

Fiscal Impact:

There is no direct fiscal impact associated with entering into this Memorandum of Understanding (MOU). Each City will be responsible for its own costs related to participation, including staff time, travel, and consultant support, if any. No dues or mandatory financial contributions are required under the agreement.

Attachments:

1. Memorandum of Understanding Between the Cities of Commerce, Industry, Irwindale, Santa Fe Springs, and Vernon

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITIES OF COMMERCE, INDUSTRY, IRWINDALE, SANTA FE SPRINGS, AND VERNON

This Memorandum of Understanding ("MOU") is dated as of August __, 2025, ("Effective Date") and is entered into by and between the City of Commerce, a municipal corporation, ("Commerce"), City of Industry, a municipal corporation, ("Industry"), City of Irwindale, a municipal corporation, ("Irwindale"), City of Santa Fe Springs, a municipal corporation, ("Santa Fe Springs"), and City of Vernon, a municipal corporation, ("Vernon"). Commerce, Industry, Irwindale, Santa Fe Springs, and Vernon may be herein referred to individually as "City" and collectively referred to as "Cities."

RECITALS

WHEREAS, each of the Cities is located in Los Angeles County and each offers extensive industrial and commercial zones boasting countless businesses, each employing approximately 500,000 people, focused on manufacturing, wholesale and distribution, transportation and logistics, and e-commerce; and

WHEREAS, the working population of the Cities significantly contributes to the property and sales tax base of both the Cities and the State of California; and

WHEREAS, the Cities, through this Memorandum of Understanding, desire to create a unified effort to advocate for, advance, and plan their shared priorities, seeking to secure state and federal capital investment, as well as legislative and administrative policies, to address the unique needs and benefits that their industrial and commercial activities offer Los Angeles County and the State of California.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the Cities find that the establishment of this MOU is an effective and beneficial means of setting a framework for regional coordination, economic advocacy, and strategic investment in and around the Cities, and agree as follows:

1. **RECITALS**

The recitals set forth above are incorporated herein by this reference.

2. **ROLES AND RESPONSIBILITIES.**

Under this MOU, the Cities agree to the following:

A. On or before November 15 of each year, develop a joint legislative agenda for Sacramento and Washington, D.C., that focuses on the preservation of industrial and commercial activities, infrastructure funding, regulatory reform, and, importantly, local land use control;

B. Engage state and federal legislators, as well as local and statewide advocacy organizations with a unified voice, to seek support for this MOU's priorities;

C. Develop and distribute information about the Cities, including, but not limited to, advocating for state and federal capital investment dollars for freight infrastructure modernization, environmental mitigation for industrial zones, industrial space redevelopment, and workforce development facilities;

D. Monitor state and federal grants that may assist one or more of the Cities to promote the purpose of this MOU and support the industrial, manufacturing, and commercial activities of each respective City;

E. Monitor state and federal legislation affecting industrial, manufacturing, and commercial zones; warehouse emission regulations; local tax authority and fiscal tools; and labor and workforce mandates. Each City will coordinate these efforts with its respective state and federal legislative advocates at its own respective cost;

F. Create a state and federal legislative affairs working group made up of staff members, consultants, legislative advocates, contractors, or agents of each of the Cities to track legislation, coordinate shared positions on legislation, and/or conduct visits to Sacramento or Washington, D.C.;

G. Draft, as necessary, a unified report highlighting the economic impact, investment needs, and contributions of each of the Cities;

H. The Cities agree that this MOU establishes a multijurisdictional coalition that is not a separate legal entity and does not possess the powers of a decision-making legislative body;

I. The Cities look forward to aligning with key organizations throughout the region, including, but not limited to, the Los Angeles County Economic Development Corporation, the Southern California Association of Governments, the California and local Chambers of Commerce, the California State Association of Counties, and the Southern California Leadership Council;

J. The Cities will identify and prioritize shovel-ready capital projects for inclusion in state bond measures, California Climate Investment funding projects, and any federal, state, or local economic development infrastructure funding measures;

K. The Cities, when appropriate, will support the preservation of local fiscal control efforts by protecting revenue generating tools such as utility user taxes, business license fees, and local sales and use transaction taxes. In addition, when necessary, the Cities will oppose those state mandates that reduce city revenues without a corresponding funding increase elsewhere to assist local governments to avoid revenue decreases; and

L. The Cities will draft and issue a legislative impact report outlining federal and state investments secured for the region; legislative wins or losses; policy priorities; and the economic contributions of the Cities to California's GDP.

3. TERM & TERMINATION.

This MOU shall be effective as of September 1, 2025, and shall expire on August 31, 2030, unless otherwise agreed by the Cities. Any City may terminate its participation in this MOU upon providing 45 days' written notice to the other Cities.

4. FINANCIAL RESPONSIBILITIES.

Each City shall be responsible for its own respective costs related to any and all activities undertaken pursuant to this MOU. There are no dues associated with participation in this MOU.

5. LIABILITY AND INDEMNIFICATION.

Commented [AD1]: Revised for clarity and reflect Gov. Code § 895.4 to ensure each city is liable only for its own negligence

No City, nor any of its officers or employees, shall be responsible for any damage or liability occurring by reason of any acts or omissions on the part of another City under or in connection with any work, authority or jurisdiction delegated to or determined to be the responsibility of that City under this MOU. It is also understood and agreed that, pursuant to Government Code, Section 895.4, each City shall fully indemnify, defend and hold harmless the other Cities from any liability imposed for injury (as defined by Government Code, Section 810.8) occurring by reason of any negligent acts or omissions on the part of that City under or in connection with any work, authority or jurisdiction delegated to or determined to be the responsibility of that City under this MOU. Notwithstanding the foregoing, no City shall be obligated to indemnify or hold harmless another City in connection with that City's own active negligence or willful misconduct.

6. MISCELLANEOUS PROVISIONS.

6.1 The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this MOU.

6.2 The waiver by any of the Cities of any breach of any term, covenant or condition of this MOU shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this MOU shall be deemed to have been waived by any City, unless such waiver is in writing.

6.3 Each right, power and remedy provided in this MOU, or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy. The exercise, commencement of the exercise, or forbearance of any such right, power, or remedy by any City shall not preclude the simultaneous or later exercise of any or all of other rights, powers, or remedies.

6.4 If any legal action or suit in equity is brought to enforce or interpret the provisions of this MOU, or arising out of or relating to it, the prevailing party shall be entitled to recover reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled. Venue for any such litigation shall be Los Angeles County, California, or in the United States District Court for Central District of California. Each City consents to the jurisdiction of the courts identified above and waive any

objection to venue in such courts.

6.5 If any term or provision of this MOU, or the application thereof to any person or circumstance, is held to be invalid or unenforceable, such term or provision shall be amended solely to the extent necessary to cure the invalidity or unenforceability, and, as amended, shall be enforceable. In such event, the remainder of this MOU, and the application of such term or provision to persons or circumstances other than those affected, shall remain in full force and effect and be enforced to the fullest extent permitted by law.

6.6 This MOU shall be governed and construed in accordance with the laws of the State of California without regard to principles of conflicts of laws.

6.7 The Cities represent and warrant that they have had the opportunity to seek advice from counsel of their own choosing during the negotiation for and the preparation of this MOU, that they have read this MOU, or had the same read to them by counsel, and that they have had this MOU fully explained to them by their counsel, and that they fully understand the MOU's legal effect. This MOU shall be construed fairly and neither in favor of or against any City, regardless of which City or Cities drafted or participated in the drafting of its terms.

6.8 This instrument contains the entire agreement between the Cities with respect to the purpose and function of this MOU. No other prior oral or written agreement(s) shall be binding on the Cities. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed by each City.

6.9 The terms of this MOU shall bind and inure to the benefit of each of the Cities, and their respective elected and appointed officials, officers, employees, and agents.

6.10 This MOU may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

6.11 Each person executing this MOU hereby represents and warrants (i) their authority to do so, and (ii) that such authority has been duly and validly conferred.

IN WITNESS WHEREOF, the undersigned have agreed to all of the terms and conditions herein and have executed this MOU as set forth below, as of the Effective Date.

CITY OF COMMERCE

By:_____
Ivan Altamirano, Mayor

Attest:

By:_____
Lena Shumway, City Clerk

Approved as to form:

By:_____
Noel Tapia, City Attorney

CITY OF INDUSTRY

By:_____
Cory C. Moss, Mayor

Attest:

By:_____
Julie Gutierrez-Robles, City Clerk
Approved as to form:

By:_____
James M. Casso, City Attorney
CITY OF IRWINDALE

By:_____
Larry G. Burrola, Mayor

Attest:

By:_____
Laura Nieto, Chief Deputy Clerk

Approved as to form:

By:_____

Adrian Guerra, City Attorney

CITY OF SANTA FE SPRINGS

By:_____
William K. Rounds, Mayor

Attest:

By:_____
Fernando N. Munoz, City Clerk

Approved as to form:

By:_____
Rick R. Olivarez, City Attorney

CITY OF VERNON

By:_____
Leticia Lopez, Mayor

Attest:

By:_____
Genoveva Rocha, City Clerk

Approved as to form:

By:_____

01005.0001 2036489.1

Zaynah Moussa, City Attorney

IRWINDALE CITY COUNCIL CHAMBERS **MAY 8, 2025**
5050 N. IRWINDALE AVENUE **THURSDAY**
IRWINDALE, CALIFORNIA 91706 **4:30 P.M.**

The Irwindale **CITY COUNCIL, HOUSING AUTHORITY, AND RECLAMATION AUTHORITY** met in a special joint meeting at the above time and place.

ROLL CALL: Present: Council/Board Members Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia, Mayor Pro Tem/Vice Chair H. Manuel Ortiz. Mayor/Chair Larry G. Burrola

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

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION — A motion was made by Councilmember Ambriz, seconded by Mayor Pro Tem Ortiz, to approve the Consent Calendar, reading ordinances by title only and waiving further reading thereof. The motion was unanimously approved; Councilmember Breceda abstaining on Item No. 6A

ITEM NO. 6A
RESOLUTION NEEDED FOR ACQUISITION OF 16249 ARROW HWY, IRWINDALE, CA

RESOLUTION DOCUMENT NEEDED FOR THE ACQUISITION OF 16249 ARROW HIGHWAY, IRWINDALE, CA

RESOLUTION NO. 2025-37-3625 ADOPTED

Resolution No. 2025-37-3625, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE ACQUISITION OF 16249 ARROW HIGHWAY, IRWINDALE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND RELATED DOCUMENTS, AND APPROVING THE APPROPRIATION OF FUNDS FROM THE GENERAL FUND RESERVES," was adopted.

ITEM NO. 6B
BESS URGENCY ORDINANCE NO. 797

BESS URGENCY ORDINANCE NO. 797

URGENCY ORDINANCE ADOPTED ON FIRST READING

Urgency Ordinance No. 797, entitled:

"AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, AMENDING TABLE 17.06.020-1 ("LAND USE REGULATIONS – INDUSTRIAL & OFFICE ZONES") WITHIN SECTION 17.060.020 ("LAND USE

REGULATIONS") OF CHAPTER 17.06 ("INDUSTRIAL AND OFFICE ZONE DISTRICTS") AND ADOPTING CHAPTER 17.40 "BATTERY ENERGY STORAGE SYSTEMS ("BESS") OF TITLE 17 ("ZONING") OF THE IRWINDALE MUNICIPAL CODE REGULATING BATTERY ENERGY STORAGE SYSTEMS IN 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. The ordinance is exempt from the California Quality Act, pursuant to State CEQA Guidelines Section 15061 (B)(3).

SPONTANEOUS COMMUNICATIONS

There were no speakers.

NEW BUSINESS

ITEM NO.8A
FISCAL YEAR 25/26 BUDGET WORKSHOP

FISCAL YEAR 2025-2026 BUDGET WORKSHOP (Joint Item with Housing Authority & Reclamation Authority)

DIRECTOR BORHANI

Director Borhani provided an overview of the Fiscal Year 2025/2026 budget, including projected revenues and expenditures.

Director Borhani then advised that the Finance Department is working on staffing adjustments in the department to address a recent staff member's retirement, and that he hoped to provide more information to the Council at the next meeting.

CITY MANAGER MIRANDA

City Manager Miranda presented the Economic Development's, Housing Authority, City Manager's, City Clerk's, and Administrative Services divisions budget requests.

IT MANAGER WAGNER

IT Manager Wagner presented the IT department's budget request.

COUNCILMEMBER GARCIA

In response to a question by Councilmember Garcia regarding Mining Impact and COPS funds for IT services, Manager Wagner advised that the funds have already been secured.

MAYOR PRO TEM ORTIZ

Responding to a question by Mayor Pro Tem Ortiz, Manager Wagner advised that a server replacement is a one-time expenditure that lasts the life of the server, and that the Verkada software will recur every three years for as long as the City needs it. The server costs $160k and Verkada costs $67k.

MAYOR BURROLA

Mayor Burrola asked about the lifespan of servers, to which Manager Wagner advised that servers generally last between seven and eight years, and that current servers have been operating for ten. He further added that battery backups are recommended to be replaced every five years since their capacity diminishes over time.

Mayor Burrola also asked about software renewals, to which Manager Wagner advised that many software are now cloud-based, requiring subscriptions instead of outright purchases. He added that prices tend to increase, and the City would need to absorb the costs unless alternatives are found.

LIBRARIAN BALLI — Librarian Balli presented the Library's budget requests to the Council for its consideration.

COUNCILMEMBER GARCIA — Councilmember Garcia asked about the duties and responsibilities of the proposed Supervising Librarian position, which Librarian Balli discussed.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz asked about the need for a new full-time Library Technician, to which Librarian Balli advised that staff will request a second position at the mid-year budget.

MAYOR BURROLA — Mayor Burrola asked about costs for making copies at the Library, to which Librarian Balli advised that copies cost $0.15 per page.

Mayor Burrola also asked about maintenance costs for the copier, to which Librarian Balli advised that maintenance would be included in the cost of the lease of the copier.

CHIEF HOFFORD — Chief Hofford then presented the Police Department's budget requests to the Council for its consideration.

COUNCILMEMBER GARCIA — Responding to a question by Councilmember Garcia, Chief Hofford stated that he was unaware of any mechanism to recoup jailing fees from arrestees. He noted, however, that the agency where he previously worked has a cost recovery system for those arrested for DUI's which resulted in collisions, though he noted that the program costs much more than the funds it generates.

DIRECTOR SIMPSON — Director Simpson then presented the Community Development Department's budget requests to the Council for its consideration.

MAYOR PRO TEM ORTIZ AND MAYOR BURROLA — Responding to several questions by Mayor Pro Tem Ortiz and Mayor Burrola, Director Simpson advised that the proposed promotion of the Administrative Secretary to Management Analyst would cause the Administrative Secretary position to be frozen and unfunded, and that the $100,000 requested for contractual services would be derived from the General Fund.

MAYOR BURROLA — Mayor Burrola expressed opposition to freezing the Administrative Secretary position only to unfreeze it within several years, to which City Manager Miranda noted that unfreezing any position would require Council approval.

COUNCILMEMBER BRECEDA	Councilmember Breceda stated that staff would request to unfreeze a position if they deemed it necessary.
DIRECTOR SIMPSON	Director Simpson concurred with Councilmember Breceda and advised that the proposed Management Analyst position would continue to clerk the Planning Commission meetings.
MAYOR BURROLA	Responding to a question by Mayor Burrola regarding contractual services, Director Simpson noted that contractors assist in processing applications received by the department, though these are paid for by developers.
MAYOR PRO TEM ORTIZ	Mayor Pro Tem Ortiz asked what would happen to the duties of the Administrative Secretary, to which Director Simpson advised that the department now has an Office Specialist that takes care of clerical duties and that the Management Analyst would handle more complex duties.
DIRECTOR CHAN	Director Chan then presented the Engineering Department's budget requests to the Council for its consideration.
MAYOR PRO TEM ORTIZ	Mayor Pro Tem Ortiz asked about the proposed reclassification of the Administrative Secretary to Management Analyst, to which Director Chan advised that the current Administrative Secretary is already working outside her job description and, if approved, the Management Analyst position would cover the duties of the Administrative Secretary
DIRECTOR RODRIGUEZ	Director Rodriguez then presented the Aquatics Division's budget requests, followed by the Recreation Department's budget requests, to the Council for its consideration.
COUNCILMEMBER GARCIA	Councilmember Garcia stated his opposition to funding Rockabilities trips, noting that the Parks & Recreation Commission opposed it and the Council should follow suit.
COUNCILMEMBER AMBRIZ	Councilmember Ambriz stated that, if the Council does not fund the Rockabilities trips, maybe the Irwindale Community Foundation would.
MAYOR BURROLA	Mayor Burrola asked whether funding is available from outside organizations for the Rockabilities program, to which Director Rodriguez advised that staff is searching for any available grants, though none appear to support the Rockabilities program.
DENA ZEPEDA	Dena Zepeda spoke highly about the Rockabilities program and noted that many residents, non-residents, and business community members would be willing to help sponsor it.

DIRECTOR RODRIGUEZ — Director Rodriguez then presented the Public Services Maintenance budget requests for the Council's consideration.

MAYOR BURROLA — Mayor Burrola asked whether sewer maintenance could be paid out of the mining fund, to which Director Rodriguez stated that staff would check.

Mayor Burrola asked whether the $20,000 requested for the Senior Center's fountain remodel would be enough, to which Director Rodriguez stated that it should be sufficient. He also asked about potentially replacing the existing fountain with a new, smaller one, to which Director Rodriguez stated that additional information could be provided at the June 11 meeting.

DIRECTOR RODRIGUEZ — Director Rodriguez then presented the Senior Center's budget requests for the Council's consideration.

COUNCILMEMBER GARCIA — Councilmember Garcia reiterated his desire for the funding requested for Rockabilities trips instead be used for the Tot program. He also asked whether any local businesses would be interested in funding Irwindale's programs, including the Rockabilities program.

MAYOR BURROLA — Mayor Burrola stated that maybe the City could pay half for the Rockabilities program while the Irwindale Community Foundation pays the other half. He also reported streets that typically flood during storms and asked the Engineering Department to look into them. He also reported dim lighting in various areas within the City and asked that staff look into that as well. He then asked why street restriping does not last very long, to which Director Rodrigeuz advised that staff does not have the equipment available to place thermal plastic striping, which is more durable.

Mayor Burrola also asked about potentially beautifying the front of City Hall.

CITY MANAGER MIRANDA — City Manager Miranda requested clarification regarding the direction the Council would like to take regarding the proposed budget.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz expressed his opposition to the approval of the Management Analyst position in the Community Development department since he believes staff will also attempt to unfreeze the Administrative Secretary position soon, to which City Manager Miranda responded by advising that he supports the reclassification since it is justified. He also stated his belief that the Administrative Secretary position would not be presented to the Council within the next year to be unfrozen and funded.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz concurred with Mayor Pro Tem Ortiz and stated that he does not believe the Management Analyst position in

the Community Development Department is needed currently. He also opposed the $100,000 for consultant work.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz asked about the proposed Aquatics Assistant position and asked whether existing staff could do the required work, to which Director Rodriguez explained that it could not. Director Rodriguez also discussed the duties of the proposed Aquatics Assistant.

COUNCILMEMBER AMBRIZ — As requested by Councilmember Ambriz, Supervisor Grijalva spoke in support of the Aquatics Assistant position and discussed why it was justified.

COUNCILMEMBER BRECEDA — Councilmember Breceda agreed that the Aquatics Division needs an Aquatics Assistant as a second-in-command. He also expressed his support for the Management Analyst position.

MAYOR BURROLA — Mayor Burrola noted the growth within the city and stated that he felt comfortable with the budget, though he preferred freezing the Administrative Secretary positions for several years.

CITY MANAGER MIRANDA — City Manager Miranda concurred with Mayor Burrola regarding the city's growth, which he cited as the need to potentially grow staff numbers soon to accommodate the city's growing needs.

COUNCILMEMBER GARCIA — Councilmember Garcia spoke in support of cross training staff and of the proposed reclassifications.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz stated that he opposed the Management Analyst position for the Community Development Department.

MOTION — A motion was made by Mayor Burrola, seconded by Councilmember Breceda, to continue with the budget as presented. The motion was approved with Councilmembers Breceda, Garcia, and Mayor Burrola in favor; Councilmember Ambriz and Mayor Pro Tem Ortiz in favor with all except for the reclassifications of the Administrative Secretary positions to Management Analyst.

ADJOURNMENT — There being no further business to conduct, the meeting was adjourned at 7:37 p.m.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS **MAY 8, 2025**
5050 N. IRWINDALE AVENUE **THURSDAY**
IRWINDALE, CALIFORNIA 91706 **4:30 P.M.**

The Irwindale **CITY COUNCIL, HOUSING AUTHORITY, AND RECLAMATION AUTHORITY** met in a special joint meeting at the above time and place.

ROLL CALL: Present: Council/Board Members Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia, Mayor Pro Tem/Vice Chair H. Manuel Ortiz. Mayor/Chair Larry G. Burrola

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

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION — A motion was made by Councilmember Ambriz, seconded by Mayor Pro Tem Ortiz, to approve the Consent Calendar, reading ordinances by title only and waiving further reading thereof. The motion was unanimously approved; Councilmember Breceda abstaining on Item No. 6A

ITEM NO. 6A
RESOLUTION NEEDED FOR ACQUISITION OF 16249 ARROW HWY, IRWINDALE, CA

RESOLUTION DOCUMENT NEEDED FOR THE ACQUISITION OF 16249 ARROW HIGHWAY, IRWINDALE, CA

RESOLUTION NO. 2025-37-3625 ADOPTED

Resolution No. 2025-37-3625, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE ACQUISITION OF 16249 ARROW HIGHWAY, IRWINDALE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND RELATED DOCUMENTS, AND APPROVING THE APPROPRIATION OF FUNDS FROM THE GENERAL FUND RESERVES," was adopted.

ITEM NO. 6B
BESS URGENCY ORDINANCE NO. 797

BESS URGENCY ORDINANCE NO. 797

URGENCY ORDINANCE ADOPTED ON FIRST READING

Urgency Ordinance No. 797, entitled:

"AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, AMENDING TABLE 17.06.020-1 ("LAND USE REGULATIONS – INDUSTRIAL & OFFICE ZONES") WITHIN SECTION 17.060.020 ("LAND USE

REGULATIONS") OF CHAPTER 17.06 ("INDUSTRIAL AND OFFICE ZONE DISTRICTS") AND ADOPTING CHAPTER 17.40 "BATTERY ENERGY STORAGE SYSTEMS ("BESS") OF TITLE 17 ("ZONING") OF THE IRWINDALE MUNICIPAL CODE REGULATING BATTERY ENERGY STORAGE SYSTEMS IN 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. The ordinance is exempt from the California Quality Act, pursuant to State CEQA Guidelines Section 15061 (B)(3).

SPONTANEOUS COMMUNICATIONS

There were no speakers.

NEW BUSINESS

ITEM NO.8A
FISCAL YEAR 25/26 BUDGET WORKSHOP

FISCAL YEAR 2025-2026 BUDGET WORKSHOP (Joint Item with Housing Authority & Reclamation Authority)

DIRECTOR BORHANI

Director Borhani provided an overview of the Fiscal Year 2025/2026 budget, including projected revenues and expenditures.

Director Borhani then advised that the Finance Department is working on staffing adjustments in the department to address a recent staff member's retirement, and that he hoped to provide more information to the Council at the next meeting.

CITY MANAGER MIRANDA

City Manager Miranda presented the Economic Development's, Housing Authority, City Manager's, City Clerk's, and Administrative Services divisions budget requests.

IT MANAGER WAGNER

IT Manager Wagner presented the IT department's budget request.

COUNCILMEMBER GARCIA

In response to a question by Councilmember Garcia regarding Mining Impact and COPS funds for IT services, Manager Wagner advised that the funds have already been secured.

MAYOR PRO TEM ORTIZ

Responding to a question by Mayor Pro Tem Ortiz, Manager Wagner advised that a server replacement is a one-time expenditure that lasts the life of the server, and that the Verkada software will recur every three years for as long as the City needs it. The server costs $160k and Verkada costs $67k.

MAYOR BURROLA

Mayor Burrola asked about the lifespan of servers, to which Manager Wagner advised that servers generally last between seven and eight years, and that current servers have been operating for ten. He further added that battery backups are recommended to be replaced every five years since their capacity diminishes over time.

Mayor Burrola also asked about software renewals, to which Manager Wagner advised that many software are now cloud-based, requiring subscriptions instead of outright purchases. He added that prices tend to increase, and the City would need to absorb the costs unless alternatives are found.

LIBRARIAN BALLI — Librarian Balli presented the Library's budget requests to the Council for its consideration.

COUNCILMEMBER GARCIA — Councilmember Garcia asked about the duties and responsibilities of the proposed Supervising Librarian position, which Librarian Balli discussed.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz asked about the need for a new full-time Library Technician, to which Librarian Balli advised that staff will request a second position at the mid-year budget.

MAYOR BURROLA — Mayor Burrola asked about costs for making copies at the Library, to which Librarian Balli advised that copies cost $0.15 per page.

Mayor Burrola also asked about maintenance costs for the copier, to which Librarian Balli advised that maintenance would be included in the cost of the lease of the copier.

CHIEF HOFFORD — Chief Hofford then presented the Police Department's budget requests to the Council for its consideration.

COUNCILMEMBER GARCIA — Responding to a question by Councilmember Garcia, Chief Hofford stated that he was unaware of any mechanism to recoup jailing fees from arrestees. He noted, however, that the agency where he previously worked has a cost recovery system for those arrested for DUI's which resulted in collisions, though he noted that the program costs much more than the funds it generates.

DIRECTOR SIMPSON — Director Simpson then presented the Community Development Department's budget requests to the Council for its consideration.

MAYOR PRO TEM ORTIZ AND MAYOR BURROLA — Responding to several questions by Mayor Pro Tem Ortiz and Mayor Burrola, Director Simpson advised that the proposed promotion of the Administrative Secretary to Management Analyst would cause the Administrative Secretary position to be frozen and unfunded, and that the $100,000 requested for contractual services would be derived from the General Fund.

MAYOR BURROLA — Mayor Burrola expressed opposition to freezing the Administrative Secretary position only to unfreeze it within several years, to which City Manager Miranda noted that unfreezing any position would require Council approval.

COUNCILMEMBER BRECEDA	Councilmember Breceda stated that staff would request to unfreeze a position if they deemed it necessary.
DIRECTOR SIMPSON	Director Simpson concurred with Councilmember Breceda and advised that the proposed Management Analyst position would continue to clerk the Planning Commission meetings.
MAYOR BURROLA	Responding to a question by Mayor Burrola regarding contractual services, Director Simpson noted that contractors assist in processing applications received by the department, though these are paid for by developers.
MAYOR PRO TEM ORTIZ	Mayor Pro Tem Ortiz asked what would happen to the duties of the Administrative Secretary, to which Director Simpson advised that the department now has an Office Specialist that takes care of clerical duties and that the Management Analyst would handle more complex duties.
DIRECTOR CHAN	Director Chan then presented the Engineering Department's budget requests to the Council for its consideration.
MAYOR PRO TEM ORTIZ	Mayor Pro Tem Ortiz asked about the proposed reclassification of the Administrative Secretary to Management Analyst, to which Director Chan advised that the current Administrative Secretary is already working outside her job description and, if approved, the Management Analyst position would cover the duties of the Administrative Secretary
DIRECTOR RODRIGUEZ	Director Rodriguez then presented the Aquatics Division's budget requests, followed by the Recreation Department's budget requests, to the Council for its consideration.
COUNCILMEMBER GARCIA	Councilmember Garcia stated his opposition to funding Rockabilities trips, noting that the Parks & Recreation Commission opposed it and the Council should follow suit.
COUNCILMEMBER AMBRIZ	Councilmember Ambriz stated that, if the Council does not fund the Rockabilities trips, maybe the Irwindale Community Foundation would.
MAYOR BURROLA	Mayor Burrola asked whether funding is available from outside organizations for the Rockabilities program, to which Director Rodriguez advised that staff is searching for any available grants, though none appear to support the Rockabilities program.
DENA ZEPEDA	Dena Zepeda spoke highly about the Rockabilities program and noted that many residents, non-residents, and business community members would be willing to help sponsor it.

DIRECTOR RODRIGUEZ Director Rodriguez then presented the Public Services Maintenance budget requests for the Council's consideration.

MAYOR BURROLA Mayor Burrola asked whether sewer maintenance could be paid out of the mining fund, to which Director Rodriguez stated that staff would check.

Mayor Burrola asked whether the $20,000 requested for the Senior Center's fountain remodel would be enough, to which Director Rodriguez stated that it should be sufficient. He also asked about potentially replacing the existing fountain with a new, smaller one, to which Director Rodriguez stated that additional information could be provided at the June 11 meeting.

DIRECTOR RODRIGUEZ Director Rodriguez then presented the Senior Center's budget requests for the Council's consideration.

COUNCILMEMBER GARCIA Councilmember Garcia reiterated his desire for the funding requested for Rockabilities trips instead be used for the Tot program. He also asked whether any local businesses would be interested in funding Irwindale's programs, including the Rockabilities program.

MAYOR BURROLA Mayor Burrola stated that maybe the City could pay half for the Rockabilities program while the Irwindale Community Foundation pays the other half. He also reported streets that typically flood during storms and asked the Engineering Department to look into them. He also reported dim lighting in various areas within the City and asked that staff look into that as well. He then asked why street restriping does not last very long, to which Director Rodrigeuz advised that staff does not have the equipment available to place thermal plastic striping, which is more durable.

Mayor Burrola also asked about potentially beautifying the front of City Hall.

CITY MANAGER MIRANDA City Manager Miranda requested clarification regarding the direction the Council would like to take regarding the proposed budget.

MAYOR PRO TEM ORTIZ Mayor Pro Tem Ortiz expressed his opposition to the approval of the Management Analyst position in the Community Development department since he believes staff will also attempt to unfreeze the Administrative Secretary position soon, to which City Manager Miranda responded by advising that he supports the reclassification since it is justified. He also stated his belief that the Administrative Secretary position would not be presented to the Council within the next year to be unfrozen and funded.

COUNCILMEMBER AMBRIZ Councilmember Ambriz concurred with Mayor Pro Tem Ortiz and stated that he does not believe the Management Analyst position in

the Community Development Department is needed currently. He also opposed the $100,000 for consultant work.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz asked about the proposed Aquatics Assistant position and asked whether existing staff could do the required work, to which Director Rodriguez explained that it could not. Director Rodriguez also discussed the duties of the proposed Aquatics Assistant.

COUNCILMEMBER AMBRIZ — As requested by Councilmember Ambriz, Supervisor Grijalva spoke in support of the Aquatics Assistant position and discussed why it was justified.

COUNCILMEMBER BRECEDA — Councilmember Breceda agreed that the Aquatics Division needs an Aquatics Assistant as a second-in-command. He also expressed his support for the Management Analyst position.

MAYOR BURROLA — Mayor Burrola noted the growth within the city and stated that he felt comfortable with the budget, though he preferred freezing the Administrative Secretary positions for several years.

CITY MANAGER MIRANDA — City Manager Miranda concurred with Mayor Burrola regarding the city's growth, which he cited as the need to potentially grow staff numbers soon to accommodate the city's growing needs.

COUNCILMEMBER GARCIA — Councilmember Garcia spoke in support of cross training staff and of the proposed reclassifications.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz stated that he opposed the Management Analyst position for the Community Development Department.

MOTION — A motion was made by Mayor Burrola, seconded by Councilmember Breceda, to continue with the budget as presented. The motion was approved with Councilmembers Breceda, Garcia, and Mayor Burrola in favor; Councilmember Ambriz and Mayor Pro Tem Ortiz in favor with all except for the reclassifications of the Administrative Secretary positions to Management Analyst.

ADJOURNMENT — There being no further business to conduct, the meeting was adjourned at 7:37 p.m.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Item #34.B.

City of IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Chair and Members of the Authority Board

From: Julian A. Miranda, Executive Director

Issue: Investment Quarterly Report for Fiscal Quarter Ending June 30, 2025

City Manager's Recommendation:

Receive and file the Investment Quarterly Report for the fiscal quarter ending June 30, 2025.

Administrative Action:

Prepared, Submitted and Reviewed by:

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, Executive Director

Background and Analysis:

California Government Code Section 53646 requires that the City Treasurer submit a quarterly report of investments (Investment Report) to the City Council/Board Members for review and compliance with the City's adopted investment policy (City's Investment Policy).

The attached Investment Report summarizes the cash balances and investments as of June 30, 2025, for each agency. The City of Irwindale's balances include investments of all funds of the City and its agencies, which are pooled to maximize the interest yield. The cash balances in the general and money market accounts also include all funds of the City and its agencies, which also earn interest on the pooled cash balances. All investments comply with the City's Investment Policy.

As previously noted, all funds held by the City, Successor Agency, Housing Authority, and Reclamation Authority are pooled to maximize interest yields. The Reclamation Authority Board is not scheduled to meet again until September 10, 2025. Therefore, this same Investment Report will be included in the

Reclamation Authority's Agenda for that meeting for review by the Reclamation Authority Board as well.

Fiscal Impact:

There is no fiscal impact to receive and file this report.

Attachments:

1. City of Irwindale Investment Report – June 30, 2025

CITY OF IRWINDALE
INVESTMENT REPORT
June 30, 2025

SECURITY DESCRIPTION	PAR VALUE / ORIGINAL COST	CURRENT YIELD TO MATURITY	PURCHASE DATE	MATURITY DATE	MKT VALUE / ENDING BALANCE	INVESTMENT RATINGS
CITY OF IRWINDALE (POOLED - ALL FUNDS, INCLUDING RECLAMATION AUTHORITY)						
WELLS FARGO BANK GENERAL ACCOUNTS	$ 4,826,607	1.65%			$ 4,826,607	
WF MONEY MARKET ACCOUNT	$ 6,538,646	4.22%			$ 6,538,646	
LOCAL AGENCY INVESTMENT FUND (LAIF)	$ 21,844,870	4.26%			21,871,047	
US GOVERNMENT AGENCIES						
FEDERAL FARM CREDIT Bank (FFCB)	$ 1,000,000	4.88%	11/28/23	07/28/25	$ 1,000,359	Aaa / AA+
FEDERAL FARM CR BKS CONS SYSTEMWIDE (FFCB)	3,000,000	0.90%	06/15/21	06/15/26	2,912,602	Aaa / AA+
FEDERAL HOME LN BKS CONS BD (FHLB)	5,000,000	1.00%	06/30/21	06/26/26	4,854,496	Aaa / AA+
FEDERAL HOME LN BKS CONS BD (FHLB)	5,000,000	1.00%	06/30/21	06/30/26	4,856,426	Aaa / AA+
FEDERAL FARM CR BKS CONS SYSTEMWIDE (FFCB)	5,000,000	0.87%	07/28/21	07/28/26	4,839,739	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	5,000,000	1.13%	07/29/21	07/29/26	4,851,614	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	1,000,000	1.87%	08/29/22	02/22/27	966,912	Aaa / AA+
FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA)	2,000,000	4.25%	10/24/24	10/22/29	2,002,159	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	4,000,000	4.60%	01/29/25	01/24/30	4,037,984	Aaa / AA+
FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA)	2,000,000	4.65%	01/29/25	01/28/30	2,006,747	Aaa / AA+
Sub-Total US Government Agencies:	$ 33,000,000				$ 32,329,038	
MUNICIPAL BONDS						
CALIFORNIA STATE TAXABLE	$ 1,000,000	4.30%	01/09/23	10/01/26	$ 1,017,975	Aa2 / AA-
COAST COMMUNITY COLLEGE DISTRICT CALIFORNIA	1,000,000	4.22%	02/09/23	08/01/26	980,984	Aa1 / AA+
CALIFORNIA STATE TAXABLE	1,000,000	4.00%	04/26/23	04/01/28	988,657	Aa2 / AA-
UNIVERSITY OF CALIFORNIA	1,000,000	3.90%	05/17/23	05/15/27	953,036	Aa2 / AA
CALIFORNIA STATE TAXABLE	1,000,000	4.48%	07/13/23	04/01/28	988,657	Aa2 / AA-
CITY OF LOS ANGELES	2,190,000	4.85%	09/28/23	09/01/28	2,032,895	Aa2 / AA
CALIFORNIA HEALTH FACILITIES FINANCING AUTHORITY	1,600,000	4.69%	12/01/23	06/01/28	1,527,297	Aa3 / AA-
CALIFORNIA STATE UNIVERSITY	2,000,000	4.45%	12/08/23	11/01/28	1,847,807	Aa2 / AA
SAN DIEGO CALIFORNIA TAXABLE BONDS	1,320,000	4.79%	01/11/24	06/01/27	1,311,286	A / A2
WEST CONTRA COSTA CALIFORNIA SCHOOL DISTRICT	1,000,000	4.10%	01/18/24	08/01/27	951,612	Aa2 / AA
SAN DIEGO CALIFORNIA TAXABLE BONDS	1,000,000	4.78%	01/11/24	06/01/28	992,127	A / A2
ALAMEDA COUNTY CALIFORNIA TAXABLE BONDS	1,000,000	4.05%	01/18/24	08/01/28	989,171	Aaa / AAA
SAN JOSE REDEVELOPMENT AGENCY TAXABLE	1,390,000	4.36%	02/12/24	08/01/28	1,354,060	AA/AA+
CALIFORNIA STATE TAXABLE	1,000,000	4.74%	04/19/24	02/01/28	945,709	Aa2 / AA-
CALIFORNIA STATE TAXABLE	1,000,000	4.73%	04/19/24	04/01/29	967,243	Aa2 / AA-
UNIVERSITY OF CALIFORNIA	1,000,000	4.40%	07/01/24	07/01/29	978,830	Aa2 / AA
CITY OF LOS ANGELES	2,000,000	4.50%	07/09/24	09/01/27	2,078,239	Aa2 / AA
CITY OF LOS ANGELES	1,000,000	3.70%	09/03/24	09/01/29	1,067,597	Aa2 / AAA
CALIFORNIA STATE TAXABLE	1,000,000	3.75%	09/03/24	09/01/29	1,041,469	Aa2 / AA-
SANTA MONICA-MALIBU, CA UNIFIED SCHOOL DISTRICT	1,000,000	3.94%	10/10/24	08/01/27	904,549	Aa1 / AA+
SAN BERNARDINOCOMMUNITY COLLEGE DISTRICT	1,000,000	3.93%	10/10/24	08/01/28	939,078	Aa1 / AA
REDONDO BEACH UNIFIED SCHOOL DISTRICT	1,000,000	3.94%	10/10/24	08/01/29	940,041	Aa2
BEVERLY HILLS PUBLIC FINANCING	1,000,000	4.01%	10/24/24	06/01/26	972,564	Aaa / AAA
SAN RAMON UNIFIED SCHOOL DISTRICT	2,000,000	4.43%	01/07/25	08/01/29	1,827,931	Aa1 / AA+
VACAVILLE UNIFIED SCHOOL DISTRICT	1,000,000	4.20%	03/12/25	08/01/29	914,207	Aa2
HEMET CALIFORNIA UNIFIED SCHOOL DISTRICT	1,000,000	4.00%	05/05/25	08/01/29	916,131	AA
Sub-Total Municipal Bonds:	$ 31,500,000				$ 30,429,150	
CORPORATE BONDS						
WELLS FARGO & COMPANY	$ 2,000,000	6.25%	10/21/22	10/21/27	$ 2,006,198	A1 / BBB+
TOYOTA MOTOR CREDIT CORPORATION	1,000,000	5.00%	11/10/22	10/16/25	989,637	A1 / A+
BANK OF AMERICA CORPORATION	2,000,000	5.08%	12/19/23	01/20/27	2,005,801	A1 / A-
APPLE, INC.	1,500,000	4.25%	02/02/24	02/08/26	1,467,715	Aaa / AA+
APPLE, INC.	1,500,000	4.10%	02/02/24	02/09/27	1,484,486	Aaa / AA+
MICROSOFT CORPORATION	1,000,000	4.30%	02/06/24	09/15/26	993,600	Aaa / AAA
INTEL CORPORATION	1,000,000	4.40%	02/06/24	05/11/27	979,635	A2 / A
WALMART, INC	1,000,000	4.25%	02/12/24	04/15/28	1,001,064	Aa2 / AA
3M COMPANY	1,000,000	4.80%	02/12/24	09/14/28	982,803	A1 / BBB+
AMERICAN HONDA FINANCE	1,000,000	5.29%	10/24/24	10/05/26	1,001,109	Aa2 / AA
WELLS FARGO & COMPANY	2,000,000	5.00%	12/02/24	12/02/29	2,009,202	A1 / BBB+
Sub-Total Corporate Bonds:	$ 15,000,000				$ 14,921,251	
CERTIFICATES OF DEPOSIT						
UBS BANK USA	$ 245,000	3.40 %	08/31/22	09/02/25	$ 244,611	FDIC Insured
AMERICAN EXPRESS NATIONAL BANK	245,000	3.35 %	08/31/22	09/02/25	244,546	FDIC Insured
COMMUNITY BANK OF THE BAY	245,000	3.50 %	08/31/22	08/31/27	242,587	FDIC Insured
CAPITAL ONE BANK USA	245,000	3.45 %	08/31/22	08/31/27	242,245	FDIC Insured
CAPITAL ONE NATIONAL ASSN VA	245,000	3.45 %	08/31/22	08/31/27	242,245	FDIC Insured
ALLY BANK	245,000	3.35 %	09/01/22	09/01/26	243,035	FDIC Insured
SYNCHRONY BANK	245,000	3.45 %	09/02/22	09/02/27	242,237	FDIC Insured
MEDALLION BANK	245,000	3.25 %	09/07/22	09/08/25	244,499	FDIC Insured
DR BANK	245,000	3.60 %	09/09/22	09/09/26	243,809	FDIC Insured
MORGAN STANLEY BANK	245,000	3.45 %	09/09/22	09/09/27	242,211	FDIC Insured
MORGAN STANLEY BANK	245,000	3.45 %	09/09/22	09/09/27	242,211	FDIC Insured
TRADITIONAL CAPITAL BANK	245,000	3.30 %	09/14/22	03/13/26	243,555	FDIC Insured
PONCE BANK	245,000	3.35 %	09/14/22	09/14/27	241,765	FDIC Insured
FIRST NATIONAL BANK	245,000	3.45 %	09/19/22	09/20/27	242,281	FDIC Insured
FIRST WESTERN TRUST BANK	245,000	4.55 %	01/06/23	01/06/28	245,138	FDIC Insured
PARK STATE BANK	245,000	4.45 %	07/19/23	07/19/28	252,620	FDIC Insured
DISCOVER BANK	245,000	4.55 %	07/19/23	07/17/28	253,435	FDIC Insured
COMENITY CAPITAL BANK	245,000	4.45 %	07/26/23	07/26/28	248,156	FDIC Insured
BANK OF AMERICA, N.A.	245,000	5.30 %	11/22/23	11/24/25	245,944	FDIC Insured
SAUK VALLEY BANK & TRUST	245,000	5.00 %	11/22/23	11/24/25	245,689	FDIC Insured
BMW BANK NORTH AMERICA	245,000	4.90 %	11/17/23	11/17/28	251,629	FDIC Insured
TRUSTAR BANK	245,000	4.75 %	11/22/23	11/22/28	250,666	FDIC Insured
STATE BANK INDIA	245,000	5.00 %	11/24/23	11/24/28	254,829	FDIC Insured
HENDERSON STATE BANK	245,000	5.00 %	11/28/23	11/28/25	245,729	FDIC Insured
Sub-Total Certificates of Deposit:	$ 5,880,000				$ 5,895,669	
SUPRANATIONALS						
INTERNATIONAL FINANCE CORPORATION	1,000,000	4.36%	04/05/24	03/27/29	$ 1,020,444	Aaa / AAA
Sub-Total Supranationals:	$ 1,000,000				$ 1,020,444	
Total City of Irwindale Investments (Pooled Funds):	**$119,590,123**				**$ 117,831,853**	
HOUSING AUTHORITY (Funds 11 & 12)						
WELLS FARGO BANK GENERAL ACCOUNTS	$ 845,662	1.65%			$ 845,662	
LOCAL AGENCY INVESTMENT FUND (LAIF)	4,542,452	4.26%			4,547,895	
	$ 5,388,114				$ 5,393,557	
SUCCESSOR AGENCY (Funds 50-66)						
WELLS FARGO BANK GENERAL ACCOUNTS	$ 1,077,217	1.65%			$ 1,077,217	
LOCAL AGENCY INVESTMENT FUND (LAIF)	6,109,481	4.26%			6,116,802	
	$ 7,186,697				$ 7,194,018	
GRAND TOTAL OF INVESTMENTS	**$132,164,935**				**$ 130,419,428**	

This investment portfolio is in conformity with the City of Irwindale's Investment Policy which was approved by City Council on June 11, 2025.
The City Treasurer's cash management program and cash flow analysis indicates that sufficient liquidity is on hand to meet estimated future expenditures for a period of six months. The weighted average of maturity of the City's pooled investment portfolio is **1.51** years, and the weighted average yield of the City's pooled investments at cost is **3.63%.** Market prices of securities are obtained directly through Bank Statements. Due to timing, Wells Fargo Bank General Account balances are combined and pre-reconciled and its yield rate is based on a negotiated earnings credit.

Approved by K.Borhani

Kambiz Borhani, Finance Director / City Treasurer

Item #34.C.

City of
IRWINDALE
AGENDA REPORT

Date: September 10, 2025

To: Honorable Mayor and Members of the Reclamation Authority Board

From: Julian A. Miranda, Executive Director

Issue: 2025 3rd Quarter Mining Report of Nine (9) SMARA Pits

City Manager's Recommendation:

Receive and file this report.

Administrative Action:

Submitted by:

Eddie Chan, Director of Engineering/Building Official

Prepared by:

Francisco Carrillo, Construction Compliance Manager

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, Executive Director

Background and Analysis:

The table below summarizes the 2025 third quarter estimated mining production of five (5) pits governed by the Surface Mining and Reclamation Act of 1975 (SMARA Pits) currently conducting mining activity in the City.

Mine Site	Estimated Production March 2025 through May 2025 (Tons)	Estimated Remaining Reserve (Tons)
Lehigh Hanson Pit	397,501	47,723,276
Peck Road Gravel Pit	No Production*	93,000
Vulcan Reliance I	No Production	21,111,988
Vulcan Durbin	590,000	25,138,328
Olive Pit	383,312	24,037,671

A total of approximately 1,380,813 tons of material were produced during the reporting period, June 2025 through August 2025, from the five (5) SMARA Pits listed above. This is approximately 73,996 tons less than reported in the previous quarter.

*Note that Peck Road Gravel Pit is in the process of extending its mining permit since it has reached an expiration date.

Below is a summary of the second quarter and current activity of the remaining four (4) SMARA Pits in the City.

Mine Site	Status	Activity
United Pit No. 2	Under Reclamation	Fill Operations for Mine Reclamation
United Pit No. 3	Under Reclamation	Fill and Operations Plan (FOP) Westerly Slope Remediation
United Pit No. 4	Active	Processing Plant
Azusa Western Pit	Idle (IMP)	Inactive

During the 2025 third quarter reporting period, reclamation activity was reported from four (4) SMARA Pits. Following is a summary of the reclamation activity at these four SMARA Pits:

Mine Site	Estimated Fill Placed June 2025 through August 2025 (C.Y.)
Lehigh Hanson Pit	No fill placed this quarter
United Pit No. 2	217,018.00

United Pit No. 3	28,910.67
Vulcan Durbin Pit	150,000.00

As to the status of the city-owned Olive Pit, CA Mine ID # 91-19-0052:

The traffic signal construction at the intersection of Azusa Canyon Road and Los Angeles Street will commence upon completion of the Southern California Regional Rail Authority (SCRRA) review and approval. The only item delaying SCRRA's approval is the payment of the fee required to complete their services. A separate agenda report is being presented to the City Council on this date to amend the Design Services Agreement (DSA) contract with SCRRA. The additional fee requested by SCRRA will be paid by United Rock Products, Inc., with the City acting solely as the facilitator of the DSA contract. The City has also secured the two easements necessary for this project, which are being presented to the City Council for approval under a separate agenda report. In addition, an Access, Maintenance, and Indemnity Agreement between the Cities of Irwindale and West Covina is being presented for approval within the same agenda report, as one of the required easements is located outside of the City of Irwindale's jurisdiction.

Fiscal Impact:

None

Attachments:

None