



CITY OF IRWINDALE

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**ARTHUR R.
TAPIA**
CHAIR

**ENOCH Y.
BURROLA**
VICE-CHAIR

**RICHARD
CHICO**
COMMISSIONER

**SUZANNE E.
GOMEZ**
COMMISSIONER

**ROBERT E.
HARTMAN**
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

November 17, 2021

6:30 P.M.

IRWINDALE COUNCIL CHAMBER

(Limited Public Access)

Pursuant to Irwindale Resolution No. Resolution No. 2021-94-3306

The Irwindale City Council has authorized the conduct of hybrid meetings of the City Council, including all City Commissions and committee meetings, and all regularly scheduled meetings that would normally take place in the City Council Chambers, under the provisions of Government Code Section 54956 § E, as authorized by AB 361.

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

In-Person at the City Council Chambers (In-Chamber Attendance Limited to nine members of the public with overflow seating available in the Outer Council Chamber)

Join Webinar at

<https://us02web.zoom.us/j/86349691359>

Webinar ID

863 4969 1359

Submit public comments by email to jjhernandez@irwindaleca.gov prior to the start of the meeting. Comments will be read by the Administrative Secretary during public comment.

Lengthy public comment may be summarized in the interest of time.



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

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

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

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

Code of Ethics

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

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

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

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

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

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

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

IRWINDALE PLANNING COMMISSION



- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **INVOCATION**
- D. **ROLL CALL: Commissioners: Robert E. Hartman, Suzanne E. Gomez, Richard Chico; Vice-Chair Enoch Y. Burrola; Chair Arthur R. Tapia**
- E. **ANNOUNCEMENTS**

SPONTANEOUS COMMUNICATIONS

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

In the hybrid format, both in-person and hybrid audience members will participate in the following order:

Tier 1: In-person attendees

Tier 2: Teleconference attendees

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

Tier 4: Teleconference attendees who have not previously provide comments on the matter(s) being discussed by the legislative body

1. CONSENT CALENDAR

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

A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held April 21, 2021
2. Adjourned meeting held August 09, 2021

2. NEW BUSINESS

3. PUBLIC HEARINGS**A. CONDITIONAL USE PERMIT NO. 02-2021 (MICHAEL MCKAIN, CAL BLEND SOILS INC.)**

Request for a Conditional Use Permit for the outdoor storage and onsite sale of bulk landscape and gardening materials and the outdoor storage of grandstand equipment, for the property located at 1399 Las Lomas Road, Irwindale, CA 91706 in the M-2 (Heavy Manufacturing) zone. ENVIRONMENTAL REVIEW: The proposed project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1; Existing Facilities) of the CEQA Guidelines. The project is to allow for the storage of bulk landscape and gardening materials and grandstand equipment. The project is not located in an environmentally sensitive area. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the Los Angeles County Clerk Recorder. The NOE is on file at the Community Development Department and available for review by the public.

Recommendation: Adopt Resolution No. 812(21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING CONDITIONAL USE PERMIT NO. 02-2021 FOR THE OUTDOOR STORAGE AND ONSITE SALE OF BULK LANDSCAPE AND GARDENING MATERIALS AND THE OUTDOOR STORAGE OF GRANDSTAND EQUIPMENT, FOR THE PROPERTY LOCATED AT 1399 LAS LOMAS ROAD, IRWINDALE, CA 91706 (APN: 8604-018-014) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15301 (CLASS 1; EXISTING FACILITIES).

4. DISCUSSION ITEMS/PRESENTATIONS**5. COMMISSIONER COMMENTS/REQUESTS****6. LEGAL COUNSEL COMMENTS****7. COMMUNITY DEVELOPMENT DIRECTOR REPORT****8. ADJOURN****AFFIDAVIT OF POSTING**

I, Jesus Hernandez, Administrative Secretary, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on November 17, 2021 to be posted at the City Hall, Library, and Post Office on November 11, 2021.

Jesus Hernandez

Jesus Hernandez,
Administrative Secretary

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

CHAIR TAPIA This meeting of April 21st is now called to order. Could you please rise for the Pledge of Allegiance and remain standing for the invocation?

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

INVOCATION
COMMISSIONER
CORPIS Lord we thank you for the opportunity to serve. We pray that you give us wisdom in our decisions, and that you bless our City. In his name we pray.

CHAIR TAPIA Thank you for the decline of COVID-19. We ask him to help us and we have to thank him when he answers.

Roll call.

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

Also present: William Tam, City Manager; Adrian Guerra, City Attorney; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Berlyn Aguila, Administrative Secretary.

CHAIR TAPIA I heard through the grapevine that there are no announcements, but I will direct it to her. Staff?

ANNOUNCEMENTS

ADMINISTRATIVE
SECRETARY AGUILA There are no announcements for tonight, thank you.

COMMISSIONER
HARTMAN I could barely hear Chair Tapia.

CHAIR TAPIA Testing 1, 2, 3. Can you hear me?

COMMISSIONER
HARTMAN Better, thank you.

**SPONTANEOUS
COMMUNICATIONS**

CHAIR TAPIA This is the time set aside for members of the audience to speak on items not on this agenda. If there is anyone wishing to say anything that is not on this agenda, you can raise your hand and be recognized.

ADMINISTRATIVE
SECRETARY AGUILA

Chair Tapia, no hands have been raised.

CHAIR TAPIA

Since there is nobody out there for Spontaneous Communication, we will move on to Item 1, Consent Calendar.

CONSENT CALENDAR

There were no items.

CHAIR TAPIA

The Consent Calendar contains matters of routine business and it is to be approved with one motion unless members of the Commission request separate action on a specific item. At this time, members of the public may asked to be heard regarding an item on the consent calendar. The only item here is minutes. The recommendation is no minutes to be approved. Anyone in the audience have any comments?

CHAIR TAPIA

Seeing there is none, we will move on to New Business.

NEW BUSINESS

There were no items.

CHAIR TAPIA

There is no New Business. We will move on to Item 3, Public Hearings.

PUBLIC HEARINGS

ITEM NO. 3A

ZONING ORDINANCE AMENDMENT NO. 01-2021 (CITY OF IRWINDALE)

CHAIR TAPIA

We have a Public Hearing here, Zone Ordinance Amendment No. 01-2021, City of Irwindale. I will turn it over to our representative staff.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commissioners. The item before you is Ordinance No. 756. It's an ordinance of the City Council of Irwindale adding Chapter 17.130 [Reclamation of Mines Exempt from the Surface Mining and Reclamation Act also known as "SMARA"] to establish regulations and standards for non-SMARA pits to Title 17 (Zoning) of the Irwindale Municipal Code. The proposed Ordinance No. 756 intent is to impose regulations to the reclamation of mining pits within the City's jurisdiction. The pits that are exempt from SMARA would require an approval by the City with a Development Agreement. Before I go into the purpose of this, I am going to give a bit of background. SMARA was enacted by the California State Legislature in 1976. It was to address the State's need for a continuous supply of mineral resources, and to prevent or minimize negative impacts of surface mining on public health, property, and the environment. What SMARA required was that every surface mining operation have a permit, Reclamation Plan, and financial assurances to implement the planned reclamation, unless it was exempt from the application of SMARA. In response to this, the City had adopted a series of ordinances over the years. The first ordinance added a section regarding mining and geology. Then in 1999, there was a chapter for

mining permits and Reclamation Plans. In 2004, there was a chapter added for quarry zones that established a reclamation fund to provided additional reclamation security for the proper reclamation of certain mining sites. There is an additional ordinance in 2014 that amended the relevant chapter of the Irwindale Municipal Code, to ensure that they would be in accordance with current SMARA requirements. There are several mining pits within the city jurisdiction that are exempt from SMARA compliance. Therefore, the need for this ordinance. The purpose of this ordinance is to protect the public health, safety, and welfare of the community and it provides for regulation of the reclamation of non-SMARA pits. It provides for environmental compliance, Reclamation Planning, and long-term economic improvement in the City. It ensures land uses to be consistent with the City's long term planning goals, and it helps to create a unified process for reclamation and post mining land use availability. The new Chapter 17.130 will be the reclamation of mines exempt from SMARA that would require a Development Agreement. That would be the entitlement for this. It would apply to three separate things. Mining pits, which had mining operations that were conducted prior to January 1, 1976, and are required to have the request of additional reclamation. Secondly, it would apply to mining pits that have been excavated, pursuant to SMARA, but they were not reclaimed, but were required to have or request to have additional reclamation. Third, the mining pits excavated and reclaimed, pursuant to SMARA, and required to have or request additional reclamation. Currently, the City does not have any regulation on the requirements for reclamation of a non-SMARA pit. This proposed ordinance would regulate the reclamation of these with the Development Agreement, which would allow the City and the applicant to reclaim the pits and public benefits that would be negotiated, with the City prior to any activity taking place at the pit. The environmental review is exempt, pursuant to CEQA guidelines section 15061B3. This aerial is the most recent aerial that we have of the City. As you can see, there are several pits still in existence. Some are exempt from SMARA and some that are not. With that, that concludes my presentation.

CHAIR TAPIA

Would you give us the names of the ones allowed before 1975?

COMMUNITY
DEVELOPMENT
DIRECTOR

Up at the former Miller Coors site, there are two pits. The rest have Reclamation Plans that are in effect like Hanson, URP, Vulcan, and Olive Pit, but this ordinance would provide for reclamation in case that SMARA SIMPSON regulations ended. Sometime in the future, if someone wanted to come in and reclaim a pit from the state that it was left, they would have to come in with a Development Agreement for that. The intent is to provide for the environmental impacts if someone should come in to do some kind of filling operation on one of the non-SMARA pits versus just having a grading pit permit. This would allow us to adequately analyze and process it with the Development

Agreement to provide for the public health, safety, welfare and long-term economic impact to the City.

CHAIR TAPIA These pits aren't that deep, right? Are they over 100 feet deep?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON There are some.

CHAIR TAPIA It's just strange to me that the type of environmental agencies that they would have allowed someone to be noncompliant, even in 1976. Unless, other powers are greater than theirs. That's the only thing I can think of. Why would you say that you will need the material and go ahead and allow the excavation, with the sake of roadways and then not require for them to be refilled. That doesn't make sense to me at all. I know it wouldn't happen in this day in age, with all the environmental agencies we have now, but what happened then? You don't have to answer that. Why was it allowed then? I know it has to be political, that is for sure.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, Chair. CEQA was just getting started in 1974 and maybe a little bit earlier. We are talking about 1976 which was a different time and they did look at things a little differently. That might have been one of the things. As I mentioned, there are various ordinances that the City adopted to address the existing SMARA pits that we have. Some things are a work-in-progress. Your point is well taken.

CHAIR TAPIA I am grateful that this move has been made because this is the first time I know that they're noncompliant granted in that area. Of course, I must have not been at the Council meetings. Anyways, it's going to start and that is a good thing.

COMMISSIONER
CHICO Let's see if I understand this. Some excavation permits were issued in the late 20's and 30's. If I am not mistaken, those that haven't had any reason to request any additional modifications? Those companies were left exempt from SMARA, is that correct?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON That is correct.

COMMISSIONER
CHICO It wasn't so much that we didn't want to impose, but couldn't impose. They already had their mining permits intact and had no reason to ask for any modifications. How many of these pits are there? Are there two, three, four, or five?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	I don't have the total number, but I do know that the abandoned mining pits that come to mind are the two Pabst pits, but this ordinance will also apply to the ones even subject to SMARA, if they should be abandoned. This will still give the City assurance via a Development Agreement that things would be filled, according to the city standards.
CHAIR TAPIA	Any other questions?
VICE-CHAIR BURROLA	Marilyn, I have a question. This is Enoch. Is anyone else talking or am I talking over someone?
COMMISSIONER CHICO	No, you are fine.
VICE-CHAIR BURROLA	Okay. I think what Chair Tapia was saying is for as a list of mines. That would be a good thing to have or to give us later if you can. That way we know what areas are City owned, and we can make a better decision based on the location. If the zoning is going to change, it's hard to make a decision. That is one thing. The other thing is that I know SMARA has requirements that all mines need a Development Agreement, Reclamation Plan and bonds in place just in case they decide to leave without fulfilling their obligations. Don't all these sites post 1976 have Reclamation Plans that they could follow if that happens? This is not the City owned pits; these are URP, Durbin, Vulcan and all those other ones that are being actively mined at this point. Are we going away from their Reclamation Plan because I am hearing that we are not following SMARA anymore, if that case happens? Can you answer that?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you, Vice-Chair Burrola. The only City owned pit that we have is the Olive Pit. Vulcan, Durbin, Reliance I, Hanson, and URP pits are all under SMARA. We are not getting rid of SMARA. What this ordinance is serving to address are other abandoned pits that we have, and provide some sort of regulation that will address environmental issues, filling operations, reclamation of the site and provide for an economic benefit. It is primarily the environmental issues for the abandoned pits that are not subject to SMARA. They wouldn't be subject to them.
VICE-CHAIR BURROLA	Worst case, Durbin decides to leave today and leave the pit as is. We take their bonding and reclaim the site based on Reclamation Plan. Is that correct?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	That is what the financial assurance bonds are in effect for.

VICE-CHAIR
BURROLA

You are saying that we will still be able to use this ordinance to fill the other half if we wanted to, or if a developer comes in and requests to develop a portion of Durbin, they are going to be able to do it without SMARA regulations? Is that what I am hearing?

CITY ATTORNEY
GUERRA

Let me see if I can help clarify. They are basically two pots of pits. One pot of pit is SMARA pits and that is governed by State law, with mining and reclamation. That is already handled and we are not talking about those. We are talking about other pits that would not be covered. If you have SMARA then we have the financial assurance. We have regulations governing how the pit is reclaimed. So, we have all of the regulations for those. The problem is with the other pot of pits that don't have SMARA to govern. In theory, it is the wild-wild west because there are no regulations governing it. For example, let's say you have an abandoned pit or there's a pit that has been reclaimed, but not at street level and they want it to be at street level. All they would have to do is get a grading permit. It wouldn't come to the Planning Commission for assessment like traffic, noise, and all the issues with reclaiming the pit. There is nothing regulating it because a grading permit is a ministerial act. Whereas anything that comes before the Planning Commission would be a discretionary act, where you can look at what the impacts are of the use and what conditions we can put on it to ensure the public health and safety is mitigated and not impacted in a negative fashion. What we are doing is for that pot of pits that don't have any regulations. We are proposing to do a Development Agreement so if and when one of these abandoned pits wants to reclaim and develop it, we have this mechanism to work with them to address all of the environmental impacts and concerns that we have to ensure that it is done properly and minimize the impacts to the community.

VICE-CHAIR
BURROLA

That's great because my other question is that these pits are pre 1976 and there was no SMARA at the time. Now that there is SMARA, for example Durbin, they are only filling half the pit and the other half is going to be open. If a developer wants to come in and develop the other half that is open after Durbin is gone. Are they able to do that with this new ordinance?

CITY ATTORNEY
GUERRA

If it is a SMARA pit, then we go after the financial assurance.

VICE-CHAIR
BURROLA

After Vulcan is gone and done. They have fulfilled the requirements through SMARA, Reclamation Plan, and Development Agreement is done. That pit is going to remain open for water use. Now that Durbin is gone, that open pit is just vacant land. Would that be under this ordinance to be developed at a future time? That was my question; I guess I wasn't asking clearly.

CITY ATTORNEY
GUERRA

I don't know what the Reclamation Plan provides. I don't know the answer to that.

VICE-CHAIR
BURROLA

What I remember is that they are going to reclaim half of that pit and half of it is going to stay open, as a water recharge basin or something of that sort. Anyways, that was my concern because there are a lot of Reclamation Plans that are not filling the pits completely in, they are only filling a portion of it I am thinking, okay this ordinance will come in to allow us to reclaim it to the full grade and develop correct? So that goes into my other question, if we go into the Development Agreement, where it comes through the Planning Commission, do we get to see it all. There are requirements in SMARA like the ITAC committee they came in and they developed requirements to filling pits. Are we still going to be using these requirements because I think it is part of the Building Code? But if you can fill me in on that. I want to make sure that these pits are reclaimed correctly, you know. I know it might be a Grading Permit but we still want to hold them to a standard. You see what I am saying?

CITY ATTORNEY
GUERRA

Correct. The Development Agreement would come to the Planning Commission for a recommendation to the City Council. All the requirements that we would want for the reclamation would be part of the Development Agreement.

CHAIR TAPIA

Marilyn has some input.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commissioners. I just want to point out that we do have a Resolution in 2005 that approved the technical guidelines, for open pit mines and we adopted them. They are part of the City policy. We do have that in place. In answer to your previous question, it was specifically about the Durbin pit, there is a third of it that is subject to the Reclamation Plan. There is two-thirds that is not and you pointed that out. In that case, it's the second bullet point it says "the mining pits excavated, pursuant to SMARA, but not reclaimed and are required to or have requested additional reclamation".

VICE-CHAIR
BURROLA

Okay, it was hard to understand that. Thank you, that's perfect.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you.

CHAIR TAPIA

Thank you, Marilyn. Any other questions?

COMMISSIONER CHICO	If we could just imagine if I just purchased these exempt mining pits. The legal part of the question is; do I need to get permission in order to start backfilling or reclaiming, if that's a better word. Do I need to get permission from the City or any agency in order to start reclaiming this pit?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	We're talking about one of the abandoned pits?
COMMISSIONER CHICO	One of the exempt pits, yes.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	As it currently stands, they would just need a Grading Permit which is called a Ministerial Permit. It would not be something that goes before the Planning Commission, City Council, or any other type of entitlement. That is what this proposed ordinance will be hoping to address.
COMMISSIONER CHICO	That is what I wanted to know. The second half of the question is technical. What is the definition of reclamation or reclaiming? Is that a shovel full of dirt, a truck? What is the definition of trying to reclaim a pit? What is the legal definition? Good question?
CITY ATTORNEY GUERRA	That is a good question.
COMMISSIONER CHICO	I can drive 10, 15, or 20 trucks in there with clean materials just make sure that I don't violate anything and dump them in there. I am not violating anything. Once again, what is the definition of reclamation for the purpose of these ordinances and resolutions?
CITY ATTORNEY GUERRA	That's a good question. That may be something that we might want to add the definition to the ordinance.
CHAIR TAPIA	It will be to replace the material that has been taken out, unless the City agrees to a lower level.
VICE-CHAIR BURROLA	Would this be part of the Development Agreement, which they would have to send through by any developer that comes in?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	If I may, let me answer the reclamation question. Anything that would not be excavation, we could consider that it is reclamation and they would need to provide a Filling Operations Plan with the City. That is how we would look at it with the Development Agreement process.
VICE-CHAIR BURROLA	That would be part of the Development Agreement?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

They would have to provide a Filling Operations Plan.

COMMISSIONER
CHICO

Yes, you could give it a definition. I was just asking for this very purpose.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

I am going to say that if they took a spoonful and put it on there, they are not excavating, but reclaiming it. The point is well taken and our City Attorney can put in definitions.

CITY ATTORNEY
GUERRA

That is a good question. It doesn't hurt to add a definition.

CHAIR TAPIA

Anyone else?

VICE-CHAIR
BURROLA

Commissioner Chico brings up a good point. Are we interchanging the meaning of reclamation and grading? Are they the same?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

No, they are not the same. There is definition in our existing chapter for that. We can add that to this or refer to reclamation. Which is, if they are not excavating and they are putting something in, they are reclaiming.

CITY ATTORNEY
GUERRA

Under our SMARA ordinance, we do have a definition of reclamation and I could read it for you if you'd like, but we could incorporate that definition into this ordinance. I'll read it just so you have it. The language would state, "Reclamation means that the combined process of land treatment that maximizes post mining land uses, compatible to the Zoning and the General Plan and minimizes water deprivation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mining. So that mined lands are reclaimed as rapidly and reasonably feasible to usable conditions, which is readably adaptable for alternate land uses and create no danger to public health safety. The process may extend to affected land surrounding mine minded lands and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures. We could incorporate that language into this draft ordinance if the Commission directs us. I think that is a good observation and recommendation.

CHAIR TAPIA

Go ahead sir.

COMMISSIONER CHICO	Adrian, is one able to interpret what you just said to cover the quality of the material coming into the pit? In other words, we want to make sure that we don't get bad stuff, right? Does that fall under what you just read?
CITY ATTORNEY GUERRA	Well again that would just define when the ordinance would get triggered. I would think that it is part of the Development Agreement itself that we could ensure that the fill use is clean and appropriate fill.
CHAIR TAPIA	Especially if it is going to go into the water table.
VICE-CHAIR BURROLA	Don't we have ITAC guidelines for that?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes there are already things in place. There are outside agencies that we have to deal with regarding that type of fill, including the Water Agency and Water Authority.
CHAIR TAPIA	So they also have to approve, if you will, the material that is coming in.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes.
VICE-CHAIR BURROLA	And the compaction, I believe, correct?
COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER SIMPSON	Yes, that is correct.
VICE-CHAIR BURROLA	Okay.
CHAIR TAPIA	Anybody else? I have one comment that kind of goes with the flow with Mr. Chico's question here. I decided to write it, so here it goes. As we move forward, with the concept of the new proposed Ordinance No. 756, Chapter 17.130, I would also like to propose the term surface mining be reconsidered or rethought, altered, to excluded the term surface because it is not surface mining all though it does indicate pit, it does indicate quarry, it does indicate this and that. But surface mining on that report it is there about thirty times. Alter the word such as excavation, pit, quarry, mining, and exclude the term surface mining since the term is self-explanatory. Okay, I made sure I was not going to get myself in trouble, do not mistake my next comment as sarcasm.

	But surface mining does not imply a pit 450 feet deep. That's the one thing. Then the other is regarding the non-compliant or the non-reclamation SMARA pits. Is there any way to negotiate with them, any alternatives that we could come up with, instead of going out to all these regulations and changes, that we are going to impose, they might want to grant some of the land to us, or all of the land. I just wanted to make sure that maybe we take that into consideration. That's my spiel.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	If I may, Chair Tapia, the word surface on there that is something, the surface mining, that's per State law. We would need to be in compliance with that, to be consistent with all of the applications and regulations.
CITY ATTORNEY GUERRA	Well stated Director Simpson.
CHAIR TAPIA	Are we off the air right now? Are we still on? Okay, well thank you. I mean I had a feeling there was a reason for it, but you know I just didn't
COMMISSIONER CHICO	It just distinguishes us from tunnel mining, that's all. That's the only difference.
CHAIR TAPIA	Okay any other question for Staff? Or our Attorney or City Manager, any other questions for them? Okay, thank you very much for the report. Now we will open up the Public Hearing. This Public Hearing is now open, anyone out in the audience wishing to speak on this matter, for or against it, could you please raise your hand to be recognized.
OPEN PUBLIC HEARING	At 7:09 p.m., Chair Tapia opened the Public Hearing.
ADMINISTRATIVE SECRETARY AGUILA	Chair Tapia, no hands have been raised.
CLOSE PUBLIC HEARING	There being no speakers, Chair Tapia closed the Public Hearing at 7:09 p.m.
CHAIR TAPIA	In that case we will now close the Public Hearing. We will open it to the Commission for any further comments or a motion.
VICE-CHAIR BURROLA	One quick question, I just want to clarify real quick. This is just for City owned mining sites correct? For reclaiming? Or is this all sites, even privately owned?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	It's all sites within the City.
VICE-CHAIR BURROLA	Okay.
CHAIR TAPIA	Good question there. Anything else? Okay open for a motion.
CITY ATTORNEY GUERRA	Before I read the motion, I just want to confirm, do we want to add the definition of reclamation to the ordinance? I assume yes, correct?
CHAIR TAPIA	Yes.
CITY ATTORNEY GUERRA	I would recommend it. It would be a good idea.
CHAIR TAPIA	That would simplify it for future generations.
CITY ATTORNEY GUERRA	Right. Okay, so then the appropriate motion would be to read by title only and waived reading of Resolution No. 798(21) a Resolution of the Planning Commission of the City of Irwindale recommending approval to the City Council of an Ordinance No. 756, adding Chapter 17.130 [Reclamation of mines exempt from the Surface Mining And Reclamation Act ("SMARA")] to establish regulations and standards for Non-SMARA pits to Title 17 (Zoning) of the Irwindale Municipal Code (IMC) subject to the recommendation, to add language to the draft resolution, adding the definition of reclamation as previously stated and authorize the City Attorney, along with Director Simpson to tailor that language into that draft Ordinance. Is there a motion and a second.
CHAIR TAPIA	Will this negotiation
COMMISSIONER HARTMAN	Motion to approve as read.
CHAIR TAPIA	Hold up, just a second please. Will these negotiations be with the owners of these pits? Are they going to be involved in what they accept, or what they don't accept?
CITY ATTORNEY GUERRA	Yes they will be, it will be through a Development Agreement. Obviously it only gets triggered when the property owner says, "Hey we want to reclaim the pit." So that is when this ordinance would get triggered. It's when we get to a Non-SMARA ordinance, and then per the Zoning Code that we would be adopting we would work with them on an agreement to ensure that all the City's concerns are addressed. So yes, they would be a part of it.

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CHAIR TAPIA	Thank you. Go ahead.
CITY ATTORNEY GUERRA	So there's a motion on the floor is there a second?
CHAIR TAPIA	We're starting?
COMMISSIONER CHICO	I'll second.
CHAIR TAPIA	Was the motion made?
CITY ATTORNEY GUERRA	Yes motioned by Commissioner Hartman and second by Commissioner Chico.
CHAIR TAPIA	Alright, roll call.
ADMINISTRATIVE SECRETARY AGUILA	Commissioner Hartman.
COMMISSIONER HARTMAN	Yes.
ADMINISTRATIVE SECRETARY AGUILA	Commissioner Corpis. Commissioner Corpis. Commissioner Corpis you are self-muted.
COMMISSIONER CORPIS	Yes.
ADMINISTRATIVE SECRETARY AGUILA	Thank you. And Chair Tapia
CHAIR TAPIA	Yes.
COMMISSIONER CHICO	Forgot me.
VICE-CHAIR BURROLA	And me.
ADMINISTRATIVE SECRETARY AGUILA	I am so sorry. Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY AGUILA	Vice-Chair Burrola.

VICE-CHAIR
BURROLA Yes.

ADMINISTRATIVE
SECRETARY AGUILA Chair Tapia.

CHAIR TAPIA Yes.

CHAIR TAPIA Very good report thank you for the report. I want to thank the legal staff for the work that they put in, and I know you're going to do a great job in the rest of the report.

**DISCUSSION ITEMS/
PRESENTATIONS**

ITEM NO. 4A IRWINDALE ACTIVE TRANSPORTATION PLAN PRESENTATION

CHAIR TAPIA Okay moving on to Number. 4, Discussion Items and Presentations. Irwindale Active Transportation Plan Presentation.

COMMISSIONER
HARTMAN Before we continue tonight, can I ask everybody to turn their audio off or can you put it on mute, because I hear some feedback?

COMMISSIONER
CHICO Today's meeting was the worse audio.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Chair and Commissioners so the presentation tonight is regarding the Irwindale Active Transportation Plan, and just a little bit of background with this. This actually began in 2015, when the City applied for a grant with Caltrans, to prepare a Citywide Non-Motorized Active Transportation Plan with design guidelines. Then in 2016, Caltrans did award the grant to the City, from their 2015 Active Transportation Program. Then in 2018 the City Council approved a contract with Placeworks, to prepare the document. So the purpose of the Active Transportation Plan, it's intended to identify the need for non-motorized transportation options within the City. The focus is primarily on pedestrian and bicycle travel. The presentation tonight will be given by Michael Nilsson with Placeworks.

MICHAEL NILSSON Thank you, you guys can see my screen, correct?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yes, that is correct.

MICHAEL NILSSON

Perfect. Great. Well thank you so much for letting me present tonight, on the City of Irwindale Active Transportation Plan. As Marilyn mentioned, we have been the lead consultant with the City in preparation of this plan. The main purpose of this plan is to improve walking and biking throughout the City. So as part of this plan, which all of you received about a month ago, is organized basically in five different chapters. From an executive summary to existing conditions, policy frame work to plan recommendations, and the final chapter is funding and implementation. The design guidelines are included as part of the appendices, as well as various background pieces of the remaining portions of the plan. As part of the extensive existing condition balances we have all the sidewalk, crosswalk, and bikeway conditions that currently exists throughout the City. We also looked at how the walking and biking conditions were like, to get to various City destinations like Irwindale Park, the Santa Fe Dam Recreation Area, Irwindale Gold Line Station, and various other attractions throughout the City. We also evaluated the collisions that are occurring between bicyclist and vehicles, as well as pedestrians and vehicles throughout the City. We also assist a variety of different adopted plans that were in place prior to the Active Transportation Plan. We conducted robust community outreach as part of this plan. We did a variety of in-person events, as well as online surveys, we also send out a number of e-blast to stakeholder groups, and put together information about the plan in a variety of City newsletters. We also met with a variety of stakeholder groups, including the Chamber of Commerce and Senior Center. That resulted in over 200 people providing input on the plans. What you're really seeing is a reflection of the feedback that we received from members of the community. Some of the takeaways included, request to have better walking and biking access to a variety of different Irwindale destinations, including the San Gabriel River Trail and the Irwindale Gold Line Station. And then, really improving safety and access throughout, for all ages and ability, so people can comfortably walk and bike in the City. Incorporating those improvements, having a focus in growth areas. When I say growth areas those are areas that have a greater mix of businesses that are transitioning from mining, over into your commercial and light industrial uses, and really connecting to your surrounding jurisdictions. As part of the plan we also came up with a set of goals, polices, and actions and really launching on nationwide and state practices, but also directly reflecting community input. Providing that framework so the City can move forward on projects and that opted in Chapter 4, where we have recommended up to 71 pedestrian improvement projects. So this really kind of lays out, as part of this plan, it kind of lays out the first step in terms of what the public may want to see, in terms of walking and biking improvements. This really lays out the ground work so that the City can move forward, with additional steps, which may include additional planning studies and/or engineering studies. This kind of lays out the groundwork in where new crossing, new sidewalks, new medium refuge islands may be desired. This sort of summarizes that

as part of that, not only did we map out all those improvements but we also come out with a summary example that outlines the amount that would cost, approximately to construct. And any outside coordination that is identified and then the fate and priority of the project. Some of those improvements include high visibility cross walks, curb extensions, rapid flashing beacons, as well as new sidewalks, which will extend some of the improvements that cities are already making, in terms of pedestrian improvements. We also came up with a list of biking improvements. Outlining a variety of different type of bicycle projects from closed bicycle lanes, neighboring greenways, where cars may still share the road with bicyclist, and also some extensions of the existing multiuse trail system, and bicycle lanes that have additional buffers to protect bicyclist from vehicles. Again, we have a map illustrating where the recommendations are. As well as the summary table, similar to the pedestrian recommendations where we outline the cost to construct additional outside coordination and phasing. These are just a couple of photos illustrating, some examples of some of the bicycle infrastructure that we would be proposing. From dedicated trails, to striped bike lanes, to share routes that bikes would share with cars, and then your buffer bike lanes that have an additional physical protection between bikes and vehicles. Then from there we also have a set of recommended programs. These programs directly line up with goals and policies that we have suggested, in the earlier chapters of the plan. We outlined the coordination with other agencies and then suggest the ease of implementation and the implementation phase that we would recommend, based on the input that we received from the community. On top of that, the real defining aspect from this plan, is that what we received layouts, the blueprint from recommendations to be consider for implementation, on top of that, we outlined the implementation of strategies as well as funding opportunities. The great part about this plan is that it really sets up the City well, in terms of being competitive for those funding sources. It is part of the funding and implementation chapter, it outlines that process and strategies and identifies those funding opportunities that the city may pursue, including one that grant funding grounds may occur. I'll give it back to Marilyn and she will summaries some of the next steps on this plan.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Michael. The draft plan was released in April 2021 for public review. We have a dedicated web page on the City's website for the ATP. This includes various things from the plan itself, and to the community outreach efforts that were made. Now we will incorporate comments received by the public. I have already received comments and they have been very favorable and good comments. We are anticipating taking this to the City Council in May of this year. The adoption of the plan, well it will enable the City to be competitive for grant funding, this is the first step just to have a Non-Motorized Active Transportation Plan. I think, more importantly it is to guide the City for bicycle and pedestrian safety, for the community. With that, that concludes the presentation.

CHAIR TAPIA	Okay. Any questions for Staff? Okay, I am going to open this up to the public. Anyone out there in the audience wishing to make any comments, now is the time. Raise your hand please.
ADMINISTRATIVE SECRETARY AGUILA	We do have a hand raised, from Topher Mathers. I am going to be unmuting them now. Mr. Mathers you are self-muted.
TOPHER MATHERS	Hello?
ADMINISTRATIVE SECRETARY AGUILA	We can hear you.
TOPHER MATHERS	Hey, I just wanted to make a comment. I am glad that Irwindale is taking the steps to make the streets safer for all road users. I don't live in Irwindale, but I spend a lot of time in Irwindale. My family lives in unincorporated Monrovia, and my father had multiple business in Irwindale. Just one thing I like to know, whether or not the City can communicate with Kathryn Barger's office, as my family lives in unincorporated Monrovia. We don't have any sidewalks so even if the City puts in a multi-use path along the Sawpit Channel, there would be no safe way for my family to walk or bike to get to it. We live in a part of Myrtle, between Brisbane and the Dootson Industrial Park. There is a three block section that doesn't have a sidewalk but there is a sidewalk north of it, and a sidewalk south of it. And on California there is no sidewalks either. I know that it is not in your jurisdiction, but I would like to know if you can connect with Kathryn Barger's office, the county, to see if they can do any improvements in their unincorporated areas. So there might be better connectivity for the neighboring residents, who might want to utilize some of those facilities that Irwindale would in place. Thank you.
CHAIR TAPIA	Anyone else?
ADMINISTRATIVE SECRETARY AGUILA	No other hands have been raised.
CHAIR TAPIA	Okay thank you very much. We will. Thank you very much for the presentation and we look forward to the progress. Now we will move on to Commissioner Comments and request.
<u>COMMISSIONER COMMENTS</u>	
CHAIR TAPIA	Any Commissioner Comments or request?
COMMISSIONER CHICO	I have a question.

CHAIR TAPIA

Yes sir?

COMMISSIONER
CHICO

I like to briefly go back to this mining thing. It's been taken care of, but I have a question. In all the rules and regulates and legislation, regarding mining and reclamation is there somewhere imbedded in this documents the words, I guess I would say, that would prevent a possible confusion on when a pit starts to be reclaimed as supposed to, I am going to say grading. Because grading allows you to move material around. My concern and my point for asking a question is, is there something that would prevent the owner/operator of the reclamation site, from bringing material in under the guise of reclaiming a pit, and then removing material from that same pit after the fact, which would be more of a grading operation. I am not concern with the semantics. Is there something that prevents removal of material that has been imported for reclamation purposes? Very specifically.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you for the question. I am going to defer to our City Engineer for that.

CITY ENGINEER
HANNA

Good evening Chair Tapia and the members of the Planning Commission. This is Arsanious, I am here in my office via web. When the owner of the pit would like to reclaim and go into a Development Agreement with the City, there are many factors that would control the timing of reclaiming and filling operation. The Air Quality Management, they limit us how many trucks a day and the hours of operation. There is also a lot of hold, because we have to distribute the material enough to get results. There are many factors that would control that. To put a schedule for filling it would first depend how big is the pit, how deep it is, and the availability for material in the market, and also the regulations because we see more regulations coming out of the State, regarding the air quality and the dust control. If we allow this 24/7 probably it will not work, because of the noise, so any Development Agreement would require an EIR. Which would determine the traffic control or determine how many trucks a day, and the air quality. To give you an exact time we do not have that, it depends on the site. It depends on the regulations at the time, and it depends also on how big it is. Also what kind of filling operation plan we have, are we going to go to the street level or are we going to go below street level. So there are many factors to determine the time.

COMMISSIONER
CHICO

You didn't answer my question.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

If I may, just to clarify the question. You are asking if there was a pit that had been reclaimed, and filled per the Reclamation Plan and then they want to excavate again?

COMMISSIONER
CHICO No that is not my question at all.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Okay, I am sorry.

COMMISSIONER
CHICO My question is, if the operator causes there to be imported material for the purposes of reclaiming the pit, is there something in our documentation that specifically prohibits him from removing any of that material in the future? I am not talking excavation. I am just talking, he might recondition the material, he might, I don't know but he might want to move it out, for whatever purpose he might want. That's not the question, is there something to prohibit him from doing that. Period.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON You're saying what they may giveth they may taketh away?

COMMISSIONER
CHICO I had a situation when I was in the Council, where they started back filling if you will, and then over to the side they were sorting out the material and shipping some of it out. This whole operation was under the understanding of reclaiming a pit. Well they might have been reclaiming a pit, but they were also doing other things which was contrary to reclaiming a pit.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you for the question and the clarification. I think that I am going to have to do some research and I will get back to you on that.

CHAIR TAPIA And will that come along once you get to a certain point you say, "Okay we are going to start reclaiming the pit." When the owner of that agency says we are going to start reclaiming the pit or refilling it, does that mean that the whole excavating operation is over? Or does that mean that they can still dig in one area, but start reclaiming a certain area? And the point is, the point that I am getting from Commissioner Chico is that, you say that you are going to start reclaiming the pit so you bring in 50 truck-fulls of material to start reclaiming the pit. Next week the material you said that was going to be for reclamation now you took 5 loads out of that. You stated that you were going to reclaim the pit so once the pit is reclaimed, as stated, that it is going to be reclaimed so they should not be able to take out anymore material. They should not be able to transport material, and stating that it is for reclamation and then haul it off somewhere else.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair and Commission. I am going to piggy back on what our City Engineer, Mr. Hanna had said, regarding the filling operations plan. They would have to obey by that and with the Development Agreement. They would have to obey by that entitlement. If they were to change that, if they wanted to change, if they included that for some reason that would be something that we would look at. That would be something that we would negotiated as part of the Development Agreement, but if they want to come in and change that, then it would be an amendment to that Development Agreement. That's what I would think.
CITY ATTORNEY GUERRA	And the Reclamation Plan.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	And the Reclamation Plan.
COMMISSIONER CORPIS	I had a question.
CITY ATTORNEY GUERRA	Okay
COMMISSIONER CORPIS	Is it okay?
CITY ATTORNEY GUERRA	Yes, okay.
COMMISSIONER CORPIS	I can't believe you guys can hear me, I am shocked. I just figured that with this Development Plan it would, using the previous term, piggy back off of SMARA requirements. That the fill should be certify? But I don't know if the Development Plan would be a place in where you can actually enforce a certified fill. But that's where you wouldn't have to be worried about what's coming in what type of material, whether it's clean or not. That's why I say is it strongly regulated with this Development Agreement, or can they do whatever they want?
CHAIR TAPIA	Loretta can you hold for a second. I am going to ask our attorney, if I should reopen the Public Hearing because we are doing a lot of discussing.
CITY ATTORNEY GUERRA	Well no, from the sound of it we are not reconsidering the ordinance, we are asking questions. What I would suggest is that maybe everybody asks their questions, and then we could do a little more homework and come back maybe at the next meeting to answer the questions, if Director Simpson is comfortable with that.

CHAIR TAPIA	Go ahead mademoiselle.
COMMISSIONER CORPIS	Is that me?
CHAIR TAPIA	Commissioner Loretta go ahead.
COMMISSIONER CORPIS	I would just like to see, I think our biggest concerns are addressed when you are addressing one of our pits, because they are regulated by SMARA regularly agency. I would think that the closer to that line that you can lean on, with this development that would be great. That is just what I was thinking.
CHAIR TAPIA	Great ideas come from women that think like you do.
VICE-CHAIR BURROLA	And another thing about this Development Agreement as well, in the future when it comes through and we have to look at it, are they going to have to have some sort of bonding or some sort of, like if they go in and say that they are going to reclaim the site, and they don't reclaimed it and they decided go belly up, bankrupt, or something of that sort, what happens then? I know you guys are going to look at this but these are things that are good questions, for when this Development Agreement comes through.
CITY ATTORNEY GUERRA	Right and again we don't have any specific projects in mind but there is at this point. Yes we would definitely include some type of bond, or some type of insurance that we can call upon, should they go belly up. Because we don't want to start the process and it is stop half way through.
VICE-CHAIR BURROLA	Yeah. Safety concerns right?
CITY ATTORNEY GUERRA	Right. So that would be something that we would negotiate, as part of the Development Agreement.
VICE-CHAIR BURROLA	Okay.
CHAIR TAPIA	Anymore input on this subject matter? Mademoiselle? Okay, thank you very much. Oh it was Commissioner Comments. I just have one question. How is the Zoning Update coming along?
VICE-CHAIR BURROLA	Good, good question.

- CHAIR TAPIA One of the things that I am concern with, is like lots like the one where they wanted to put roll offs. That is still open for anyone to come and try to put something else in. Is there something that we can do that is temporary? That it is going to be rezoned but for now, like a safety net for us until it is rezoned. Is there anything along that line that we can take advantage of?
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Are you speaking of maybe a moratorium on development or?
- CHAIR TAPIA Yeah, that's the word I was hunting for, but I was not hunting in the right area. I couldn't remember the word, moratorium. Thank you. Yes something along that line, so that someone doesn't see that nice little lot, and wants to do something that we don't want and maybe they will go to I don't know. Maybe they will do legal things, you know take us to court. Do stuff like that, because we won't allow it and that type of thing so, then we might not have a choice if we wait that long.
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON We will take a look at some options for that, but just to give you a brief update on what is happening. We send out a flyer to all the residents giving them phone numbers, and some information on there if they want to participate in any kind of a survey, with the consultant who is preparing that. We have a dedicated web page for the Zoning Code Update. We have been working internally with Staff on updates, and reviewing what is being proposed, and we have regular meeting with our consultant. So it is moving along and continually getting the community's input for that. We are getting there. The hard work is at this front end, you know getting it, once we have that you'll see it will go a little smoother, a little faster. But thank you for asking about that.
- CHAIR TAPIA Anyone else? Commissioner Comments?
- COMMISSIONER
CORPIS Do we have an estimated date of completion on that Zoning Code Update?
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Right now we are looking at the fall or the winter. Before the end of the year.
- COMMISSIONER
CORPIS Thank you.
- CHAIR TAPIA Okay then. Commissioner Comments? We will move on to Legal Counsel.

LEGAL COUNCIL

CITY ATTORNEY
GUERRA Nothing from me.

CHAIR TAPIA Nothing Honey. Okay. Community Development Manager/City Planner's Report?

**COMMUNITY
DEVELOPMENT
MANAGER/CITY
PLANNER'S REPORT**

COMMUNITY
DEVELOPMENT
MANAGER/CITY
PLANNER SIMPSON Thank you Chair and Commission. I don't have anything tonight.

CHAIR TAPIA Thank you, I mean okay. Not thank you that you didn't have anything, but thank you. Okay so if there isn't any more comments or anything that has to be address, this meeting is now open. I mean it's now over.

COMMISSIONER
CORPIS Oh Chair, before you adjourn if I could is there a specific date where we would be able to meet in person, because this meeting was very difficult. I really had more input on earlier items and the connection wasn't working, and even now I don't have visual. I was just wondering the sooner we can meet. I was wondering if there is any estimated date on that.

VICE-CHAIR
BURROLA I am okay to go back to the chamber if that is okay with Staff.

COMMISSIONER
HARTMAN I am okay with it also.

COMMUNITY The Council has been meeting here. If you are comfortable with that

DEVELOPMENT
MANAGER/CITY
PLANNER SIMPSON you can come in. There are partitions and we have filtration systems in the chamber. So yes, you are welcome to come back.

CHAIR TAPIA And tell me if your arm hurt when you got both shots. Madam did your arm hurt when you got both shots?

COMMISSIONER
CORPIS Only the Moderna because Ma-dern arm hurts. I blew the joke I am sorry.

VICE-CHAIR
BURROLA Pfizer. You should go with Pfizer that is a good one.

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COMMISSIONER CORPIS	They say Maderma because the Ma-dern arm hurts. There it is.
VICE-CHAIR BURROLA	That's a good one.
COMMISSIONER CHICO	Now we got another comedian.
COMMISSIONER CORPIS	I quite my day job Commissioner Chico.
COMMISSIONER CHICO	I don't know what you're going to do? You're going to set up a GoFundMe page.
CHAIR TAPIA	You better quit your night job too.
COMMISSIONER CORPIS	That's this one.
CHAIR TAPIA	Okay motion to adjourn on a happy note. Okay. This meeting is now adjourned.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:47 p.m.

Arthur R. Tapia, Planning Commission Chair

Attest:

Jesus Hernandez, Administrative Secretary

The Irwindale **PLANNING COMMISSION** met in adjourned meeting at the above time and place.

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

INVOCATION COMMISSIONER GOMEZ Father God, we thank you for this day. For this time. For your protection. We ask you to guide us, give us wisdom, justice eternal. Amen.

CHAIR TAPIA Roll call.

ROLL CALL: Present: Commissioners; Robert E. Hartman; Richard Chico; Suzanne Gomez; Vice Chair Enoch Burrola; Chair Arthur R. Tapia

Also present: William Tam, City Manager; Adrian Guerra, City Attorney; Jamie Traxler, Assistant City Attorney, Marilyn Simpson, Community Development Director; Arsanious Hanna, City Engineer/Building Official; Daniel Co, Assistant City Engineer; Lisa Chou, Associate Planner, Iris Espino, Economic Development Coordinator; Elizabeth Rodriguez, Public Works Services Manager; Berlyn Aguila, Administrative Secretary

ANNOUNCEMENTS

CHAIR TAPIA Any comments to make?

ADMINISTRATIVE SECRETARY AGUILA No comments, thank you.

SPONTANEOUS COMMUNICATIONS

CHAIR TAPIA We move to Spontaneous Communication. This is the time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action as such communications unless the Commission by majority finds that a catastrophe or emergency exists. Number 2, the Commission by at least four votes, finds the matter in need for action thereon arose within the last five days. Since Commission cannot accept as stated, it is requested that such communication can be made in writing, as to be included in the next agenda for full discussion and action. If a member of the audience feels as if he or she, must proceed tonight then each speaker will be limited to three minutes, unless such time limits are extended. If anyone in the audience wishes to say anything on

	Spontaneous, which is not related to tonight's Public Hearing could you please raise your hand.
ADMINISTRATIVE SECRETARY AGUILA	Chair Tapia, we do have quite a few individuals who have raised their hands. I will now be unmuting Errol Daly.
CHAIR TAPIA	Go ahead sir.
ADMINISTRATIVE SECRETARY AGUILA	Mr. Daly you are self-muted.
ERROL DALY	I would like to support the project going forward.
CHAIR TAPIA	This is not the time, this is Spontaneous Communication. When we open up the Public Hearing, for this particular item then you can raise your hand again.
ERROL DALY	Okay will do, thank you very much.
ADMINISTRATIVE SECRETARY AGUILA	The next individual who I will be unmuting will be Carmen Roman.
CARMEN ROMAN	Hello.
ADMINISTRATIVE SECRETARY AGUILA	Hey, we can hear you.
CARMEN ROMAN	I am not talking about this subject because it is listed in the Agenda tonight. But when we get to the subject, I would like to know if you could summarize or go over the key points, because it was a very long meeting last time. I don't think we want to go back to square one. Maybe you can consider going over key points. Thank you.
CHAIR TAPIA	Thank you, next.
ADMINISTRATIVE SECRETARY AGUILA	The next member of the public that I will be unmuting is Frank Rojo.
FRANK ROJO	I will wait for the public to speak.
ADMINISTRATIVE SECRETARY AGUILA	There are no more hands raised.
CHAIR TAPIA	Okay at this time we will close Spontaneous Communications.

PUBLIC HEARINGS

ITEM NO. 3C GENERAL PLAN AMENDMENT NO. 02-2017; SITE PLAN AND DESIGN REVIEW (DA) NO. 04-2017 (MARK GABAY, FIVE POINTS, LLC).

CHAIR TAPIA At this time we will open up the Public Hearing for General Plan Amendment No. 02-2017; Site Plan and Design Review (DA) No. 04-2017. But before we do that, we have to have a process of drawing straws, between three of the Commissioners here. Since we live within 1,000 feet of the project. Staff.

ASSISTANT
CITY ATTORNEY
TRAXLER Thank you Mr. Chair, good evening Commissioners. Yes, it is my understanding that for this item, which involves property located at 5175 Vincent Avenue, three Commissioners have a financial interest in real property, located more than 500 feet but less than 1,000 feet from the property line. So I will give you the general rule regarding Conflicts of Interests, no public official at any level of local government shall make, participate in making, or in any way attempt to use his or her official position, to influence a governmental decision in which he or she has reason to know they have a financial interest. A public official has a financial interest in a decision, if it is reasonable foreseeable that the decision will have a material financial effect on the official, or a member of his or her immediate family that is distinguishable from its effect from the public generally. If the interest is not especially involved in the decision a financial impact or effect is reasonably foreseeable, if the effect can be recognized as a realistic possibility in more of a hypothetical or theoretical, a financial effect need not be likely to occur, to be considered reasonably foreseeable. It is my understanding that three commissioners have a financial interest in real property, located more than 500 feet but less than 1,000 feet from the property. Those are Chair Tapia, Commissioner Chico, and Commissioner Gomez.

CHAIR TAPIA Could you repeat those feet again, please?

ASSISTANT
CITY ATTORNEY
TRAXLER Yes. A financial interest in real property located more than 500 feet but less than 1,000 feet from the property line. So under the regulations there are several factors we must go through to determine, whether this decision will have a material financial effect. I will go through those with each of you and will give you my recommendation. Then you will be able to make a determination whether or not to recuse yourselves. I will start with Mr. Chair. There is a material financial effect on the property, if the decision would change whether positive or negative the property's development potential and income producing potential, highest and best use, character, by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, air quality, or the market value.

CHAIR TAPIA Do you have the number of feet, the distance I am from the site?

ASSISTANT CITY ATTORNEY TRAXLER	Yes, Mr. Chair. I have here that the property is 963 feet away from the property line of the project. Which is within the 500 to 1,000 feet.
CHAIR TAPIA	Thank you.
ASSISTANT CITY ATTORNEY TRAXLER	You are going to recuse yourself?
CHAIR TAPIA	Pardon?
ASSISTANT CITY ATTORNEY TRAXLER	You are going to recuse yourself?
CHAIR TAPIA	Yes.
ASSISTANT CITY ATTORNEY TRAXLER	Okay. It is my recommendation that you recuse yourself. Yes. Commission Chico, I will go through the same materiality factors. There is a material financial effect if the decision would change whether positive or negative the property's development potential, income producing potential, highest and best use, character, by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, air quality, or the market value. I have here for the record the amount of feet for your property. Your property is located 717 feet from the property line.
COMMISSIONER CHICO	I understand that. What are my options?
ASSISTANT CITY ATTORNEY TRAXLER	Your options are to recuse yourself, or you could participate in the decision.
COMMISSIONER CHICO	Well if he recuses himself, I recuse, and she recuses herself, what are we left with?
ASSISTANT CITY ATTORNEY TRAXLER	We are left without a quorum, and we would have to draw straws. Same as the last meeting.
COMMISSIONER CHICO	I like to go with the straws.
ASSISTANT	Commissioner Gomez I have the amount of feet if you would like that on record.

COMMISSIONER GOMEZ	No. I heard the recommendation and the outline, and I would like to recuse myself as well.
CITY ATTORNEY TRAXLER	Same as the last time.
ASSISTANT CITY ATTORNEY TRAXLER	Okay. Separate and apart from the financial conflicts the City Attorney's Office has been informed that Commissioner Gomez, signed a petition against the project as a member of the public in 2019. In an abundance of caution it would be my recommendation, that you recuse yourself also from the drawing of straws. However, the final decision is up to you.
COMMISSIONER GOMEZ	I have a question.
ASSISTANT CITY ATTORNEY TRAXLER	Yes.
COMMISSIONER GOMEZ	The 2019 petition was particular to the information prior to this most updated Environmental Review Report, is that correct?
ASSISTANT CITY ATTORNEY TRAXLER	Yes, that is correct.
COMMISSIONER GOMEZ	I need a moment.
ASSISTANT CITY ATTORNEY TRAXLER	We can take a recess, Commissioner, if you like.
CHAIR TAPIA	We are going to take a short break.
RECESS	Chair Tapia recessed the meeting at 6:45 p.m.
RECONVENED	Chair Tapia reconvened the meeting at 6:57 p.m.
CHAIR TAPIA	We reconvene at this time. The meeting is called to order again.
CITY ATTORNEY GUERRA	Thank you Mr. Chair, so prior to the break we did go through the conflicts of interest analysis for Commissioner Chico, Gomez, and Chair Tapia. One additional factor is a petition that was signed by Commissioner Gomez. We are advising that she further recuse herself on that basis, and I will go into further detail. From my understanding, there was a petition regarding an earlier version of this project back in

2019. There is an argument, and even though I believe Commissioner Gomez will be true, independent, and unbiased in making a decision, if she were to make a decision. There is a case that came out a few years back involving the City of Sacramento, where a Council Member had provided his or her opinion about the project, before it actually went to the City Council. The project was challenged on that basis that he was biased. The court said, you know what, he is biased because he had already provided his view on the project. In an abundance of caution, and Commissioner Gomez wants to do what's in the best interest of the City, to avoid any exposure of litigation on that basis, she has agreed to recuse herself from the drawing, if she is selected. With that I think that we will move forward with the drawing of straws.

COMMISSIONER CHICO We have just two victims?

ADMINISTRATIVE SECRETARY AGUILA Just for the record, Chair Tapia selected the shortest straw.

CHAIR TAPIA How are you Mr. Burrola?

VICE-CHAIR BURROLA Hanging in there. Can you hear me?

CHAIR TAPIA Yes.

VICE-CHAIR BURROLA I just want to apologize. I am feeling sick. I have a cough and slight fever. I did not want to be there with you guys and spread it all, so I decided to stay home. I didn't want to drag this meeting out any longer than it needs to be.

CHAIR TAPIA Thank you sir. Okay at this time Staff. Staff will have the presentation at this time, followed by the developer.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you Chair and Commission, the request before you tonight from the applicant, Mark Gabay, Five Points LLC, is a request for a General Plan Amendment to change a designation from a portion of a property located at 5175 Vincent Avenue from residential to Industrial/Business Park and a Site Plan and Design Review (DA) for the construction of a 545,735 square-foot concrete tilt-up building. The site is zoned M-2 (Heavy Manufacturing), and the General Plan designation is Industrial/Business Park. A little bit of the background and the history of this site is that mining of the 26-acre site began in the 1930's and was completed in the 1970's. The City acquired the northern portion of the pit in the late 1980's, from LA County. Then the City began backfilling the site with a variety of construction materials and inert materials. In 2007, Windrow Earth Transport was awarded the contract to perform remediation of the site. On November 6, 2008, the Planning Commission approved a CUP and adopted a Mitigated Negative

Declaration (MND), for the remediation and filling of the former Manning Pit. In 2009, the Planning Commission approved modification, to modify the hours of operation of the filling. Operations began approximately in May 2010, and were completed in April of 2019. In December 2013 the City, Windrow Earth Transport, and the Developer entered into an Exclusive Negotiating Agreement (ENA) that stated that the subject property was to be developed to include light industrial and/or commercial development. On October 28, 2015, the City and the developer, Five Points, entered into an agreement for the purchase, sale and development of the property. This PowerPoint just shows the existing site that has been filled. As I mentioned this application includes a General Plan Amendment, there is a portion of the site that is towards the east side, approximately just under 7-acres, but still on a General Plan map had it identified as residential. We believe that was a map error due to the type of technology that we had at the time, when they were designating the site and separating the 10-acres that is off of Allen from the subject property at 5175 Vincent. So the project description is proposed for the construction of a single building 545,735 square-foot concrete tilt-up, with associated passenger vehicle and truck parking. The building consists of approximately 10,000 square feet of office. 5,000 square feet on the ground floor, and 5,000 square feet on the mezzanine. There was a Community Meeting that was held on August of 2018. The Planning Division hosted the meeting over at the Irwindale Community Center. The purpose of the meeting was to provide an opportunity to review and comment on the proposal, ask questions and review the process. The meeting was well attended and several areas of concern were identified. There was also a Tribal Consultation that was held in December of 2018, with the representatives for the Kizh Nation. Originally, the project was looked at via CEQA, with a Mitigated Negative Declaration, and it was determined after some of the comments had come in, after the Community Meeting and after public notification of the meeting that an Environmental Impact Report would be prepared. So a Scoping Meeting was held in February of 2020, to gather information for the scope of the environmental document to be prepared. An additional public outreach was provided. This was a non-City sponsored community event that was held on July 15, 2021 at Family Christian Church. This was a Community Meeting that was hosted by the applicant. Also, the applicant's team distributed approximately 1,500 flyers to nearby Irwindale and County of Los Angeles neighborhoods, and followed up with door-to-door direct contact. The project also includes a Site Plan and Design Review this is a single building concept that you see. The development standards for this in the M-2 zone: the front yard setback minimum requirement is 20 feet, what is being proposed is a set back from Vincent between 167 feet to 205 feet. side yard setback in the M-2 is zero, the applicant is proposing between 75 feet and 93 feet. A rear yard setback has no minimum requirement in the M-2 zone, the applicant is proposing 155 feet to 196 feet setback. The building height in the M-2 zone: there is

not a maximum building height, the applicant is proposing a 51 foot maximum height of the building. The proposed project has been looked at with the desired design elements with the Commercial and Industrial Design Guidelines that include incorporating towers at the end of the building as focal points, breaking up the expansive exterior walls with architectural projections, and details around the windows including arches. There are arched parapets and a multi-color palette that are in compliance with the Commercial and Industrial Design Guidelines. On the top of the screen, this is showing the east elevation and what you will see from Vincent that is showing the trailer screening. The east elevation without the screen wall is showing on the lower portion. For landscaping a minimum of 10 percent is required per the Municipal Code, and 10 percent is being provided. The landscaping includes a combination of parking lot shade trees, shrubs, and groundcover. There is a proposed overhead trellis to act as an architectural feature, which also supports vertical landscaping and provides additional visual screening of the trailer court. So access and circulation to the site are provided via two driveways, on the north side of the site and along the south side. Parking for the property: the project requires 183 stalls and what is being proposed is 199 standard sized stalls. There is also parking that is being provided for bicycles. There are 18 bicycle parking stalls and space for 181 trailer stalls. The current Irwindale Municipal Code does not have a minimum stall size for trailers; however, the proposed stalls measure 10'-0 x 53'-0 which is adequate for trailer parking. One of the alternatives that was looked at, instead of a single building, was a three building concept that you see here. The three building concept, it does not have as great building buffers between the property line, but it does exceed the minimum requirements for the Irwindale Municipal Code. The applicant would like the single building concept, but they have provided information on the three building concept. The elevation would remain the same with tower features that would be on each end of the building. It would include the arches, some of the other detailing, and the color palette. As part of this I mentioned that per CEQA, the environmental analysis was done, so as part of staff's presentation we have the environmental consultant, Steve McMurtry from De Novo, who is here as part of Staff presentation. He will go into the detail of the CEQA analysis.

STEVE MCMURTRY

My name is Steve McMurtry. I live in 3590 Falkirk Way, El Dorado Hills. I am Steve McMurtry, I am a Principal Analyst with De Novo Planning Group. I was one on primary authors/managers of the Environmental Impact Report. I have just a few slides I wanted to take you through. Starting with a little bit about CEQA, just to start with a background with that CEQA is, and what an EIR is. Then we will jump into a little bit of the process. Then I wanted to wrap it up with the discussion of the Findings of Facts and the Statement Overriding Considerations. What those are, what they mean, and why they are presented to you? So starting here. What is CEQA? At its core, it is a public process. When the legislators wrote the law, the intent was to try

to foster an inner agency coordination process. At the time, it was more the cities and counties, who were making a decision on their own, and this law brought in other agencies and it also enhanced public participation. It created a process to bring the public into the overall process, for decision makers to consider. It is a requirement to disclose twenty-one environmental topics. We analyzed the topics and disclosed what the impacts are relative to that topic, if a project were to be developed. Also at its core, through the analysis to try to prevent environmental damage. This is done in a couple of different ways. First and foremost we develop mitigation measures. The intent of the Mitigation Measure is to try and avoid an impact, if possible or to try and minimize an impact, if it is feasible. Also to try to minimize environmental damage, you develop alternatives to a project. It is a requirement to reduce an environmental impact of at least one environmental topic, through any alternatives that are considered. Lastly, the intent is to disclose reasons for approving a project with significant environmental impacts. If you take a project, you've disclosed that there is environmental impacts and ultimately you approved that project, you need to do two things. You have to adopt the Findings of Facts and you also need to make Statement of Overriding Considerations. I will go into detail a little bit more of each of those two topics, on some later slides here. Jumping into an EIR. An EIR is an informational document, its lot of information much more substantial than a Mitigated Negative Declaration. The intent is to take a lot of technical studies, to bring it into one document, synthesize it in sorts of layman's terms, and disclose that to the public and also to decision makers. What an EIR is not, it is not intended to be persuasive to deny a project, or to get a project approved. It is truly a neutral document. So again it is not for or against a project, it is just there to disclose the facts for decision makers to consider. The context of an EIR, it starts with a project description. Each chapter, each environmental topic is going to have a setting, which is sort of your baseline conditions that exist, at this point in time. There is also a regulatory setting, this is a summary of all of the rules and laws at the state, federal, and local levels that apply to a certain environmental topic. Then you jump into the actual analysis, the impact analysis. Within that analysis, also you need to consider cumulative topics. What would the impacts be if a project were approved, when you consider all other projects that are either already developed or approved and not yet developed? Lastly, it includes an alternatives analysis. Which I mentioned is a way, to try to mitigate environmental impacts, if feasible. Jumping into the Environmental Review Process, the original decision was to prepare a Mitigated Negative Declaration and this type of decision is pretty common based on some statutes that are refer to as deferring statutes. There are a variety of statutes within the CEQA guidelines. 15183 is one that allows projects that are consistent with the General Plan for which an EIR is certified, to be exempt from further environmental review that has already been disclosed in that certified General Plan EIR. The caveat is, in certain circumstances

there are nuances to that project that were not known at the time of the original EIR certification. The CEQA guidelines requires you to analyze those special circumstances or those circumstances that were not known at that time, and disclose those facts to the public. That is disclosed through a variety of environmental documents. Mitigated Negative Declaration is the most common, it can be through supplemental or subsequent Environmental Impact Reports. The deferring statutes apply to all the cities, and it is pretty common to move forward with projects, if you make that determination that the project is consistent, with the General Plan as long as the General Plan EIR is certified. That decision was made early on. The Mitigated Negative Declaration went out for a thirty day public review period, and during that period we received feedback from both the public and also from public agencies. The interest was that, this project really required more detailed level of analysis in the EIR. Regardless of whether there is significant unavoidable impacts, or there is triggers and warrants for an EIR. The idea was to do a more detail level of analysis in the EIR. The City staff made the decision to move forward with the EIR. In February of 2020, a Notice of Preparation was prepared and circulated to the public. A Notice of Preparation is a document that you send out to really initiate the EIR process. What it is doing is it lets the whole world know that you are going to prepare an EIR. It also lets the world know what the scope of that EIR is, so what environmental topics are you going to analyze. It is also a step in the process to try to get feedback from the public, to try to help you if you miss something within your scope. If there is something else that should be studied. Part of that is through written comment, and part of that is also through a Scoping Meeting. An in person Scoping Meeting that is held during that 30-day public review period. We held a Scoping Meeting on February 20, 2020, to solicit any feedback relative to the scope and any environmental topics, that we should be analyzing and ultimately we move forward to the preparation of the Draft EIR. After the NOP process, as we were preparing the Draft EIR, we did some inter agencies consultation. We met and had a variety of discussions with the local Air Quality Management District, and also with the Attorney General's Office. We had multiple meetings. They were most interested in air quality topics. The Air District wanted to review the models, the modeling data, the inputs, and assumptions that we made in both the Health Risk Assessment, which is a dispersion model and also the CalEEMod, which is what you use to analyze criteria pollutant. They reviewed that and ultimately bedded and approved that use of the model that we included within the Environmental Impact Report. The Attorney General's Office was also very concerned with having diesel particulates, which come out of semi-trucks, so close to some of the neighboring residences. They looked at ways you can revise the designs, which ultimately led to the three building alternative. The three building alternative, the purpose of it, was to take the diesel trucks that would be idling and using the bays on the outside, which is closest to Vincent Ave and the residents and move them to the inside, so that

they were sort of buffered from the actual building. It created a large separation, and also there is a level of abatement in the dispersion of air emissions, if you concentrated them in the middle of the site. That alternative was developed through recommendations from the Attorney General's Office. Ultimately, we use what received from the NOP process, the Scoping Meeting, and the inter agencies consultation process. We develop the Environmental Impact Report. As I mentioned before, there is a variety of technical studies that are included in those. The most notable; air quality, noise, and traffic studies that were prepared. Those were included as an appendix, but they also have their own chapter, within the EIR that really synthesizes all of the modeling data and sort of the technical information into the EIR chapter. That document was finalized and ultimately published with a Notice of Availability. That document is letting the whole world know what we prepared in this EIR. You have the opportunity to review it and provide comments. There is a 45 day public review period for people to comment on. During that period we received 11 comment letters. After the public review period is over, we break down each individual comment within the letter and we prepare a detailed response. We acknowledge what the comment is, in certain cases you point them to certain pages in the EIR where a topic was analyzed. In some cases a question or a comment that they made calls for an edit to the text of the Draft EIR. That edit is made in the form of an errata. An errata is sort of a consolidated document that takes the text that is being revised. It shows it in a track-changed form, so underlined text for anything that is added, a strikethrough text for anything that is being deleted. All of that is in the final EIR. The last component of the final EIR is Mitigation Monitoring and Recording Program. What this is, it takes all of the Mitigation Measures from the Draft EIR, and also any edits that were made and reflected in the errata, and consolidates it into a single document. That document, the purpose of it is ultimately if the project were to be approved, to use that document as the project use to develop. So it identifies the timing, when that Mitigation Measure needs to be implemented, and who is responsible for doing the Mitigation Measure. Also monitoring that the Mitigation Measure was actually performed. That is the Final EIR. The last part is the Findings of Fact and the Statement of Overriding Considerations, which I'll discuss here on the following slide. Findings of Fact, they're defined in 15090, and there is a series of CEQA guidelines in sort of in chronology. You'll see changing one digit at the end there that takes you through the Findings of Fact and the Statement of Overriding Considerations. 15090 requires an EIR to be certified before project approval. The subsequent statute 15091, requires findings to be made for each identified significant impact, so each topic that is analyzed. There are three findings that can be made. First and foremost, changes or alterations have been required in or incorporated into such project, which avoid or substantially lessen the significant environmental effect, as identified in the Final EIR. Such changes or alterations are within the responsibilities and jurisdiction of another

public agency, and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted, by such other agency. Lastly, and this really ties in to the Statement of Overriding Considerations, is a specific economic, legal, social, technological, or other considerations including provision of employment opportunities for highly trained workers, make infeasible the Mitigation Measures or project alternatives identified in the Environmental Impact Report. Those are the Findings of Fact. Statement of Overriding Considerations under 15092, allows the lead agency to make a decision of whether or how to approve or carry out a project, after considering the Findings of Fact. It says that the agency may approve a project, with significant and unavoidable environmental effects, if there are specific economic, legal, social, technological, or other considerations that outweigh those significant environmental effects. CEQA guidelines 15093, requires the lead agency to document and substantiate any such determination, in the Statement of Overriding Considerations as part of the record. Where we are going with this is, there was one topic that we identified, concluded that there was a significant and unavoidable environmental impact. I am going to go with a little bit of more detail on that, why we made that determination. A little bit of background on that conclusion. It was under air quality impacts. It is important to know that all the other environmental topics that were analyzed in the EIR, were determined to be less than significant or they were reduced to an insignificant level with the implementation of the Mitigation Measures. Jumping into air quality. We concluded under four environmental questions that there were significant unavoidable impacts. The first impact 3.2-1 the proposed project has the potential to conflict with or abstract implementations of an air quality plan. 3.2-2 the proposed project operation has the potential to expose sensitive receptors to substantial pollutant concentrations, or result in a cumulatively considerable net increase of any criteria of pollutant for which the project region is in nonattainment, under applicable federal or state ambient air quality standards. Impact 3.2-5 the proposed project has the potential to cause substantial adverse effects on human beings either, directly or indirectly. The last one, impact 4.2, which is cumulative impact on the region's air quality. It is important to dive into that a little bit more, and why we came up with that conclusion. When we ran the air quality model, based on the project as proposed, also including some Mitigation Measures that were recommended by the Attorney General's Office, the local Air Quality Management District, and the California Air Resources Board, we found that the nitrogen dioxide thresholds were exceeded. There were a variety of Mitigation Measures that are incorporated in, but the model told us that the nitrogen dioxide emissions exceeded the thresholds that were established by the local Air Quality Management District. A couple of things that are really important to note, the local Air Quality Management District has approved a regulation called the Omnibus regulation. What this does is it requires engines, the NO_x the nitrogen

dioxide emissions coming out of engines, to be cut by 75 percent below the current standards by 2024. That is not happening in engines yet, but it is anticipated in two and a half years that, that Omnibus regulation will go in effect. That reduction alone is going to bring the total emissions to below the threshold. On top of that the Omnibus regulation extends to 2027. By 2027 there is a 90 percent below current standards reduction. So the rule, in also in addition to those NO_x reductions it also places nine additional regulatory requirements on new heavy duty trucks and engines, so semi-trucks. The reason I bring that up is that the existing of this regulation, and that it is going to happen in the existing foreseeable future, might lead you to a conclusion that it is really not a significant and unavoidable impact. It is less than significant when you adopt both the Mitigation Measures and regulations that are sort of going to reduce the emissions to below the threshold. What we did is we took a very conservative approach in this conclusion. What we said is that the City is not in charge of this regulation, it is not operational yet. There is no indications that it won't become operational or go into effect, and actually reduce the emission but the City does not control that. Because it is not guaranteed by the City, we concluded that the facts did not fully support the insignificant conclusion, that there would be an argument that somebody could make, that it is not guaranteed and that the conclusions should be significant and unavoidable. Our final conclusion, a very conservative conclusion was that it would be a significant and unavoidable impact. I know that it is debatable on which way the ultimate conclusion could go, but we felt that it was important to disclose to the public that it was not a guarantee by the City and the City did not control that. So the air quality Statement of Overriding Considerations, as mentioned in 15093, there is a requirement for the City to adopt Statement of Overriding Considerations any time that they approve a project that has significant and unavoidable impacts. What it does is it asks the City's decision makers a question. It is, does the City find that detrimental environmental air quality effects are outweighed and counter balanced by the economic, legal, social, technological, or other considerations generated by the project. For each one of those topics, we have identified a bullet point for consideration. Under the land use and zoning consideration, the City established a General Plan land use and zoning, to accommodate the City's needs for growth. This site was designated and zoned for industrial type uses, which are what is proposed. Legal considerations, there is a Purchase of Sales Agreement and a transfer of the property from the City to the applicant with disclosure, the purpose of the use would be industrial or commercial type of uses. Economic considerations, project land uses are intended to generate jobs and tax revenue. Project increase, the project would increase local jobs that could be served by citizens of Irwindale reducing the number of citizens commuting. The project would generate tax revenue that the City would not otherwise benefit from, if the project was not developed. Social considerations, these are job creating uses, industrial opportunities, and tax benefits that would

be anticipated to improve the overall quality of life in the City of Irwindale. Environmental considerations, environmental detriments have been minimized to the extent feasible through Mitigation Measures. An important consideration is that the air quality environmental detriments that are anticipated, are anticipated to be further reduced by the federal and local regulations, specifically the Omnibus regulation which is a 75 percent reduction of NO_x by 2024. Which would actually reduce the impact to an insignificant level, really deeming Statement of Overriding Considerations even a moot point. But as I mentioned we made that conservative finding. With that said, I will turn it back to Marilyn.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Steve. So again the project requires a General Plan Amendment and a Site Plan and Design Review. As far as the Plan Amendment it's to change a designation for a portion of the property. Their prospective use is currently unknown and any of the uses would be looked at with the Irwindale Municipal Code for permitted or conditionally permitted uses. However, there were three uses that have been expressly excluded for this site. That includes fulfillment centers, parcel hubs, and any cold storage. Staff's recommendation would be to adopt Resolution No. 803(21) recommending that the City Council certify the FEIR, adopt the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program. The other recommendation is to adopt Resolution No. 804(21) recommending that the City Council approve General Plan Amendment No. 02-2017. And finally adopt Resolution No. 805(21) recommending that the City Council approve Site Plan and Design Review No. 04- 2017 subject to the proposed Conditions of Approval for the single or three building alternative. With that if the Planning Commission's direction should be the three building alternative then there are a few additional modifications that would need to be made to the Conditions of Approval to be included. Staff would be prepared to review those with you. With that, that concludes Staff's presentation. We are available for comments and questions. We do have the applicant's representatives here when the Public Hearing opens.

CHAIR TAPIA

I don't have any questions. Thank you for the presentation, thank you for both of the presentations. Is there anyone else that would like to say anything on behalf of the project? You have to come up to the podium.

CITY ATTORNEY
GUERRA

Before we move forward I would just like to make sure that Commissioner Burrola did not have any questions, for Staff at this time. Or the consultant.

CHAIR TAPIA

Okay. Commissioner Burrola?

VICE-CHAIR BURROLA Chair, I do have questions pertaining more to the General Plan. Is this a time to discuss it.

CHAIR TAPIA It may not be the time to discuss it, but a time to ask for clarification.

VICE-CHAIR BURROLA Correct. If you bear with me, I have several questions on the General Plan.

CHAIR TAPIA Okay.

VICE-CHAIR BURROLA This is more towards, I guess, to the Staff. I just want to start by saying, it seems that we always amend the City's official documents, i.e. the General Plan to accommodate property owner or developments. We should have the developers or the property owner follow our guidelines, more closely. Why does it seem like we are always rushing to develop sites? We should take our time and follow the General Plan accordingly. I am not saying that they didn't, but I am just saying these are the things I found. On page 37 of the General Plan, in the Community Development Plan it states, "The City is committed to the development of a Comprehensive Land Use Plan that will enhance the City's livability and economic base for future generations." Going on to Policy 3, "The City of Irwindale will continue to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements that are specified, for their particular land use category and the General Plan. Which brings me to the Zoning Conforming Program on page 39, which states, "The City will continue to review the City's Ordinance and the Subdivision Ordinance of the Municipal Code, to ensure that the development standards are consistent with those identified in this Community Development Element. The City will initiate appropriate changes to the Zoning Map to ensure that it is consistent with the Community Development Element." Going further with Element 17 page 38, "The City of Irwindale will continue to encourage a balance of commercial uses to avoid an over concentration of uses to best serve the residents, employee population, and business community." In fact policy 8 states, "The City of Irwindale will promote and support development of a regional commercial center." What concerns me is that on table 2-1 on page 24, shows that only 2.5 percent of total land is devoted to commercial major land use. That is a very low number considering other cities. If you look at that table that is concerning. Anyways so, we can change this with all the new mine sites that are being developed and are being filled for future developments including the Manning Pit. Furthermore, the General Plan talks about a Civic Center Specific Plan. I guess this is for Staff. Have we developed this plan? Is this site in question part of this plan because it should be given the future development falls very close to our Civic Center, our Recreation Center, our Parks, and our future housing. I suggest we slow down and we refer back to the General Plan a little closer, and look more closely at the Zoning Conformity Program, the Community

Development Projects 17 and 8, Civic Center, and Specific Plan.
That's all I have right now.

CHAIR TAPIA Any explanation or anything from Staff?

VICE-CHAIR
BURROLA There is no explanation at this time that is needed.

CHAIR TAPIA That is just your comment?

VICE-CHAIR
BURROLA Correct.

CHAIR TAPIA Okay, if there is no further comments we are going to open up the Public Hearing at this time. We will take a five minute recess at this time.

RECESS Chair Tapia recessed the meeting at 7:44 p.m.

RECONVENED Chair Tapia reconvened the meeting at 7:51 p.m.

CHAIR TAPIA Okay, we will reconvene at this time. The meeting is now back in order. At this point in time we will open up the Public Hearing. State your name and address for the record please.

OPEN PUBLIC
HEARING At 7:52 p.m., Chair Tapia opened the Public Hearing.

SARAH WITHERS Thank you Chair and Commissioners, my name is Sarah Magana Withers and address is 9034 Sunset, West Hollywood. Thank you for giving us the opportunity to come before you today. It has been a long road. We have been very, very committed to the City of Irwindale. We are a family owned company. We have been in business over 40 years and this is a long term holding for us. As you know we have been here for a long time. Many of you may have been familiar with Brett MacDonald, our former Project Manager, unfortunately, he unexpectedly passed away earlier this year, so I have taken over this project and I will see it through the end. Let me go ahead and proceed, I have a few comments. For over fifteen years, the City of Irwindale has work on backfilling and transforming the 35-acre former Manning Pit into a clean compatible use. Many legal and financial challenges have been overcome by the City's partnership with our company, who helped the City backfill the former Manning Pit, paid millions of dollars to settle lawsuits against the City, and provided 10-acres of the property to the City for its future use and development. Recently the City Council requested their Staff to prepare a report, for their Council consideration, to review and discuss the designated uses of the City owned 10-acres. It is important to understand the City's long-term partnership and agreement with Five Points for the development of this

25-acre light industrial uses. This has been going on since 2005. We stepped in, in approximately 2013, right after the Redevelopment Agencies were dissolved by the State of California. In 2013, the City went out and appraised the site. The experts estimated a potential lead contamination on the property, which would amount anywhere from 11 to 19 million dollars.

CHAIR TAPIA I need to interrupt you for just a second?

SARAH WITHERS Yes sir.

CHAIR TAPIA I want to tell this to the public, who can raise their hands. She is not limited to three minutes because she is disclosing. She is letting you know the history of the company, and what they have done in order to prepare for this presentation. This is a presentation but it is based on the open Public Hearing. Just in case you are wondering why is she taking so long. This is the reason why.

SARAH WITHERS Thank you sir. As I mentioned right after the 19 million dollar appraisal for the cleanup of the property, we stepped in. In 2013, Waste Management also sued the City accusing the City of violating its own schedule for the filling of the former Manning Pit in the City. That same year the City approved an Exclusive Negotiation Agreement with our company Five Points and Windrow Earth Transport. Five Points assumed financial and environmental risk for the Manning Pit, for mitigation and reclamation. That is something that is very important. Basically, the City was off the hook at that point. In October 2015, the City approved the Purchase, Sale and Development Agreement, to sell the Manning Pit to Five Points, establishing the community benefits of the blight removal, requiring the reservation of 10-acres to the City, and stating that the future project shall be light industrial and/or commercial in nature, with aesthetic enhancements. In 2017 our company, Five Points, paid 2.1 million dollars to help the City settle with Waste Management and applied to the City for development of light industrial. In 2019, the California Attorney General requested an EIR which delayed the project. We went ahead and we agreed to the EIR, to make sure that crossed all the t's and dotted all the i's. In 2021, the site is ready to remove the blight for light industrial development. If we move forward, or actually when we move forward with this project with your approval, the 25 acres will be developed into either three buildings or the one building. We obviously prefer the one building. We feel that with the significant set backs on the property, which is four times larger than what will be provided for the setbacks on the other three. We feel that it would be more conducive. When we did our community outreach, the community was very much in support of having those setbacks. With the three and the way the code is written, it is only required to have twenty feet. With the one building proposal it's over a 125 feet set back, so it is very significant. During construction we project that there will be over 500 temporary

construction jobs, and between 250 and 500 permanent local jobs. That is not meaning that it will be directly here but there are impacts throughout the community. The most important thing is that we have been a partner for many years. We have listened to the community. We want to continue to be very transparent. We want to make ourselves available. This is something that is a long term holding for us. We are community stakeholders, we are not going anywhere. A very important matter to remember is that we designed the project that is by right, that is per the code. The mapping error that was presented earlier, that is something that is within the City to be able to clean up at this time. If you have any questions we are here. We will remain available at any time for you. Thank you very much.

CHAIR TAPIA For the people in the audience who will be raising their hands and you heard the presentation. You will also be given a chance to ask questions, when we start with the audience. I want to thank you for that. That will make it less complicated.

SARAH WITHERS Thank you sir. We also have Matt Hinks our Project Attorney here to answer any questions. Thank you.

MATTHEW HINKS Hey, good evening I am Matthew Hanks, 1900 Avenue of the Stars, Los Angeles, CA. I just wanted to highlight a couple of things. To make the Commission aware of the posture of which this project comes before the Commission. This is somewhat of an unusual posture for a project to come before you. This is not a typical applicant driven development project. You've heard reference to the Purchase and Sale Agreement and the contracts between the City and Five Points. I just wanted to highlight the Purchase and Sale Agreement, some aspects of the Agreement. I wrote you a letter a couple of weeks ago discussing the Purchase and Sale Agreement. I hope you had an opportunity to read it. I hope you had an opportunity to flip through the Purchase and Sale Agreement. There is a few highlights that I wanted to bring to your attention in the Agreement. There is a property that my client, Five Points, has paid over three million dollars to the City in order to purchase. It was purchased and sold for the specific purpose of developing a commercial or light industrial development on the site. Which is exactly the project that you have before you. The Agreement quite clearly provides that the site shall be developed with light and/or commercial uses. The City represented and warranted in the Agreement that a light industrial project is consistent with the General Plan and consistent with the Zoning Ordinance. The Agreement further provides that the City has already approved the conceptual plans and scope of development upon which this project is based. This is a commitment that the City has already made to this project. A commitment that my client has made to the City as well, in the form of millions of dollars in terms of purchase of the property, in terms of cleanup of the site and in terms of assisting the City in certain legal obligations. What's before you here tonight? There is a Site Plan

Review that is before you. There is a Design Review. What I would submit to you that the use of the project for an industrial development like this, is not really before you tonight. That is something that the City Council has already passed on, in the Purchase of Sale Agreement. In terms of the General Plan Amendment as Staff has already pointed out, that was just a mapping error. I know that there were questions about whether or not this project was consistent with the General Plan. As I pointed out the City has already represented, warranted that it is. The only reason why we are here asking for a General Plan amendment is because of a simple mapping error. It was always the intent, as I understand it, maybe Staff can help explain that a little better, but the intent was that the project site was always intended industrial. This is a project that is consistent with the General Plan. It is consistent with the Zoning Ordinance. It is something that my client has already invested in. In reliance upon the obligations that the City made to the project. I am also here to answer any questions.

CHAIR TAPIA

Thank you. I have a question for our Staff. I want to make sure I understand this. I read and I heard two different things tonight about the 10-acres. One was that it was granted to us. The other one before we purchased it. I like to know what the standing is on the 10-acres.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

The 10-acres was part of the Manning Pit, the entire site, and at the time, I believe, when the filling and remediation came about that at the same time in 2008 when we were doing the General Plan and the Housing Element, we identified the 10-acres that is off of Allen Street to be identified as residential. At the same time they were filling the entire Manning pit and they were also filling the 10-acre side as well. That was the City's portion. My understanding is that the 10-acres was not part of the Sales Agreement for that. It was excluded from the Purchase and Sale Agreement. It was the 26-acres that was sold.

CHAIR TAPIA

The first speaker said that it was granted to us by them.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

They did the filling of that. They did not purchase the entire site. Basically 35-acres was the entire Manning pit.

CHAIR TAPIA

Did they purchase the entire acres?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

I have to look at the details of the PSA, but I believe it was only the 26-acres that was purchased. The agreement included filling the 10-acres for use for residential purposes for the City.

CHAIR TAPIA

In the past it was stated that we sold the 25-acres so that we could make sure we have enough money for the housing, the 10-acres. All I

	want to know is who was it purchased by? Was it granted to us by the same people that have the 25-acres now? What is the real story here?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	In October 28, 2015 as the part of the Purchase and Sale Agreement for the sale of the City owned property, of what was called the Manning Pit, one of the criteria was retention by the City of approximately 10-acres of the site. In there it says, "The City will retain approximately 10-acres on the west side of the site for residential and other compatible uses." With that, I guess we are looking at the site as a whole, the entire Manning Pit.
CHAIR TAPIA	It wasn't granted to us?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	No.
CHAIR TAPIA	That is what I wanted to clarify. Yes sir.
CITY MANAGER TAM	Chair, members of the Commissions if I may. The City, as Director Simpson explained, we owned the entire site, during the execution of the Purchase and Sales Agreement, we retained the 10-acres of the entire site. We only sold to the developer the remaining, so it is roughly about 26-acres. So we retained the 10-acres.
CHAIR TAPIA	Thank you very much that answers my question. Anyone else? I wish that the speakers that came up we could have had them before I opened up the Public Hearing. That would have probably gone a little smoother, but that is okay. If anyone is there that needs to say anything else, please come up to the podium so that you can be heard. Other than that I am going to open it up to the audience. At this particular time it is open to the audience. For starters, can you please state your concerns and then later you can ask questions. We will open it up again for three minutes so that you can ask the participants that came up, to describe their program and everything. That is the way we are going to perceived tonight. One thing I want to say before we get started, is that all of this processes have a chain of command and so nothing can be approved by our Attorney, our City Manager, or our Planning Department. The Planning Commission can approve to recommend. The final analysis, the final decision, the final approval on anything is at the Councils description. I just want you to keep that in mind during your input. Now it will be open.
ADMINISTRATIVE SECRETARY AGUILA	Thank you Chair, before we open to the public, I would like to address some comments and emails that we have received. We have received the letters and emails for Item 3C and I will address them by name and affiliation only. Copies of the following emails and letters were placed on the dais at the Planning Commission Meeting, held on July 21,

2021, which are as follows. Email received on July 21, 2021 by Jimmy Elrod and affiliation with Southwest Regional Council of Carpenters. Letter received on July 19, 2021 by Matthew D. Hinks in affiliation with Jeffer, Mangels, Butler & Mitchell LLP. Letter received on July 19, 2021 by the pastor in affiliation with Family Christian Church – Covina. Email received in July 21, 2021 by Peter Hidalgo in affiliation with Irwindale Charter Communications. The following copies of the emails and letters received during or after July 21, 2021 have been placed in the dais tonight, which are the following. Voicemail by Los Angeles County resident Ed Curran on July 21, 2021. Email received on July 21, 2021 by Josh Bourgeois in affiliation with Golden State Environmental Justice Alliance. Letter received on August 3, 2021 by Josh Bourgeois in affiliation with Golden State Environmental Justice Alliance and SWAPE. Two emails received on July 21, 2021 by Ruth and Manny Salcedo, residents of the City of Covina. Petition received on July 21, 2021 by City of Irwindale resident Robert Diaz. Letter received on August 9, 2021 by City of Irwindale resident Robert Diaz. During tonight's meeting we have also received two other comments. The first comment was send via chat on Zoom from Richard Burns that states, "I would like to see the building to start and help people get back on their feet, as this pandemic is making it hard for families to find work at a living wage. The second comment that we have received is via email by James Trencamp that reads, "One, we are facing a future of climate change in greenhouse gases. Second, this monster that you are building will be sitting here for the next 50 years or more. Third, place a couple of gates on the Irwindale side so that 2,000 to 2,500 Irwindale workers can walk to work instead of having to drive around, and cause more traffic problems. Fourth, the airflow in each building and office is going to need the exchange three times an hour or more to prevent this current virus and others that are going to come. This will protect all the workers. Lastly, the attached pages are from two years ago with other questions that need to be answered. We are still waiting on those answers." The pictures that Mr. James Trencamp provided were letters received by the Planning Department two years ago, that are included in the Final EIR. Those are all the comments and email that we have received since the last meeting until now. Now we will open the Public Hearing to the public. The first individual that I will be unmuting will be Carmen Roman. And once again just for the record Megan Zepeda has donated her time, so Ms. Roman has a total of six minutes to speak. I am so sorry, it just switched on me one second.

CARMEN ROMAN

Hello?

ADMINISTRATIVE
SECRETARY AGUILA

Yes, we can hear you.

CARMEN ROMAN

Okay so I have some thought of my own and thoughts that people have gave me, with concerns for this project. In no order, I am just going to read everything I have. I have been in contact with some

environmentalists that are interested in the EIR, land use, and with the safety of the residents around. I am aware that there is a contract. However, I am not aware that the public surrounding this land are being made clearly aware of this project and the negative impact that it has on ourselves, our children, our future family, animals, and environment. We are aware now. That is why we are here. We are here because there is concerns about pollution, air, ground, dust, water, traffic, and diesel. We are erasing our natural view of the environment and mountain. We may very well have. It may have an impact on people's home values in the future, when people try to sell their homes and see this. I like how the gentleman called it, a monster of a building. When they see that and they hear complains about our health and safety, our home values will go down. You say that it was published, well we no longer get like the Times newspaper we would run to the corner to get. I like to know when it is public. I need to know where it is published. You said you had eleven comments, I've gone to most of the meetings held over the years throughout this, and I have left comments; on card, letters and papers. Not once have I received a response from anyone. I figured all of those have been filed in the trash. You talk about millions of dollars paid to the City that sound like backdoor deal as well. Let me rephrase that. It sound like deals were made through staff and these companies over money, and we will take over the debt. But you left us out, the people. We are not willing to live with this pollution. The trucks. The other week I went down Vincent and I was behind 7 trucks, and that was the late afternoon. How many trucks are going to go through here, through our City? You say with the diesel that you can, what back it up to one fence or one part, and we are not going to get it. It goes into the air and what goes up, must come down. Your statistics and numbers don't add up in my book. We have had these 10-acres. I spoke to Mr. Tam about three weeks ago and he assured me that it was still marked for residential. All this granting, giving, taking back, buying that is our land it always has been. Who ever made a mistake that is the most recent mistake for this meeting? Because I have not heard about any mistakes and I've been here for eight to ten years, for just about every meeting. I have never heard about a mistake from Planning, Staff, or anyone else. So I do not believe that. We don't want any more 5G towers. Another thing you said 1,500 flyers went out there is only 1,400 people here. You would have had to give every child, elderly, and baby one. If you are including Covina residents, then you are still just went to the surrounding streets, right around this area. You didn't go up to Nora. We have approximately 400 homes it sounds like you hit 40 Irwindale residents. I don't buy these statistics. You talk about setbacks. I don't recall in any of the meetings, myself, other Irwindale residents, or Covina talking about setbacks. It wasn't a done deal, why would we talk about that. 500 jobs again we only have 1,400 people here. Those are jobs you are going to bring in people, cars, and pollution. There is not 500 people in need of a job surrounding this pit. I can guarantee you that. That 10-acres, the one and only change made by

Government, was that three of those ten acres be condensed homes and seven acres remain the same. That is a bunch of malarkey about an error. I don't believe it and I haven't seen it until tonight. That is the only mistake was bringing that tonight. When you say that meeting was well attended, I attended that meeting over in the community center and I beg to pardon it was not well attended by Irwindale. There were maybe ten people, because it happen to be schedule on our biggest music in the park. Our Pepe Foundation last

ADMINISTRATIVE SECRETARY AGUILA Your time has ended Ms. Roman.

CARMEN ROMAN Music in the Park kids give away. So everyone in the City was over there. There were only ten people there. I know you had sandwiches or something. I didn't even take one, I was eating at the park. We were not heavily attended. You were there a lot of business people, there was also some Covina people but not that much.

ADMINISTRATIVE SECRETARY AGUILA The next individual that I will be unmuting will be Nicole Shahrenian.

CARMEN ROMAN I had more minutes.

ADMINISTRATIVE SECRETARY AGUILA I am sorry Ms. Roman you only had a total of six minutes.

CARMEN ROMAN Okay. I requested that you give us a minute warning. You cut us off and we have no idea. That is very rude of whoever that person is.

ADMINISTRATIVE SECRETARY AGUILA Ms. Shahrenian you have now been unmuted.

NICOLE SHAHENIAN Hey can you hear me?

ADMINISTRATIVE SECRETARY AGUILA Yes.

NICOLE SHAHENIAN Good evening Nicole Shahrenian, President and CEO of the Irwindale Chamber of Commerce. On behalf of the Irwindale Chamber of Commerce, I am here to support the proposed Five Point development project at 5175 Vincent Avenue. The Chamber respectfully encourages your approval of this project. I congratulate the City and the developer for creating a partnership, and an agreement that has transform this property from a blighted, dusty, contaminated site to a clean ready to build 25.4-acre industrial development, with 10-acres back filled and retain for future use for the City. The Chamber believes this project exemplifies the public/private approach to accomplished shared goals of economic development, job creation, increased property values, beautification, and revenue generation for the City, community, and the

San Gabriel Valley. We need projects like this to boost our post COVID-19 recovery. The partnership between the City and the developer, Five Points, is a model for what cities can do to meet the needs of their residents, businesses, and the community. By collaborating with business and investors, the City is making the right kind of choices to meet the need for housing, jobs, infrastructure, and services. Thank you in advance for the consideration of this important project. We look forward to working with you to aim to promote a robust and driving Irwindale economy. Thank you.

ADMINISTRATIVE
SECRETARY AGUILA

The next individual that I will be unmuting does not have a phone number. It looks like he called in. The only thing I am able to see on my end is their direct number so please state your name once you have been unmuted.

ROBERT DIAZ

Hello?

ADMINISTRATIVE
SECRETARY AGUILA

Yes, we can hear you.

ROBERT DIAZ

My name is Robert Diaz, 2408 S. Mountain Ave. Irwindale. Honorable Planning Commissioners and Chairperson, thank you for the opportunity. You should have received a petition signed by over 200 Irwindale residents urging you to deny the project, on the grounds that it would have a negative health and safety, noise, and traffic impact upon residents nearby. Also there could still be negative impacts, since no specific use has yet been identified. The petition was circulated by Linda Strobehn, Esther Tapia, and myself. It was presented to you at the last Planning Commission Meeting. I urge you to deny, both the original plan and the alternative multi building plan, for the same reasons stated in the petition. First of all, how could the City of Irwindale consider the project when it does not meet the terms of the contract, between the developer owner and the City of Irwindale? When the City sold the land to the developer owner part of the deal was that the proposal is to be developed for light industrial or commercial use. Exhibit A that you have there. However, the projects both the original single building and the alterative multiple building design are identified as M-2 (Heavy Manufacturing) use, and do not meet the terms of the Agreement. Why then would you allow it? Why aren't we considering light industrial or commercial uses as indicated in the contract? Additional, why doesn't the Environmental Impact Report, the EIR, include any commercial or light industrial options for the site. If the City is to continue to consider the proposal use, the use as indicated in the agenda, then deny the request because it is unhealthy to have a distribution center with 100 or more diesel trucks, within 1,000 feet of residents. The California Air Resources Board, CARB, has made this recommendation that you have in Exhibit B. I have estimated the 40 trucks, using Exhibit C figure from the South Coast Management District, actually there is more than 290 truck trips per

day if you look at the EIR. Clearly you have too many trucks it is a health impact. It should be noted that the nearest residents in sight are at risk individuals, children, and elderly are most impacted by the proposed development. The City has plans to develop the property directly west of the site for residents and possible extend Irwindale Park, where you can expect children to play. Also there are senior citizens that live in the senior housing at Arrow and Ayon. Why impact their health? Deny the project. It should be noted that the contract between Irwindale and the Development owner states that there should be a residential buffer area, separating the residents from the proposed project.

ADMINISTRATIVE
SECRETARY AGUILA

Excuse me, Suzanne Gomez has donated three minutes to Robert. I am going to go ahead and restart the timer now.

ROBERT DIAZ

Thank you. The Developer owner proposal proposed the wall and landscaping appeared too small, to be consider a residential buffer area. It is important to note that the noise impact analysis and air quality analysis have omitted some important information, which could have affected their conclusions. As part of the City's housing program, housing is expected to be built directly west of the site in question, perhaps zero feet away from the project. Yet the air quality impact that has been calculated with the idea of the nearest resident, 75 feet away on Vincent Avenue. The noise impact identifies residents on the opposite side of Allen Drive there, therefore noise and air impact pollutions could be greater than calculated. Some measures are unquantifiable, we have that in Exhibit C and F. For example, as to be expected there will be electric power trucks to replace diesel trucks in the future. No one can say in certainty when that can happen. It could take years before diesel trucks are off the road from this site. Let's not be guinea pigs to see if the Mitigation Measures work. In Exhibit D, from the California State Attorney General's Office, has indicated census tract area is negatively impacted by population already, and it is also an area of low income residents. Which we are impacted more severely than other areas. Other concerns is enforcing some of the Mitigation Measures. If diesel trucks go more than fifty minutes, who will monitor them, and who will pay for the monitoring? There should be an economic impact study, to evaluate all the cost of the project. Including the damage to public road ways from heavy truck traffic and the cost to repair them or replace. The EIR concluded that the risk of getting cancer is not so significant. They base their assessment on proposed exposure on toxic pollutants, for a thirty year period instead of the 70 year period used by CARB. Which recommends 1,000 feet separation on the proposed project and residents, Exhibit A. No explanation is given why they used the 30 year exposure period over the 70 year that CARB uses. Also the EIR thinks to compare apples to oranges. They compare the pollution from the site as small, compared to the Los Angeles Region. While the statement may be true it is also misleading, because it doesn't address the health impacts that the

project may cause to nearby resident. That is exhibit I. There are two studies, one that shows that in New England, people over 65 show negative health effects on days where regional air quality was consider healthy. Therefore, regional air quality standards do not necessarily reflect the local negative health impacts.

ADMINISTRATIVE
SECRETARY AGUILA

Excuse me, you have been donated an additional three minutes by Theresa Ortiz. They are starting now.

ROBERT DIAZ

Regarding the pollution and noise, certain Mitigation Measures are proposed, such as adding vegetation and walls for it to block out and filter, noise and pollutions. Yet in the entry ways and exits, there will still be unfiltered noise and pollution. In my experience, noise from truck bells and whistles, they are loud. Even hundreds of feet away. A single passing diesel truck is loud from 150 feet from my house. Why bring hundreds and make it worse. As for safety with trailers, using two lanes to complete their right turns from number three, East Ball Lane and Arrow Highway onto the southbound Vincent Avenue right turn lane. They use two lanes to complete the turns, which is not necessarily safe. It doesn't seem safe now, if you add hundreds more a day that is not going to help. And of course you have pedestrians and the bus stop that will be impacted, especially in rush hours. Deny the proposal that are unhealthy, unsafe, noisy, unsafe and negative impacts. I do want to state the experts disagree. It is up to the Council to decide which experts they are going to believe. I believe you should consider the CARB recommendations, and take to heart what they say. Don't put that place within 1,000 feet of residents. Deny it. Thank you very much. I am done.

ADMINISTRATIVE
SECRETARY AGUILA

The next individual that I will be unmuting is Jeanette Flores. You have now been unmuted.

JEANETTE FLORES

Good evening, can you hear me?

ADMINISTRATIVE
SECRETARY AGUILA

Yes we can hear you.

JEANETTE FLORES

Thank you so much. Good Evening Chair and members of the Planning Commission, thank you for the opportunity to speak this evening. My name is Jeanette Flores I live at 1446 E. Level Street in Covina. I am also a local elected School Board Member in the region, and I strongly support the Five Points project. This project will only spur economic development in the region, which is something that is greatly needed as we address COVID-19 and the economic challenges. Please address this eyesore in the community that not only impacts the region of Irwindale, but also surrounding communities. We need jobs, we need growth, and we need economic vitality again as we face the challenges of economic downturn. Please support this project. Let's fill the hole. Let's ensure that we have addressed this issue and

the life that it brings to the region. I urge your support this evening and I recommend that you please pass the resolutions thank you.

ADMINISTRATIVE
SECRETARY AGUILA

Next member of the public that I will now be unmuting is Jessie Loretta. You have now been unmuted. Mr. Loretta you are self-muted.

JESSIE LORETTA

Thank you Commissioner, my name is Jessie. I live in the City of Covina next to the dirt pit at 5175 Vincent. It is time to do something positive and stop the dirt that blows into our neighborhood, and in my home. Develop something that creates work for those that need work, because of the COVID they lost a lot of jobs. About eight years ago this area burned down and it can burn down again. We cannot risk this again. The tax revenue will provide services for us in the local community. I strongly urge you to pass this development. Thank you for your time.

ADMINISTRATIVE
SECRETARY AGUILA

The next member of the public that I will be unmuting will be Dena. Just for the record Angelia Villalba has donated three minutes of their time. So Ms. Dena you have a total of six minutes.

DENA ZEPEDA

Thank you Chair for this opportunity. First of all, I am a resident of Irwindale. I have lived here for many years and I have sadly watched many of our residents pass away from cancer. Our small community is very close. We all know each other. We all get along with each other. I mean we don't all get along but we all love each other when it comes down to it. We have too many, too many residents with cancer. With lung cancer, with emphysema, with all this and they don't even smoke, just being here in Irwindale. We have a lot of patients that we can't even identify where the cancer came from. My thing to you guys is, we don't need this. Our lives aren't for sale. We don't want this. I went to every meeting and it was always no, no, no. They never heard us at all. They never gave us the opportunity to sit down and talk, or anything. I agree lets fill it up but let's do a market. That stays open all the time even through COVID. But no, they never sat down with us. They never checked the environment. We have two buildings coming in. We don't even know what the air quality is going to be, until they come in and then they come in. No. I urge you guys to say no, take it back. In 2014, the City agreement and them, light industrial, they purchased the sale of the property. They lied about giving us 10-acres. They lied about sending us letters. They lied about trying to be neighborly. These people that are speaking on behalf of it they don't live here in Irwindale. The wind blows here. We get all the dust. It has been blowing here for a while, and yes we are going to be doing something with it. We don't want to kill our residents just because somebody needs money, or somebody is in a hurry to go do something. I agree with Commissioner Burrola. There is no rush. We need to look at this. We need to look this over before. You are telling us that in three years you'll fix the air and in 14 years it will be okay. No. No. That is not good for me, and I don't like to be threatened with a

lawsuit. I mean come on now. The Attorney General even said the air quality was no good and he had a lot of concerns. There was a lot of concerns there. It is not done. You guys didn't go do what you were supposed to do. You haven't shown me. You haven't shown me anything and I've been there. I have a big mouth and you know I've been there. But you have not answered any of my questions, none at all, or concerns. All you want is the building that you want. You never came, sit down and let's talk. You might have talk to one Councilman, the greedy one, but no. They don't run that. The people run the City now and we are taking our City back, and we are saying no. We are saying, no and you guys are not listening. Not our Commissioners, I am talking about the company, they are not listening, and our Staff. I am very, very upset with my Staff. I am wondering, who do they work for? You go home at night, we stay here. We hired you to work for us. Not for them. Not for them and not for them. For us. Yes, there is a stage of commands. The people run the City, the Council is next, the Commission is next, then comes the Staff. The Staff hasn't been listening to our Commissioners and I am very, very upset about that. Our Commissioners are saying a lot tonight. They have spoken last meeting. They haven't been listen too. We lost a Commissioner for some reason, but no it is not going to happen like that no more. The residents are backing up, no to this project. No. Two million dollars, you are threaten us with two million dollars. What happen to that friendly neighbor you were. All of a sudden because you don't get your way. No let's set down and bring a market in here. We do not want cancer. We do not want to get killed anymore. We don't want to choke. And we do not like your darn building either. It's ugly. No trees no nothing there for us. So I am saying no, and I am sorry I have to be the rude one but you guys came up here trying to turn things around. Twist things around so people can say it sounds good. No it doesn't sound good, to us. We have been saying no from day one. Since 2014, no and you still keep going. Still keep going. Where is the respect? I am going to stop here so any minutes I have left I am going to pass them on to Carmen Roman. Thank you for listening Commissioners, we got your back. We say no. No. No. No. Thank you.

ADMINISTRATIVE
SECRETARY AGUILA

The next individual that I will be unmuting is Ted Jimenez. You have now been unmuted.

TED JIMENEZ

How is that? Can you hear me?

ADMINISTRATIVE
SECRETARY AGUILA

Yes we can hear you.

TED JIMENEZ

Okay great. Thank you Commissioners for this evening, and this opportunity. My name is Ted Jimenez and I am a representative with the Southwest Carpenters out of Los Angeles. I represent over 34,000 members in Southern California. This is an opportunity for Irwindale to stimulate their local economy, and their surrounding communities. To

help their communities uplift and thrive, after this pandemic. This is not something that is new, it has been going on for fifteen years. The residents, I can hear them making their comments but it sounds like they are not back up or any support. You know this is about jobs, economic recovery. This is about providing for high school students, who are going to be coming out in the near future from local schools in the nearby area, and needing somewhere to go get a job. Somewhere to work. You have to consider the future, the tax revenue, and the City growth. The tax revenue is going to help local economic recoveries and communities, and provide. In front of this 500 temporary construction jobs. People need to work. People need to work and provide for their families and their loved ones. You know they are going to talk about medical issues and possibilities that is like reaching out in the air, saying that something specific like this is creating the problem, but it could actually be the dirt itself that is blowing around. We need to get rid of that hole. Two hundred and fifty to five hundred permanent local jobs, yeah you need them. You are going to need them. There is a lot of people that are going to need work coming up. We are in strong support for your approval. You either keep a dirt hole, or you provide local wealth that helps your local community thrive. We urge you. We urge you with strong support to think about the future of Irwindale, and what it needs. The tax dollars to help build and provide, especially for the ones that are concerned and are having issues tonight. Thank you for your time.

ADMINISTRATIVE
SECRETARY AGUILA

I will now be unmuting Ms. Roman. Once again three minutes were donated by Mario Chico to Dena Zepeda. Who Dena Zepeda, donated that time to Ms. Roman and we are adding the additional minute that was left for Dena Zepeda's. So you have a total of four minutes Ms. Roman.

CARMEN ROMAN

Okay, thank you. First of all, I want to know if there is a conflict.

ADMINISTRATIVE
SECRETARY AGUILA

Ms. Roman, can you hear me?

CARMEN ROMAN

Hello, can you hear me?

ADMINISTRATIVE
SECRETARY AGUILA

Yes, now we can hear.

CARMEN ROMAN

Okay, let's start over. I think there is some confusion here about Staff. Marilyn did a fantastic job in that report for the industry but I did not hear anything about Irwindale's residents or safety. It was all that. Also there was someone from the Chamber that spoke. Is that a conflict of interest? Do any of these industries, supporters, carpenters, anything, do they donate money to the Chamber? If they do I believe that is a conflict. If you can answer that. I go along with Commissioner Burrola, who spoke on behalf of the people, and his concerns. And Chair Tapia,

who spoke about the chain of command. There is too much going on behind the scenes with developers and Staff. They need to bring it to the appropriate places, to Planning, to the Council, and to the people. They are doing whatever they want and then they are saying, "This is what we did." Now here we are fighting against what has happen behind those doors that we know nothing about. I would really like to know if that is a conflict. Whatever was approved with light industrial, I can't say it enough, light industrial. Light industrial and light commercial. It was never stated that you were going to have, such heavy industry and diesel trucks in and out, and all this pollution. This gentlemen said consider the future, we are considering our future. The Irwindale future of our descendants to come. Waiting until 2027 so that the pollution will die down to a good level, no. We are polluted with your 5Gs and everything else. We want you to stop. If our Staff needs to go back and do something. Maybe they need to talk to the Council and we need to go through that chain of command, because the residents do not want it. We do not want it here in our backyard. If you want to go put it up in Covina, in LA, or Hollywood wherever you want. You need all those jobs and stuff, go right ahead. I am thinking about our 1,400 residents. We are not a big city and what we have we want to keep. Stop lying about that 10-acres, it is residential and it is ours. Stop trying to change that. We don't appreciate that. I hope we get time to ask questions later, when you get back because we are not satisfied with all these deals that were made. You can hear it tonight. This is coming from a lot of residents. I appreciate you thinking about us, our lives, and our future. We do not want that pollution, diesel, and dirt killing us. And all that nitro, you know what nitro does? There goes all our oxygen. Thank you, give us a clean life. Change your industry. Okay, I am done.

ADMINISTRATIVE
SECRETARY AGUILA

So we have two more additional speakers. The next individual that I will be unmuting will be Johnny. You have now been unmuted.

JOHNNY SANCHEZ

Can you hear me?

ADMINISTRATIVE
SECRETARY AGUILA

Yes.

JOHNNY SANCHEZ

Sweet. My name is Johnny Sanchez, I am a stakeholder in the community, and I am for the proposed project of Five Points. I am sick and tired of that site being there, and it is pretty much useless right now. With the times that we have been having, bringing jobs to our local community is going to benefit each and every one of us. Not just individually, let's say I go and I am either part of the project or I benefit as a worker from the project. It is going to bring revenue to our communities, we've been in helping people right now because of the Coronavirus. Rent money for this, everyone is on unemployment, EBT, CRB, and all the other whatever programs that there is. It is all been negative money right now. We need to build our community. We need

to build new revenue. We need to enrich our community and if it's going to take this project that is going to have you know 500 workers just to build that project. That is already an immense amount of money that is going to help our community. If it is also going to bring between 200 to 500 permanent jobs after the project then by all means. I mean, that is all beneficiary to all of us here. I am for the project. Yes, it is unfortunate of people being sick and all of that stuff, but we live in LA. It is a very populated city that is what it is. There is other places we can live. There is other places we can go, where there is less smog. It is cheaper but at the same time you can't have your cake, you have to share it. You can't just have your cake and eat it too. I mean there is going to be pros and cons. We live in LA like I said. Not everyone is going to like what everyone else is doing. This is definitely going to be a positive. It is going to be a positive impact to our community and I am all for it thank you.

ADMINISTRATIVE
SECRETARY AGUILA

Mr. Jose Amador, you have now been unmuted.

JOSE AMADOR

Can you hear me?

ADMINISTRATIVE
SECRETARY AGUILA

Yes, we can hear you.

JOSE AMADOR

Good evening, my name is Jose Amador, I am a special representative of the Southwest Carpenters Union. We strongly support this project. If the City does not then where will you get the revenue? The community won't get new jobs that is local hire. They may be stuck with nothing but dust and weeds for a very long time, like it already has. It is like that old saying, "You gotta spend money to make money." It takes money to build homes, jobs, and people who live there especially during this pandemic. We need good paying jobs, careers with benefits, especially know more than ever. We have members that live in the City of Irwindale. We build this City. We live in this City. Let's build our City back up like it used to be. Thank you.

ADMINISTRATIVE
SECRETARY AGUILA
RICHARD

One additional speaker has raised their hand. There is no name available it is under Zoom user. I will be unmuting them now. Hello can you hear me?

ADMINISTRATIVE
SECRETARY AGUILA

Yes, we can hear you.

RICHARD

Hello my name is Richard thank you very much for everybody's valuable time. A lot of very good topics tonight. I would like to thank everybody for their input. I am for the project to go forward. Taken in effect with everything that has been discussed tonight, if we could find a happy medium with all of the topics. The work that will help everybody, the 500 jobs and then approximately 250 local jobs. Even if

the residents closest to it don't have those jobs, you still have people coming from the surrounding cities getting gas, getting things from the stores, and that money and revenue will focus into the City and help the neighborhoods. That is pretty much all I have to say. I do support the building. Thank you very much.

ADMINISTRATIVE
SECRETARY AGUILA

The next speaker is Mr. Frank Rojo. You have now been unmuted.

FRANK ROJO

Good evening my name is Frank Rojo and hearing about everything that has been talk about, there are pros and cons. I graduated from Sierra Vista High School in Baldwin Park so I lived right next door to Irwindale. Now I live in Covina, 530 E. Nubia Street. As a kid I drove by there many years riding, my bike and seeing that hole there for who knows, more than 40 years. Rat infestation, you talk about health issues. Talk about Coyotes back in the day. That hole needs to get filled. For people to say that the residents values of their homes will go down, Baldwin Park just put up a commercial tilt up right on Los Angeles Street, and it looks really nice. It actually brought the value up of those homes on Los Angeles Street. You have another tilt-up coming up, north on Arrow Highway right across the street from there that pertains to probably Azusa. These are getting done and they are getting done with strict regulations that are not going to harm anybody, than your car that you drive every day. I mean if we all went electric that would be the ticket but it is not. These trucks that everybody is talking about so negatively, they need to go through strict regulations and Highway Patrol are always checking those trucks, especially on the onramps on Irwindale, Live Oak, and Los Angeles Street. I am for this development. Let's cover this hole up. Let's give the residents of Covina and Irwindale some jobs for these kids that are coming out of school. That are going to be going to school and coming out they have no direction of what to do, and at least they would have something to look forward to. I am for this. Let's move on forward. Let's stop kicking the can and let's get it over with. Thank you.

ADMINISTRATIVE
SECRETARY AGUILA

So there are no additional speakers. However, I did receive an email from Trina Olivares stating, "Housing maybe a market but no more pollution and cancer causing elements in our air." That was the end of her email.

CHAIR TAPIA

We will take a five minute recess and then see if anybody else calls in. I will take those and then we will go from there. Okay we are going to be taking a five minute recess here.

RECESS

Chair Tapia recessed the meeting at 8:56 p.m.

RECONVENED

Chair Tapia reconvened the meeting at 9:02 p.m.

ADMINISTRATIVE
SECRETARY AGUILA

There are no more additional speakers.

CHAIR TAPIA

Okay.

CITY ATTORNEY
GUERRA

Mr. Chair before we close the public comment period we usually have the applicant provide any final comment before we close, for three minutes only.

MATTHEW HINKS

Hey, I am Matthew Hinks again. I will be brief. There were a few concerns raised that I want to address. One of those was a comment that there hasn't been a public process for this project. That is not true, there has been a lengthy public process. There was a public process to approve exclusive negotiations in 2013. There was a public process when the Purchase of Sale Agreement was approved in 2015. There has been a public process for these project entitlements. There was a Draft EIR that was circulated for public comment. The Final EIR that was circulated as well. There has been a lengthy public process. And again in terms of the Public Hearings before City Council, multiple Public Hearing before City Council. So there's been a lengthy public process that has lead us here to today, and that public process continues. There is a comment that this project is inconsistent with the Purchase of Sales Agreement because the contention was that this project is proposing heavy industrial M-2 uses. Well that is not true. That is not true either, that is inaccurate. The zoning for this property is M-2 (Heavy Industrial) but the anticipated uses of this project are light industrial type uses, cleaner type uses, more like the M-1 zone. The current zoning by right permits heavy industrial, M-2 type uses, but this project proposes clearer, light industrial uses consistent to the Purchase and Sale Agreement. There is a lot of comments about environmental concern and I understand that, but when you study these things in an EIR, Mr. McMurtry talked about that EIR and all the studies that were done. The conclusions that were reached based upon the science, show that almost all of the impacts of this project are mitigated to less significant levels. There was only one impact that they found to be significant and unavoidable, and that was the NO_x impact. And even then Mr. McMurtry point out that there are regulations that are in the works that will go in affect by 2024. That will even reduce that impact to less than significant levels. This is not a heavy industrial dirty type project. This is a cleaner project than what current zoning allows by right. Some of the more heavy industrial uses are actually taken out of this project by the project description and conditions of approval would actually limit this project.

ADMINISTRATIVE
SECRETARY AGUILA

10 seconds.

CHAIR TAPIA	At this time I will close the Public hearing and open it up to Commissioners Comments to approve or deny. Mr. Burrola are you still with us?
CLOSE PUBLIC HEARING	There being no speakers, Chair Tapia closed the Public Hearing at 9:06 p.m.
VICE-CHAIR BURROLA	Yes, I am here.
CHAIR TAPIA	Right now is our time.
VICE-CHAIR BURROLA	I move to disapprove this development.
CHAIR TAPIA	You move to deny? I didn't get that.
VICE-CHAIR BURROLA	Deny, correct.
CHAIR TAPIA	There was one finding, the air quality that was a Statement of Overriding Considerations so you have to come up with a finding that will support your motion.
VICE-CHAIR BURROLA	Okay. I deny for that particular reason for the air quality stated in the EIR. They talked about. I am not sure there is two resolutions here. One changing the zoning from residential to, I believe M-2.
CHAIR TAPIA	Well if you deny the EIR that kind of puts an end to any other decisions.
VICE-CHAIR BURROLA	Okay.
COMMISSIONER HARTMAN	I have no comments.
CHAIR TAPIA	Okay, I really honestly enjoyed the presentations and all of the professionalism. I know that a lot of the comments were based on that there was going to be a lot of jobs. But one gentleman stated that the jobs are going to be for people that are highly trained. When I hear that jobs are going to be for people that are highly trained, it means that you have to come in with qualifications to the job. I guess that is the way all jobs work, unless its jobs that start at ground level. That has not been mention, no training jobs. I don't know of the residents who are here, who qualifies and who doesn't. The age limits, what ages are predominantly hired. Are they going to need truck drivers or are they already going to be established? Are there going to be Unions or not? If you have a Union, you don't have a prayer unless you are in the

Union. All of those are things that are out there and unaccountable for. This walk through the park, you walk home and you will be right next door. I don't know how many people are going to measure up to that, or be qualified, or have that convenience. That could be across the street also in the Vincent area but I just wrote a little something here. Minus accountability, today's Mitigation Measures less than significant and otherwise could be tomorrow's issues. Whether they were mitigated today. Whether they were insignificant. Whether they are less than significant. At this point there is no accountability nor a monitoring program, to ensure that the EIR reported findings of the mitigation will, continue to be as mitigated as reported. I could not support the Overriding Consideration thus forfeiting air quality. The air we breathe is God given. Genesis 27 states, "The lord formed men out of the ground and breathed into his nostrils. The breath of life and man become a living being," there is too much pollution in general in the Valley as it is. There are thousands of people that suffer from a number of pulmonary health issues. COVID attacks lungs and brings on pulmonary problems that were never there to begin with. Residents in the surrounding areas do not want to wake up or go to sleep hearing backup alarms of forklifts and trucks 24/7, including Saturdays, Sundays, and possible holidays. All the traffic noise and back up alarms are a nuisance. That is what they are. I live on Central Street and I can hear the backup alarm of the dog food place across the street from Arrow Highway, at night. I can hear the backup alarm. I can hear the mill grinding the dog food. I cannot personally approve this EIR as accepted there are no perks or promises than can be regarded more important than the health and wellbeing of mankind. I refer back to my previous comments and move also to deny the EIR, based on the compromises of the Statement of Overriding Considerations. I second the motion to deny the EIR under the same air quality that says that it cannot be. It is there. We know that it is there but that the overriding considerations are more important. I am sorry to say, that they may be more important to some people but they are not more important to the residents of Irwindale. Mr. Burrola did you make a motion. Mr. Burrola? Commissioner Burrola?

VICE-CHAIR
BURROLA

Excuse me, I had it on mute. I believe I did make a motion to deny, based on the EIR and the air quality in the EIR.

CHAIR TAPIA

Okay, and I second it. Roll Call.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

No, Chair Tapia if I may. Just for clarification before a vote is taken on this. The finding for denial is based on the air quality and that the CEQA analysis is insufficient or is it based on the Statement of Overriding Conditions that the benefits do not outweigh?

CHAIR TAPIA

Both.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	So what was insufficient in the analysis of CEQA for air quality?
CHAIR TAPIA	Well it stated right there.
VICE-CHAIR BURROLA	It cannot be mitigated.
COMMISSIONER HARTMAN	One thing is the substantial and unavoidable not being over limit which won't be correct for another three years.
CHAIR TAPIA	That is an unknown. We do not know that for sure.
COMMISSIONER HARTMAN	Three years of 75 percent more than what it should be in three years.
CHAIR TAPIA	I personally studied the mountains for the last two weeks. You could not see the mountains in the morning until about one or two in the afternoon for two weeks. Then the air came through and I guess pushed whatever was there out. I don't know. There is too many variables and I want more than anything I want the life, the value of life, to really be consider. To know that people matter. I know that is not the business end, but like they said, things can be taken back to the drawing board. I don't know but this decision is obviously going to be appeal to the Council. And what is it 30 days? 20 days? What is the time frame that you can appeal to the Council?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair, so what we will be doing is this: You are making a recommendation to the City Council to deny this project. We will be bringing back a recommendation of denial to the Planning Commission as quickly as possible. The next regularly scheduled meeting is on the 18th. So I don't think that we will be able to make it, so it is going to be in September. After that it will go to the next available City Council meeting.
CHAIR TAPIA	But the time frame to appeal.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	It is not an appeal.
CITY ATTORNEY GUERRA	Because the Commission is only making a recommendation. There is no appeal, it automatically goes to the City Council meeting.
CHAIR TAPIA	No but once we get the negative declaration back.

CITY ATTORNEY GUERRA	The whole thing is a recommendation.
CHAIR TAPIA	Right but what is the time period? There is no time period?
CITY ATTORNEY GUERRA	There is no set time period when you are making a recommendation to approve or deny. It goes to the City Council.
CHAIR TAPIA	No, I know that. That is not what I am saying. After it is all said and done next month. What is the time frame to take it to the Council? For the applicant to take it to the Council. We denied it but they can appeal it.
CITY ATTORNEY GUERRA	You're not denying anything you are not approving anything. You are recommending approval or you are recommending denial. That recommendation does to City Council regardless of what you recommend.
CHAIR TAPIA	Okay.
CITY ATTORNEY GUERRA	There is no appeal.
CHAIR TAPIA	Back in the day I know there was a period of time that's why.
CITY ATTORNEY GUERRA	If there were an appeal then yes there is a certain period of time that they have.
CHAIR TAPIA	Okay. I am clear with it now. Thank you sir. Can we go ahead and vote now?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	I think that you made it clear what the finding is. The recommendation of denial is based on the Statement of Overriding Considerations that the benefits do not outweigh the significant and unavoidable impact of the NO _x being over the limit.
CHAIR TAPIA	That is clear we don't need any more clarification.
VICE-CHAIR BURROLA	Yeah that is correct. It is CEQA findings page 11 and 12 if you want to be specific.
CHAIR TAPIA	Go ahead and read it.
VICE-CHAIR BURROLA	It states, "Although the mitigation of the proposed project would not generate significant consideration pollutants nearby since the resented proposed project is expected to exceed the SCAQMD max threshold for operation max as modeled."

CHAIR TAPIA	Okay thank you. Would you mind making that motion again please? Mr. Burrola.
VICE-CHAIR BURROLA	Motion to deny based on proposed project is expected to exceed the SCAQMD max threshold for operation max as modeled.
CHAIR TAPIA	And we already clarified it to staff and I second. Roll Call.
CITY ATTORNEY GUERRA	Before we vote. I would just have the maker of the motion to state, "Direct Staff to bring back a resolution of denial based on the direction provided to Director Simpson regarding the CEQA findings and also the Statement of Overriding Consideration.
VICE-CHAIR BURROLA	I agree.
CHAIR TAPIA	Second to the statement made. Roll Call.
ADMINISTRATIVE SECRETARY AGUILA	Commissioner Hartman.
COMMISSIONER HARTMAN	Yes.
ADMINISTRATIVE SECRETARY AGUILA	Vice-Chair Burrola.
VICE-CHAIR BURROLA	Yes.
ADMINISTRATIVE SECRETARY AGUILA	Tapia.
CHAIR TAPIA	Yes.
ADMINISTRATIVE SECRETARY AGUILA	Thank you.
CHAIR TAPIA	At this time the Commission meeting is going to be adjourned.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:22 p.m.

Arthur R. Tapia, Planning Commission Chair

Attest:

Jesus Hernandez, Office Specialist



**CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT**

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



Date: November 17, 2021 **Agenda Item No. 3-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, Community Development Director

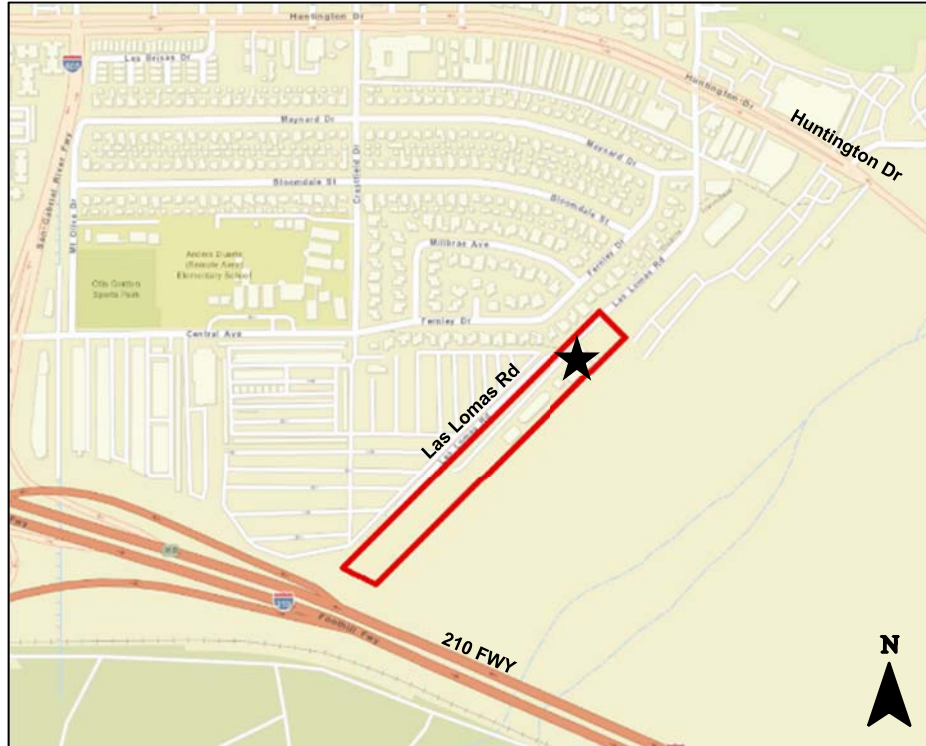
Project Planner: Martin Romero, Planning Technician

Project: Conditional Use Permit No. 02-2021

Applicant: Michael McKain, Cal Blend Soils Inc.
PO Box 2203, Irwindale, CA 91706

Property Owner: Michael Brown, Brown Family Trust
PO Box 1414, Glendora, CA 91740

Project Location: 1399 Las Lomas Road (APN: 8604-018-014)



Map Date October 2021
Source: ESRI, City of Irwindale

Staff Recommendation: That the Planning Commission adopt Resolution No. 812 (21), entitled "A Resolution of the Planning Commission of the City of Irwindale approving Conditional Use Permit No. 02-2021 for the Onsite Sale and Outdoor Storage of Bulk Landscape and Gardening Materials and The Outdoor Storage of Grandstand Equipment, for the Property Located at 1399 Las Lomas Road, Irwindale, CA 91706 (APN: 8604-018-014) in the M-s (Heavy Manufacturing) Zone Subject to Conditions As Set Forth Herein and Making Finds In Support Thereof and Finding the Project Exempt From the CEQA Pursuant to Section 15301 (Class 1 Existing Facilities)."

REQUEST

The Applicant is requesting a Conditional Use Permit for the onsite sale and outdoor storage of bulk landscape and gardening materials and grandstand equipment for the property located at 1399 Las Lomas Road, Irwindale, CA 91706 in the M-2 (Heavy Manufacturing) zone.

BACKGROUND/HISTORY

Cal Blend Soils is a wholesale landscape and gardening material supplier at 1399 Las Lomas Road which sells a variety of products such as topsoil, compost, soil mixes, decomposed granite, sand, gravel, and river rock cobble. They have conducted business in Irwindale for nearly twenty (20) years. They were previously granted three (3) Conditional Use Permits at two (2) previous locations before moving to the 1399 Las Lomas Road property. On November 2, 2006 the Planning Commission approved CUP No. 12-06 for the establishment of a plant nursery and demonstration garden, located at 1270 East Arrow Highway. On November 7, 2002 the Planning Commission approved CUP No. 09-02 for the establishment of a plant nursery and demonstration garden, located at 13530 Live Oak Avenue. Additionally, the Planning Commission approved CUP No. 12-03 on March 4, 2004 for an extension of CUP No. 09-02. The business relocated to the current location after the approval and subsequent grading of the Park at Live Oak project site began.

Mike Brown Grandstands is a stage and event seating business also at 1399 Las Lomas Road which uses the southwest part of the property for its outdoor operations. Mike Brown Grandstands uses the project site for the shipping, receiving, and distribution of grandstand, spectator seating, and materials. Although not part of the proposed project, it should be noted that Mike Brown Grandstands, the property owner, has granted approval of an easement deed in July 2020 to allow the City of Irwindale to construct the Las Lomas Road cul-de-sac within the northeastern portion of the site.

GENERAL PLAN AND ZONING

The site is designated in the General Plan as Industrial/Business Park and zoned M-2 (Heavy Manufacturing). The site is surrounded by the following zones and uses:

Direction	Zoning Designation	General Plan Land Use	Existing Development
North	M-1 Light Manufacturing R-1 Single-Family Residential (Duarte)	Industrial/Business Park Residential (Duarte)	Vacant Single-Family Homes
South	N/A	N/A	Interstate 605 Freeway
East	M-2 Heavy Manufacturing	Industrial/Business Park	SCE transmission line easement and vacant land
West	M-2 Heavy Manufacturing	Industrial/Business Park	Truck rental business (U-Haul) and outdoor storage business (Mike Brown Grandstands)

ENVIRONMENTAL REVIEW

An environmental review was conducted by UltraSystem. Based on the scope of the project, it is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1; Existing Facilities) of the CEQA Guidelines. The project is to allow for the storage of bulk landscape and gardening materials and grandstand equipment. The project is not located in an environmentally sensitive area. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the Los Angeles County Clerk Recorder. The NOE is on file at the Community Development Department and available for review by the public.

PROJECT DESCRIPTION

The applicant, Cal Blend Soils, is requesting a Conditional Use Permit (CUP No. 02-2021) for the outdoor storage of bulk materials for onsite sale and the continued outdoor storage operations for Mike Brown Grandstands. Per the IMC Subsection 17.80.030(26) all outdoor storage of building and contractor supplies shall not be permitted unless a Conditional Use Permit has been granted.

Cal Blend Soils' hours of operations are Monday through Friday 7am to 5pm. Truck deliveries to the site occur approximately once a week. Cal Blend Soils has 29 existing outdoor concrete bunkers and proposes to store soil, soil amendments, mulches, rocks, and aggregates within the bunkers. All materials for sale would be finished products and the proposed project would not include curing, composting, or processing of organics. The materials stored in the bunkers will be organized in such a manner that would be the least impactful for any properties in the vicinity. Gravel, aggregates, and other dust-free/odorless materials are positioned towards the northern edge of the property line closest to the residential area. Bark and other wood chip materials are positioned on the southern edge of the property line towards the front of the site. Mulch and other organic materials are positioned on the back end of the southern property line. Replenishing of stock materials occurs in phases depending on time of day and the direction of the wind. Wind direction is observed through the direction in which a flag sways on the property. Materials positioned near the residential area are restocked in the mornings when the wind direction pushes towards the western side of the property away from the residential area. Additionally, the operation has an onsite water truck and materials are regularly sprayed with water to prevent the creation of dust during regular business operations.

Additionally, Cal Blend Soils is proposing to install a containment basin and basin overflow in the northwestern corner of the project site to accommodate the slope of the site. The containment basin would measure 1,400 square feet in area and two feet deep. The project will also include thirteen (13) new parking spaces, eight (8) spaces in front of the bunkers for loading and unloading and 5 spaces in the northeastern side of the parcel for employee parking. Lastly the project would install an ADA ramp from the existing ADA parking space to the existing office.

Although Mike Brown Grandstands has been in business in Irwindale for more than 40 years, the site's current use is considered legal non-conforming per IMC Section 17.76.020 "Continuation" which states: a lawful nonconforming use may be continuously maintained; provided, there is no alteration or addition to any structure nor any enlargements of area, space or volume occupied by or devoted to such use, except as otherwise provided in this chapter. Since the operations of Cal Blend Soils constitute an intensification on the site, this would be subject to a CUP. The site of a current non-conformity can be triggered into compliance even if there is a proposed expansion or intensification to an unrelated, onsite operation. Cal Blend Soils' operations and occupation of the site, resulted in the requirement to bring Mike Brown Grandstands into compliance with the city's Municipal Code. This entitlement will resolve the existing legal non-conformity.

ANALYSIS

Conditional Use Permit

IMC Subsection 17.80.030(26) provides that "[t]he following uses, having unique and unusual characteristics, shall be permitted, provided that a conditional use permit is first issued: 26) All outdoor storage of building and contractor supplies;"

Pursuant to IMC section 17.80.040, before any Conditional Use Permit is granted, the applicant must show, to the satisfaction of the Planning Commission or the City Council, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis shown:

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

The project site offers sufficient space to adequately house bulk material sales yard and required vehicular circulation and parking, as well as the shipping, receiving, and distribution of grandstand materials. The project site sits on the northeastern side of a ±4.9 acre parcel. The proposed outdoor storage will consist of twenty-nine (29) material bunkers. Eleven (11) material bunkers will have dimensions 14'-0" x 26'-0" with a height of 4'-0" and eighteen (18) material bunkers will have dimensions 14'-0" x 46'-0" with a height of 4'-0".

- B. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The project site can be accessed via Las Lomas Road. There is an approved street improvement plan to widen Las Lomas Road which will improve overall circulation.

Vehicles accessing the site range from personal vehicles (employees and/or customers), dump trucks, and the onsite “wheeled loaders.” Additionally, truck routing signs will be posted to direct traffic away from residential areas.

- C. That the proposed use will not have an adverse effect upon adjacent property.

The site is zoned M-2 (Heavy Manufacturing) and surrounded by uses of similar intensity. A small portion of the site borders the City of Duarte. Approximately five (5) single family homes, zoned R-1 Single Family Residential, are separated approximately 30 feet from the subject property by Las Lomas Road. The rear yards are separated by a gate and/or fence. Access to the residential areas is from Maynard Drive and Central Avenue, which becomes Fernley Drive. Cal Blend Soils does not compost materials, all materials stored on the site are finished products. The material storage bunkers are organized in such a way that the least odorous and dust-free materials are positioned closest towards the residential area. Gravel, aggregates, and other dust-free/odorless materials are positioned towards the northern edge of the property line closest to the residential area. The residential area is approximately 115 feet from the closest organic material storage bunker. Additionally, the materials stored are sprayed regularly with water and the storage bunkers are to be covered as needed to impede any dust.

The proposed general conditions for the CUP are attached as Exhibit “A” to Resolution No. 812(21).

CONCLUSION

It is recommended that the Planning Commission take the following action:

1. Adopt Resolution No. 812(21) approving Conditional Use Permit No. 02-2021, subject to the proposed Conditions of Approval.

Alternative Actions:

2. Request that staff prepare a resolution of denial based on recommended Findings of Fact to be brought back at the next regularly scheduled Planning Commission meeting for adoption; OR
3. Request that the applicant revise the project and continue the hearing to a date certain.

ATTACHMENTS

Exhibit A: Resolution No. 812(21) with Conditions of Approval
 Exhibit B: Project Plans
 Exhibit C: Project Description and Justification for CEQA Exemption, November 2021
 Exhibit D: Preferred Truck Route prepared by Cal Blend Soils

EXHIBIT "A"**RESOLUTION NO. 812(21)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING CONDITIONAL USE PERMIT NO. 02-2021 FOR THE OUTDOOR STORAGE AND ONSITE SALE OF BULK LANDSCAPE AND GARDENING MATERIALS AND THE OUTDOOR STORAGE OF GRANDSTAND EQUIPMENT, FOR THE PROPERTY LOCATED AT 1399 LAS LOMAS ROAD, IRWINDALE, CA 91706 (APN: 8604-018-014) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15301 (CLASS 1; EXISTING FACILITIES).

A. RECITALS.

- (i) Michael McKain, on behalf of Cal Blend Soils, has made a request for the approval of a Conditional Use Permit (CUP) pursuant to Section 17.80.030(26) of the Irwindale Municipal Code (IMC) for the onsite sale and outdoor storage of bulk landscape and gardening materials and grandstand equipment for the property located at 1399 Las Lomas Road, Irwindale, CA 91706.
- (ii) The Subject Property is zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject application shall be referred to as the "Application."
- (iii) The site's current use is considered legal non-conforming per IMC Section 17.76.020 "Continuation" which states: a lawful nonconforming use may be continuously maintained; provided, there is no alteration or addition to any structure nor any enlargements of area, space or volume occupied by or devoted to such use, except as otherwise provided in this chapter. The Applicant's operations and occupation of the site constitute an intensification of use such that the site is required to be brought into compliance with the City's Municipal Code through the issuance of a CUP. This entitlement will resolve the existing legal non-conformity.
- (iv) The City, as the Lead Agency, has determined that, pursuant to the California Environmental Quality Act (CEQA), which lists classes of projects determined not to have a significant effect on the environment and are therefore, categorically exempt from the provisions of CEQA, the proposed Project is categorically exempt pursuant to Section 15301 (Existing Facilities); and a Notice of Exemption (Class 1) has been prepared.
- (v) On November 17, 2021, the Irwindale Planning Commission conducted a duly noticed public hearing held both in person (with limited capacity) and virtually as a webinar and approved the Conditional Use Permit,

subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.

- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.

2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans and Conditions of Approval attached hereto as Attachment "A," this Planning Commission hereby specifically finds as follows:

Conditional Use Permit

- a. *That the site for the proposed use is adequate in size and shape.*

The project site offers sufficient space to adequately house bulk material sales yard and required vehicular circulation and parking, as well as the shipping, receiving, and distribution of grandstand materials. The project site sits on the northeastern side of a ±4.9 acre parcel. The proposed outdoor storage will consist of twenty-nine (29) material bunkers. Eleven (11) material bunkers will have dimensions 14'-0" x 26'-0" with a height of 4'-0" and eighteen (18) material bunkers will have dimensions 14'-0" x 46'-0" with a height of 4'-0".

- b. *That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.*

The project site can be accessed via Las Lomas Road. There is an approved street improvement plan to widen Las Lomas Road which will improve overall circulation. Vehicles accessing the site range from personal vehicles (employees and/or customers), dump trucks, and the onsite "wheeled loaders." Additionally, truck routing signs will be posted to direct traffic away from residential areas.

- c. *That the proposed use will not have an adverse effect upon adjacent property.*

The site is zoned M-2 (Heavy Manufacturing) and surrounded by uses of similar intensity. A small portion of the site borders the City of Duarte. Approximately five (5) single family homes, zoned R-1 Single Family Residential, are separated approximately 30 feet from the subject property by Las Lomas Road. The rear yards are separated by a gate and/or fence. Access to the residential areas is from Maynard Drive and Central Avenue, which becomes Fernley Drive. Cal Blend Soils does not compost materials, all materials stored on the site are finished products. The applicant has designed the location of the outdoor bunkers to minimize potential impacts on the nearby residential area. The material storage bunkers are organized in such a way that the least odorous and dust-free materials are positioned closest towards the residential area. Gravel, aggregates, and other dust-free/odorless materials are positioned towards the northern edge of the property line closest to the residential area. Additionally, the materials stored are sprayed regularly with water and the storage bunkers are to be covered as needed to impede any dust.

The proposed general conditions for the CUP are attached as Attachment "A" to Resolution No. 812(21).

3. The City, as the Lead Agency, determined that the project as proposed is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1; Existing Facilities), which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination of the CEQA Guidelines.

4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby approves the Application subject to the conditions set forth in Attachment "A" attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

The Secretary shall:

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

ADOPTED AND APPROVED this 17th day of November 2021.

Arthur R. Tapia, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, Secretary

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

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 17th day of November 2021, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, Secretary

PLANNING COMMISSION RESOLUTION NO. 812(21)
Conditional Use Permit No. 02-2021
Cal Blend Soils Inc.
1399 Las Lomas Road

A. GENERAL CONDITIONS

1. The use authorized by this Conditional Use Permit allows for the onsite sale and outdoor storage of bulk landscape and gardening materials and grandstand equipment at 1399 Las Lomas Road as shown on the stamped approved drawing set dated November 11, 2021.
2. The Applicant shall agree and consent, in writing, to each and every condition of permit approval set forth herein within twenty (20) days from the adoption of this Resolution by the Planning Commission approving the Conditional Use Permit.
3. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the building plan set.
4. Plans for any proposed site improvements shall be submitted to the Los Angeles County Fire Department and City Building and Safety Division for review and approval prior to the issuance of Building Permits.
5. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Department, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.
6. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions or other codes, regulations or standards enforced by or beneficial to the City of Irwindale in accordance with IMC Section 17.80.140.
7. All graffiti shall be adequately and completely removed or painted over within 48 hours of such graffiti being affixed on any structure or fence at the site.
8. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 02-2021. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

9. The use authorized by this Conditional Use Permit shall conform to the plans as finally approved by the City as conditioned herein, and any appreciable modification, as determined by the Community Development Director, shall require the prior approval of the Planning Commission pursuant to the amendments of these entitlements.
10. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
11. The facility and use thereof shall be maintained in full compliance with all codes, standards, policies and regulations imposed by the City, County, State or Federal agencies with jurisdictions over the facility.
12. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permit for this project.
13. All appropriate practices shall be adopted to control dust, odor and vermin.
14. Upon receipt of a complaint related to any Condition of Approval imposed by this Conditional Use Permit, the City shall notify the Applicant of the alleged violation, and the Applicant shall commence to cure within ten (10) days after the receipt of the notice.
15. The subject site shall be maintained free and clear of any accumulation of trash debris, waste, and combustible and/or flammable materials, other than the related materials specifically authorized under the Conditional Use Permit.
16. Upon termination of the authorized use for any reason, including abandonment of this use by the Applicant, for 180 consecutive days, or revocation by the City, all materials and equipment shall be removed from the site within 30 days after notice from the City, at the expense of the Applicant. If the Applicant does not remove all materials and equipment, the City shall be authorized to do so, and the Applicant shall pay all costs related to the removal process.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. The project shall substantially conform to the submitted plans date-stamped November 11, 2021, except as modified herein. Future modifications that are not in substantial conformance shall be reviewed by the Community Development Director, and may require modification of this approval subject to the provisions of IMC Section 17.70.060 "Expiration and Revisions" and IMC Section 17.80.160 "Modification."
2. This Conditional Use Permit shall allow the onsite sale and outdoor storage of bulk landscape and gardening materials and grandstand equipment.

3. The provisions of this Conditional Use Permit are to run with the land/project and shall bind the current and future owner(s), successor(s) in interest, assignee(s) and/or transferor(s) of said project. This Conditional Use Permit is only valid for 1399 Las Lomas Road (APN: 8604-018-014).
4. Operating hours shall be limited to the hours of 7:00 am to 7:00 pm, Monday through Sunday.
5. No raw manure or unprocessed green waste material shall be stored on the subject site.
6. No composting, curing or processing of organics shall be allowed onsite.
7. All landscape materials for sale shall be finished products.
8. No landscape material piles shall exceed 30'-0" in diameter or 12'-0" in height.
9. Landscape material piles shall be adequately covered when dusty conditions arise (i.e. weather, substantiated complaints directly to Code Enforcement).
10. Water shall be available on site for controlling dust.
11. The site shall be regularly cleaned by the onsite street sweeper.
12. Landscape materials loaded upon vehicles leaving the site shall be appropriately protected to avoid spillage into the public right of way.
13. Loading and unloading of landscape materials shall be done in a manner that has the least impact on the surrounding neighborhood. Onsite loading shall be primarily conducted on the areas south of the sales office.
14. The "Preferred Truck Route" handout, prepared by Cal Blend Soils shall be posted in the sales office and attached to each sales receipt.
15. Signage displaying the "Preferred Truck Route" shall be prominently displayed at points of ingress and egress to the site.
16. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.
17. All approved business operations on-site shall have an Occupancy Permit and Business License prior to commencing operations.
18. The Applicant shall be required to submit plans for future development to the Community Development Department.

19. Applicant shall obtain approval and permits from the Community Development Department and Building Division for all project signage prior to construction of any signs on the project site.

C. PUBLIC WORKS/ENGINEERING

1. All off-site improvements within the Public Right-of-Way shall be performed in accordance with City Standards to the satisfaction of the City Engineer. Construction plans shall be reviewed and approved by the City Engineer.
2. Adequate "on-site" parking shall be provided per City requirements.
3. The owner and/or developer shall remove and reconstruct all damaged or deficient sidewalk, driveways, curb ramps, curb and gutter as directed by the City Engineer.
4. Common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located clear of existing fire hydrants, street lights, water meters, etc.
5. The owner and/or applicant shall bear the full cost of installing new street lights along Las Lomas Road with energy efficient LED fixtures. New street lighting shall meet the City of Irwindale and County of Los Angeles Street Lighting Design Standards.
6. The owner/developer shall install new ADA-compliant driveway approaches as directed by the City Engineer.
7. Any changes to the site plan shall be reviewed and approved by the City Engineer.
8. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject property. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
9. Prior to the issuance of building permits, the owner/developer shall provide a will-serve letter from the water utility provider to the City
10. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
11. Storm drains, catch basins, connector pipes, and appurtenances for the site specific storm drain system shall be designed and constructed in accordance with Los Angeles County standards and the City Engineer's requirements. The owner/developer shall submit grading and drainage plans to the City Engineer for review and approval. The grading and drainage plans shall be prepared by a

licensed civil engineer and comply with Los Angeles County grading permit requirements. A hydrology study shall be included with the drainage plan.

12. The owner/developer shall pay the connection fee upon application for storm water connection to the City or County of Los Angeles system.
13. The owner/developer shall pay for the entire cost for the design, engineering construction and inspection of any upgrade to the water main and connections as required by the serving water company for the proposed development.
14. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer.
15. Prior to issuance of grading permits, a grading and drainage plan shall be submitted for approval to the City Engineer. The owner/developer shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading and drainage plan.
16. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Construction Storm Water Unit, at (866) 563-3107 or by downloading the forms from their website at: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

The project shall also conform to the City's Ordinance regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"), and the requirements of Low Impact Development ("LID"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges.

D. BUILDING AND SAFETY

1. Building permits shall be obtained from the Building and Safety Division for any building modifications and all construction shall be in compliance with the current Irwindale Building Code.

2. The applicant shall submit site, floor, elevation plans that include all Life & Safety and Accessibility requirements as required by the current Los Angeles County Building Code for any proposed improvements to the existing facility.
3. Verify all the structures on site that require permits are permitted. (NOV in permit file indicated unpermitted structures on site – please address unpermitted structures and clear NOV. Please verify with landlord for any building permits he or she may have).
4. Clearance from Industrial Waste and Drainage & Grading Section are required and will be referred at the time of plan submittal to Building and Safety.
5. Submit structural design for block walls (retaining soils with max height as proposed), vehicular impact loads as applicable. Identify on plans if walls are protected from operating vehicles as applicable.

E. PUBLIC WORKS SERVICES

1. Complete the construction of Las Lomas Road per the approved Prior agreement between Mike Brown Grandstands and the City of Irwindale. The construction of sidewalk, curb, and gutter on both sides of the street; a driveway approach into the property; a parkway drain; a half hammer head at the end of the street; required fire hydrants per Fire Department; and pave/repave Las Lomas from the Irwindale City Limits (Public) to the entrance of Mike Brown Grandstands (Private).
2. Any work within easements on the project site shall require proper permits from the easement holder (City of Irwindale, County of Los Angeles, etc.).
3. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm/urban runoff pollution prevention controls and Best Management practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with California Environmental Protection Agency's State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting SWRCB, Construction Storm Water Unit, at (866) 563-33107 or by downloading the forms from the following website: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

The project shall also conform to the City's Ordinance regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan (SUSMP), and the requirements of Low Impact Development (LID). The SUSMP includes a

requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control Peak-flow discharges.

4. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
5. Cal Blend Soils is required to obtain a General Industrial Permit or No Exposure Certification with the California Environmental Protection Agency's State Water Resources Control Board (SWRCB) due to the business type, fertilizer sales/storage. More information can be found at the following website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/igp_20140057dwq.shtml
6. No dumping or unpermitted discharges are allowed into the San Gabriel River.
7. Onsite trash enclosure areas shall have sufficient space for solid waste and organic waste receptacles and shall be covered from the elements with a solid roof structure per Title 14, Division 7, Section 17313 of the California Code of Regulations and Building Code Manual County of Los Angeles Department of Public Works Building and Safety Division 312 Article 2.
8. As Food Recovery Service, a compost and mulch commercial business, adhere to the SB 1383 regulations set forth by CalRecycle and the City regarding requirements for food recovery organizations and services established under 14CCR Section 18991.3(b) and 18991.5(a)(1)(2).



ATTACHMENT A PROJECT DESCRIPTION AND JUSTIFICATION FOR CEQA EXEMPTION OUTDOOR SOIL STORAGE, 1399 LAS LOMAS ROAD

1.0 INTRODUCTION

Cal Blend Soils is a wholesale landscaping and gardening material supplier at 1399 Las Lomas Road in the City of Irwindale, California, which sells a variety of products such as topsoil, compost, soil mixes, decomposed granite, sand, gravel, and river rock cobble.¹ Cal Blend Soils has 29 existing outdoor concrete bunkers and proposes to store soil, soil amendments, mulches, rocks, and aggregates within the bunkers for a retail sales yard. All materials for sale would be finished products and the proposed project would not include curing, composting, or processing of organics. Although not part of the proposed project, it should be noted that Cal Blend Soils has granted approval of an easement deed in July 2020 to allow the City of Irwindale to construct the Las Lomas Road cul-de-sac within the northeastern portion of the site (shown in **Appendix A**) for public street and municipal purposes.

2.0 EXISTING CONDITIONS

Project Location

The project site is located at 1399 Las Lomas Road within the City of Irwindale (Assessor Parcel Number (APN) 8604-018-014). Although the property is approximately 5.27 acres, the project site is 1.4 acre within the northern half of the property; the remaining portion of the property is used for outdoor storage of portable outdoor stages for Brown United. The project site consists of a landscaping supply business, Cal Blend Soils. The project site is approximately 0.15 mile northeast of the Interstate 210 (I-210) freeway, and approximately 0.3 mile east of the junction of the I-210 and the Interstate 605 freeways; the Santa Fe Dam Recreation Area is to the south opposite the I-210.

Existing Conditions Onsite

The site is developed with three modular buildings and several freight containers. Two rows of bunkers for storage of soil and other products, one along the west site boundary and one along the east, are formed with low rows of concrete blocks demarcating each bunker. The project site currently has eight striped parking spaces located at the northeastern portion of the project; seven of those parking spots are directly north of Cal Blend Soil's office building and consist of six general parking spaces and one ADA parking space; the one remaining space is north of an accessory structure that lies east of the Cal Blend Soil's office building. Cal Blend Soils is open 7:00 a.m. to 5:00 p.m. Monday through Friday and 7:00 a.m. to 2:00 p.m. Saturday. Approximately the southern half of the parcel is used by Brown United for outdoor storage of portable outdoor stages.

Refer to **Figures 1** and **2** below, which depict the project's location and existing site photographs.

¹ Cal Blend Soils Inc., 2021. Accessed online at <https://www.calblendsoils.com/>, accessed on May 28, 2021.



Figure 1
PROJECT LOCATION MAP



Path: \\G:\r\gis\Projects\7089_Irwindale_Outdoor_Soil_Storage\MXD\7089_Irwindale_3_0_Project_Location_2021_05_28.mxd
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community UltraSystems Environmental, Inc., 2021

June 01, 2021

Scale: 1:4,200



0 175 350 Feet

0 40 80 Meters

Legend

 Project Boundary

Outdoor Soil Storage
1399 Las Lomas Road, Irwindale

Project Location





Figure 2
PROJECT SITE PHOTOGRAPHS

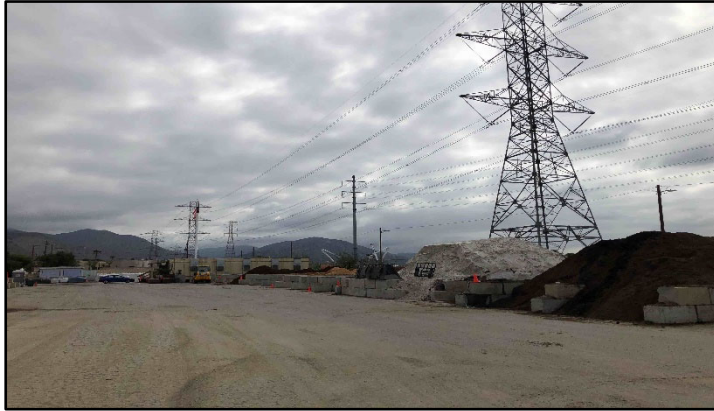


Photo 1: View looking northeast across the project site from the southwestern part of the site.



Photo 2: View looking southwest across the project site from the northeast part of the site.



Photo 3: View looking northwest across the project site from the northeast part of the site.



Photo 4: View looking west across the project site from the northeast part of the site.



General Plan Land Use/Zoning

The project site has a general plan land use designation of Industrial/Business Park and a zoning designation of M-2 (Heavy Manufacturing) (Refer to **Table 1**).^{2,3}

Surrounding Development

The project site is surrounded by single-family homes in the City of Duarte to the north, a Southern California Edison (SCE) transmission line easement to the south, an SCE transmission line easement and undeveloped land to the east, and a truck rental business and Brown United storage to the west. The general plan land use and zoning designations, and existing uses of the surrounding developments are shown in **Table 1**.

Table 1
EXISTING LAND USES FOR THE PROJECT SITE AND SURROUNDING AREA

Location	General Plan Land Use	Zoning Designation	Existing Development
Project Site	Industrial/Business Park	M-2 (Heavy Manufacturing) (M-2)	Landscaping supply business (Cal Blend Soils)
North	Industrial/Business Park	M-1 (Light Manufacturing)	vacant
Northwest	Residential (City of Duarte)	R-1 (Single-Family Residential) (City of Duarte)	Single-family homes
South	Interstate 605 Freeway	Interstate 605 freeway	Interstate 605 freeway
East and Southeast	Industrial/Business Park	M-2 (Heavy Manufacturing)	SCE transmission line easement and vacant land
West	Industrial/Business Park	M-2 (Heavy Manufacturing)	Truck rental business (U-Haul) and outdoor storage business (Brown United)

Source:

City of Irwindale, 2008, p. 42. City of Irwindale 2020 General Plan. Accessed online at <https://www.irwindaleca.gov/DocumentCenter/View/38/General-Plan?bidId=>, accessed on May 27, 2021.

City of Irwindale, 2018. City of Irwindale Zoning Map. Accessed online at <https://www.irwindaleca.gov/DocumentCenter/View/40/Zoning-Map?bidId=>, accessed on June 1, 2021

City of Duarte, 2007. Zoning Map. Accessed online at <https://duarte-prod.civica.granicusops.com/civicax/filebank/blobdload.aspx?blobid=23299>, accessed on May 27, 2021.

City of Duarte, 2016, p. 9. City of Duarte General Plan Designations. Accessed online at <https://www.accessduarte.com/civicax/filebank/blobdload.aspx?BlobID=22819>, accessed on June 1, 2021.

Google Earth Pro, 2021. Accessed on May 27, 2021.

² City of Irwindale, 2008, p. 42. City of Irwindale 2020 General Plan. Accessed online at <https://www.irwindaleca.gov/DocumentCenter/View/38/General-Plan?bidId=>, accessed on June 1, 2021.

³ City of Irwindale, 2018. Zoning Map. Accessed online at <https://www.irwindaleca.gov/DocumentCenter/View/40/Zoning-Map?bidId=>, accessed on June 1, 2021.



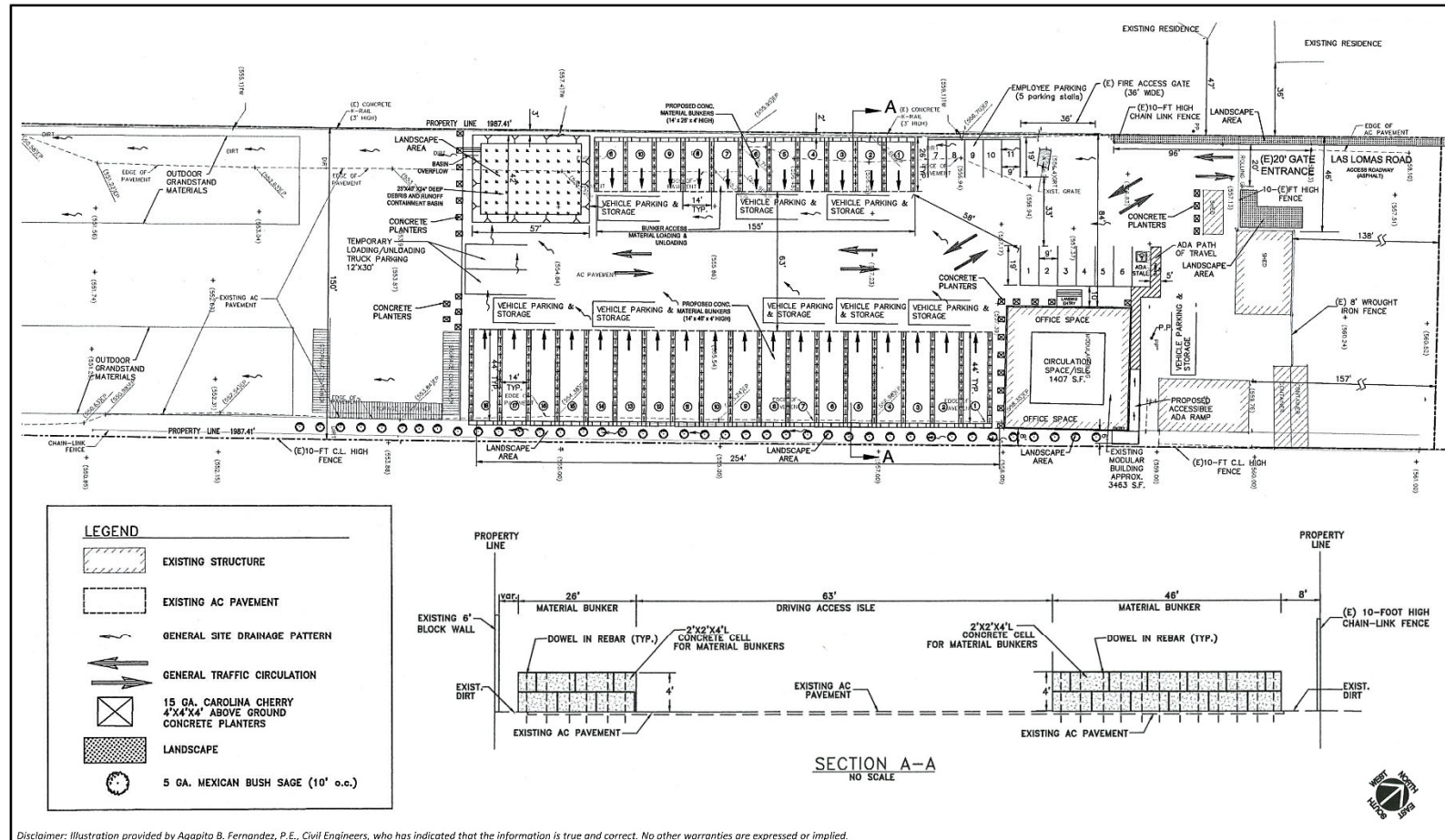
3.0 PROJECT DESCRIPTION

Proposed Land Use

Cal Blend Soils proposes to store bulk soils, soil amendments, rocks, and aggregates for a retail sales yard. All materials for sale on the project site would be finished products and would not include curing, composting, or processing of organics. The materials would be stored in existing bunkers separated by low block walls. Cal Blend Soils proposes to install a debris and runoff containment basin and basin overflow in the southwestern corner of the project site to manage potential erosion and flooding impacts created from the proposed storage of landscaping materials at the existing bunkers. The debris and runoff containment basin would approximately be 1,400 square feet in area and two feet deep. The proposed project would stripe a total of 13 new parking spaces, which include eight vehicle parking spaces in front of the bunkers for temporary unloading and loading of landscaping materials, and five parking spaces at the northeastern portion of the project site for employees. Additionally, the proposed project would install an ADA ramp next to the existing ADA parking space, which would create a safe path from the ADA parking stall to the Cal Blend Soil's office building. At project completion there would be 21 parking spaces onsite, the eight existing spaces plus the 13 new ones. Refer to **Figure 3**, which depicts the proposed project components on the project site.



Figure 3
SITE PLAN



Outdoor Soil Storage, 1399 Las Lomas Road, Irwindale

Site Plan





Operations

During project operation, approximately two to four trucks would deliver landscaping materials to the project site daily, and approximately two to four trucks would come to pick up landscaping materials daily. Operating hours are 7:00 a.m. to 5:00 p.m. Monday through Friday and 7:00 a.m. to 2:00 p.m. Saturday.

Front end loaders would be used daily for four to six hours to move soils to and from the bunkers. The landscaping materials would be stockpiled approximately 12 feet high in each bunker. Stockpiles are covered as needed to minimize erosion including wind erosion.

Site Circulation

The ingress and egress of all employees, general public, and trucks for the proposed project would come from the northeast portion of the project site, where there is one gate entrance/exit along Las Lomas Road. Employees and the general public would be able to access the parking spaces and office building, and the trucks would be able to access the concrete bunkers to load or unload the landscaping materials.

The proposed cul-de-sac at the south end of Las Lomas Road, which is not a part of the proposed project, would enable trucks to turn around before or after loading or unloading at the site.

Access Control

The entire project site is bounded by chain link fences and stacked shipping containers, except at the northeast portion of the site, where a 10-foot-tall sliding chain link gate along Las Lomas Road would allow employees, general public and trucks access to the project site. This gate would be open during business hours and closed otherwise.

Construction

Construction of the runoff containment basin would involve a one rubber-tired dozer, one backhoe and one off-highway truck and would require approximately one week.

Requested Permits

Project implementation requires the following approvals by the City of Irwindale:

- A Conditional Use Permit (CUP) to ensure that the proposed use will be rendered compatible with other existing and permitted uses located in the general area of the proposed use. The CUP would also permit continuing operation of Brown United, which is currently a non-conforming use respecting the M-2 zoning district.
- Grading and building permits from the City of Irwindale Building & Safety Division.



4.0 REASONS WHY THE PROJECT IS EXEMPT

The proposed project is exempt from CEQA under a Class 1 (Existing Facilities) categorical exemption.

Justification why Project is Exempt: Following is an evaluation of six exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 showing that none of the exceptions apply to the proposed project.

4.1 Evaluation of Exceptions to Categorical Exemptions Set Forth in CEQA Guidelines § 15300.2:

- a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The proposed project would not use a Class 3, 4, 5, 6 or 11 exemption. Therefore, there would be no impacts in this regard.

- b) **Cumulative Impact:** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

A review of current and near-term future development activity indicates that no other projects are proposed within the immediate vicinity of the project.⁴ Cal Blend Soils does not plan other projects on the project site after the proposed project. Therefore, cumulative impacts would be less than significant.

- c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

No unusual circumstances have been identified on or next to the site that would give rise to a significant environmental impact. The project site is on a property used for storage and sales by a landscaping supply business, and for storage by an outdoor stage company. The project site is surrounded by single-family homes in the City of Duarte to the north, a Southern California Edison (SCE) transmission line easement to the south, an SCE transmission line easement and vacant land to the east, and a truck rental business and Browns United-Stage Assembly storage to the west.

Air Quality

The South Coast Air Quality Management District (SCAQMD) has established significance thresholds for daily emissions of “criteria pollutants,” including reactive organic gases (ROG), carbon monoxide

⁴ This is based on the City of Irwindale active projects accessed online at: <https://www.irwindaleca.gov/427/Active-Projects>, on June 11, 2021.



(CO), nitrogen oxides (NO_x), respirable particulate matter (PM₁₀) and fine particulate matter (PM_{2.5}).⁵ These are shown in **Table 2** below for both construction and operation of a project.

Construction

The only construction activity that would result in appreciable air pollutant emissions would be excavation for the debris and runoff containment basin. The analysis estimated conservatively that one rubber-tired dozer, one tractor/loader/backhoe and one off-highway truck would be operating on the day of highest emissions. Equipment brake horsepower, load factors, and emission factors (in grams per brake-horsepower-hour) were obtained from the documentation for the California Emission Estimator Model (CalEEMod), Version 2020.4.0.⁶ **Table 2** shows the results of the calculations and compares them with SCAQMD significance thresholds.

Project Operation

The only emission sources during project operation would be fugitive dust emissions from materials handling and emissions from onroad motor vehicles delivering and taking away the stored materials. The fugitive dust emissions would be minimized by adherence to SCAQMD Rule 403 (Fugitive Dust).⁷ Onroad mobile source emissions were calculated using the assumption that there would be four incoming supply vehicles and four outgoing product vehicles per day, and that each vehicle would travel 96 miles round-trip. Emission factors were obtained from the California Air Resources Board's EMFAC2017 model (Version 1.0.3); calculations are shown in **Appendix B**.⁸ **Table 2** shows the results of the calculations and compares them with SCAQMD significance thresholds.

Table 2
MAXIMUM DAILY CRITERIA POLLUTANT EMISSIONS
(Pounds per Day)

Pollutant	ROG	CO	NO_x	PM₁₀	PM_{2.5}
Construction	0.8	4.6	8.4	0.4	0.4
<i>Threshold</i>	<i>75</i>	<i>550</i>	<i>100</i>	<i>150</i>	<i>55</i>
Significant?	No	No	No	No	No
Operations	0.04	1.64	0.28	0.09	0.04
<i>Threshold</i>	<i>55</i>	<i>550</i>	<i>55</i>	<i>150</i>	<i>55</i>
Significant?	No	No	No	No	No

It is clear that criteria pollutant emissions from project construction and operation will be less than significant.

-
- 5 South Coast AQMD Air Quality Significance Thresholds. South Coast Air Quality Management District, Diamond Bar, CA. Accessed online at <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. Accessed on September 18, 2021.
- 6 User's Guide for CalEEMod Version 2020.4.0. Appendix D. Accessed online at <http://www.aqmd.gov/docs/default-source/caleemod/user-guide-2021/appendix-d2020-4-0-full-merge.pdf?sfvrsn=12>. Accessed September 18, 2021. The CalEEMod software was not used for the calculations described herein.
- 7 Accessed online at <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4>. Accessed September 18, 2021.
- 8 Accessed online at <https://arb.ca.gov/emfac/2017/>. Accessed on September 18, 2021.



Noise

Project Operation

Project operation would not substantially expand operations of Cal-Blend Soils; would not increase Cal-Blend Soils' operating hours (7:00 a.m. to 5:00 p.m. Monday through Friday and 7:00 a.m. to 2:00 p.m. Saturday); and would not substantially increase traffic to or from the site. The nearest residential property line to the bunkers is approximately 60 feet to the north. The bunkers are mostly screened from the residences by a wall along the property line with the truck rental business to the west, and a wall along the northernmost of the bunkers on the west side of the project site. Noise impacts from project operation would be less than significant.

Project Construction

Construction of the proposed runoff containment basin would last approximately one week. The site of the basin is approximately 200 feet south of the nearest noise-sensitive uses, which are residences; and is screened from the residences by a wall along the east boundary of the truck rental business west of the project site. Construction would be carried out during hours when construction work is allowed by the City of Irwindale, that is, 7:00 a.m. to 7:00 p.m. Monday through Saturday (City of Irwindale Municipal Code § 9.28.110.B). Therefore, project construction would not cause significant noise impacts at the nearest noise-sensitive uses.

Traffic

Project operation would not substantially expand vehicle trips by customers or workers to the project site. Construction of the proposed runoff basin would last approximately one week and would not generate substantial traffic through hauling construction equipment and supplies or through construction worker commute trips.

- d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.**

The project site is not located along an official state scenic highway. The closest designated state scenic highway, the State Route 2 freeway, is approximately 10 miles north of the project site.⁹ The closest eligible state scenic highway to the project site is State Route 39, approximately 2.3 miles southeast of the project site. Therefore, due to the distance between the project site and the closest designated state scenic highway, no impact would occur.

- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

⁹ Caltrans, 2021. California State Scenic Highway System Map. Accessed online at <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>. Accessed on June 11, 2021.



The project site is not listed as a hazardous waste site on any list compiled pursuant to California Government Code Section 65962.5.¹⁰ Therefore, there would be no impacts.

f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

UltraSystems completed a Cultural Resources Inventory for the project site in August 2021 (included as **Appendix C** to this Attachment) consisting of a cultural resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, and outreach letters to Native American tribal representatives identified by the Native American Heritage Commission. A pedestrian cultural resources survey was not conducted because no native surface soil is available for observation; the entire surface of the project boundary has been graded flat with the majority topped with asphalt and the remaining ground surface occupied by concrete bins filled with landscaping soil. The cultural resources records search did not identify archaeological resources, prehistoric or historic either within the project boundary or within a half-mile zone of the project boundary.

UltraSystems mailed and emailed letters to nine tribal representatives on June 16, 2021.

On June 30, 2021, Christina Conley, with the Gabrielino Tongva Indians of California Tribal Council, replied to an inquiry letter by email stating that the tribe believes the project “area to be culturally sensitive and [the project] will require Native American monitoring” (see **Appendix C**). Ms. Doukakis responded to Ms. Conley on June 30, 2021 that we would include her recommendations in the cultural report.

On June 16, 2021, Joseph Ontiveros, Tribal Historic Preservation Officer of the Soboba Band of Luiseno Indians, replied by email that they would defer to Mr. Anthony Morales, Chairman of the San Gabriel Band of Mission Indians.

UltraSystems telephoned the six tribal contacts on August 20, 2021 who had not responded to mailing and email. Four telephone calls were placed with no answer and so messages were left describing the project and requesting a response. A call to Tribal Chair Lovina Redner of the Santa Rosa Band of Cahuilla Indians, resulted in a message being left for her with the receptionist. There have been no further responses from these tribes to date (see **Attachment C**).

During the telephone calls of August 20, 2021, Chairperson Andrew Salas, Chairperson of the Gabrieleno Band of Mission Indians-Kizh Nation, answered, stating that he was occupied at the moment, but would telephone back with a response this same day. To date there has been no further reply from Mr. Salas.

No historical resources were identified onsite in the Cultural Resources Inventory. If prehistoric and/or historic items are observed during construction activities, work should be stopped in that area and a qualified archaeologist and Native American monitor should be called to assess the findings and retrieve the material.

¹⁰ EPA, 2021. Cortese List. Accessed online at <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed on May 10, 2021.



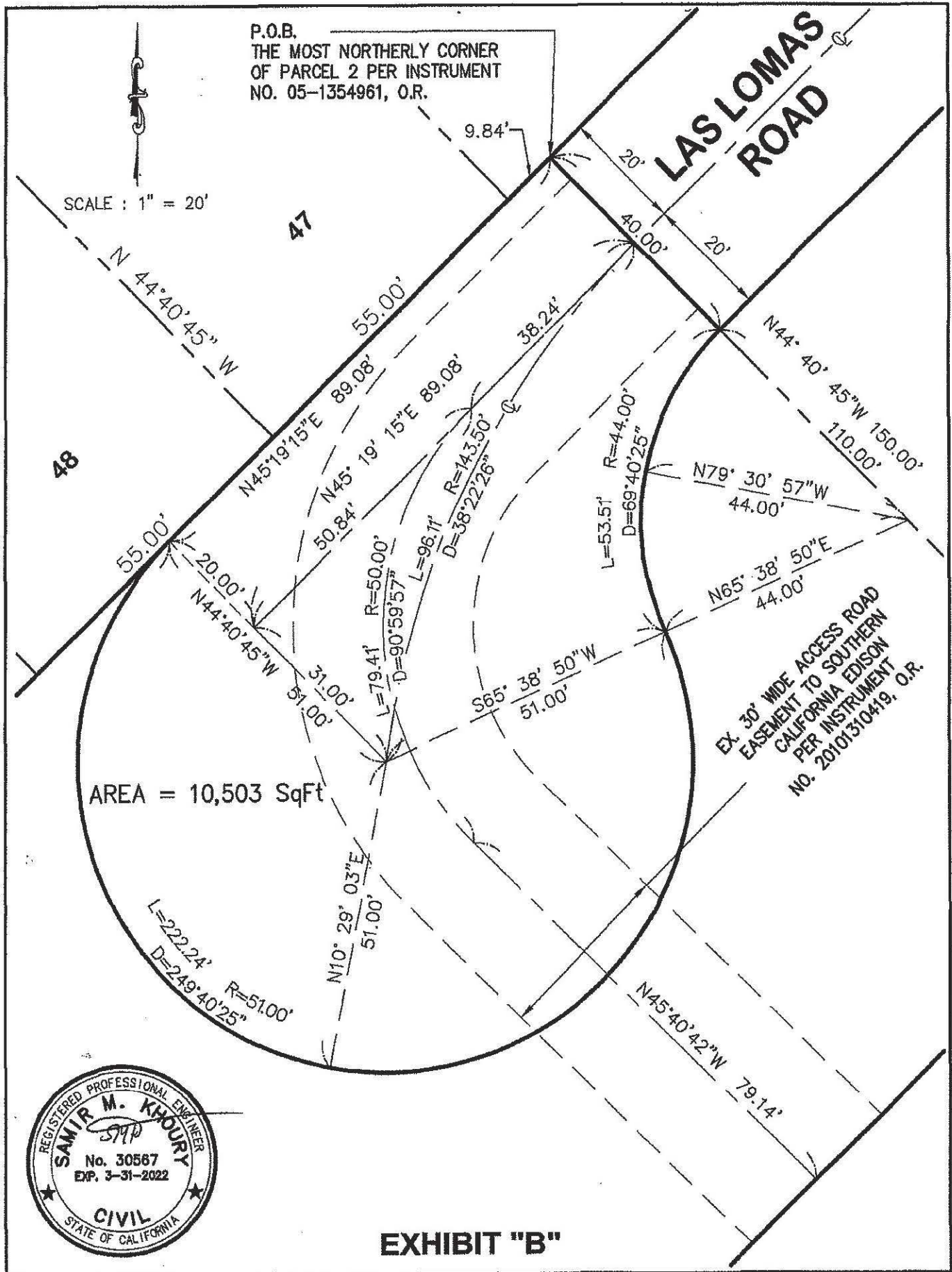
4.2 Conclusion

No exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to the proposed project. Therefore, the Class I categorical exemption applies to the proposed project.

APPENDIX A

EASEMENT MAP

Appendix A Easement Map



APPENDIX B

AIR QUALITY CALCULATIONS

On-road Emissions

Truck Activity

Activity	# Vehicles per Day	Trip Length (one-way)	VMT per day	VMT per year
Incoming Supply	4	48.0	384	114,130
Outgoing Product	4	48.0	384	114,130
TOTAL	8		768	228,261

Note - VMT are doubled to reflect round trips

Criteria Emissions

Activity	Pounds per day				
	ROG	CO	NO _x	PM ₁₀	PM _{2.5}
Incoming Supply	0.021	0.822	0.140	0.045	0.019
Outgoing Product	0.021	0.822	0.140	0.045	0.019
Totals	0.04	1.64	0.28	0.09	0.04

GHG

Activity	Tonnes per Year			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Incoming Supply	44.34	0.00061	0.00089	44.62
Outgoing Product	44.34	0.00061	0.00089	44.62
Totals	88.7	0.0012	0.0018	89.2

APPENDIX C

CULTURAL RESOURCES INVENTORY

**PHASE I
CULTURAL RESOURCES INVENTORY
FOR THE
OUTDOOR SOIL STORAGE, 1399 LAS LOMAS ROAD PROJECT
CITY OF IRWINDALE,
LOS ANGELES COUNTY, CALIFORNIA**



Prepared for:

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August 2021

Key Words: City of Irwindale, Los Angeles County; Azusa, Calif. USGS 7.5' topo map; Gabrielino/Tongva; no survey

**PHASE I
CULTURAL RESOURCES INVENTORY
FOR THE
OUTDOOR SOIL STORAGE, 1399 LAS LOMAS ROAD PROJECT
CITY OF IRWINDALE, LOS ANGELES COUNTY, CALIFORNIA**

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Date: August 20, 2021

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❖ INTRODUCTION ❖

1.0 Introduction**1.1 Overview**

This Phase I Cultural Resource Inventory report was prepared by UltraSystems Environmental (UEI) at the request of the City of Irwindale's Community Planning Department (CPD) for the Outdoor Soil Storage, 1399 Las Lomas Road Project (herein referred to as "project"). The project proposes to store bulk soils, soil amendments, rocks, and aggregate in 29 existing outdoor concrete bunkers for retail sales, as well as construction of related infrastructure, at the Cal Blends Soils facility at 1399 Las Lomas Road, Irwindale. The proposed project is exempt from CEQA under a Class 32 (In-fill Development Projects) categorical exemption (CE). UEI conducted this cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The project site currently occupied by Cal Blend Soils, a wholesale landscaping and gardening material supplier. The site is developed with three modular buildings and several freight containers. Two rows of bunkers for storage of soil and other products, one along the west site boundary and one along the east, are formed with low rows of concrete blocks demarcating each bunker. The project site currently has eight striped parking spaces located at the northeastern portion of the project; seven of those parking spots are directly north of Cal Blend Soil's office building and consist of six general parking spaces and one ADA parking space; the one remaining space is north of an accessory structure that lies east of the Cal Blend Soil's office building. The project site has a general plan land use designation of Industrial/Business Park and a zoning designation of Heavy Manufacturing (M-2).

1.1.1 Proposed Land Use

Cal Blend Soils proposes to store bulk soils, soil amendments, mulches, rocks, and aggregates for a retail sales yard. All materials on the project site would be finished products and would not include curing, composting, or processing of organics. The materials would be stored in 29 existing concrete bunkers separated by low block walls. Cal Blend Soils proposes to install a debris and runoff containment basin and basin overflow in the southwestern corner of the project site to manage potential erosion and flooding impacts created from the proposed storage of landscaping materials at the existing bunkers. The debris and runoff containment basin would be approximately 1,400 square feet in area and two feet deep. The proposed project would also stripe a total of 13 new parking spaces, which include eight vehicle parking spaces in front of the bunkers for temporary unloading and loading of landscaping materials, and five parking spaces at the northeastern portion of the project site for employees. Additionally, the proposed project would install an ADA ramp next to the existing ADA parking space, which would create a safe path from the ADA parking stall to the Cal Blend Soil's office building. At project completion there would be 21 parking spaces onsite, the eight existing spaces plus the 13 new ones.

1.1.2 Project Location

The project site is located at 1399 Las Lomas Road within the City of Irwindale (Assessor Parcel Number [APN] 8604-018-014). Although the property is approximately 5.27 acres, the project site itself is 1.4 acre within the northern half of the property; the remaining portion of the property is used for outdoor storage of portable outdoor stages for Browns United-Stage Assembly. The project site is approximately 0.15 mile northeast of the Interstate 210 (I-210) Foothill Freeway, and approximately 0.3 mile east of the junction of the I-210 freeway and the Interstate 605 San Gabriel River Freeway; the Santa Fe Dam Recreation Area is to the south opposite the I-210 (see

❖ INTRODUCTION ❖

Attachment A, Figure 2). The project sites are depicted on the *Azusa, Calif.*, USGS 7.5' topographical quadrangle, Range 10 W, Township 01 S, in the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 29, and the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 32. The project site is surrounded by single-family homes in the City of Duarte to the north, a Southern California Edison (SCE) transmission line easement to the south, an SCE transmission line easement and undeveloped land and bed of the San Gabriel River to the east, and a truck rental business and Browns United-Stage Assembly storage to the west.

The background research and archival study included a one-half-mile buffer surrounding the project site boundary's Area of Potential Effect (APE) (see **Attachment A, Figure 3**).

Area of Potential Effect

The APE for the undertaking encompasses the maximum extent of ground disturbance required by the project design (see **Attachment A, Figure 3**).

1.1.3 Methods

A cultural resources records search was completed on July 7, 2021 at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, which is the local California Historic Resources Information System (CHRIS) facility. The records search was conducted to identify previously recorded cultural resources (prehistoric and historic archaeological sites/isolates, historic buildings, structures, objects, or districts) within the project area and to determine if previous cultural resource surveys were conducted. The project site boundary and a one-half-mile buffer zone is included in the search radius for archival studies. These records included a review of previously recorded prehistoric and historic archaeological resources and a review of listed cultural resource survey reports within that same geographical area.

Mrs. Megan Black Doukakis, M.A, contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search as well as a list of interested local Native American tribal organizations and potentially affiliated Native American individuals. Outreach to the identified parties was conducted requesting cultural resource information. A pedestrian cultural resources survey was not conducted because no native surface soil is available for observation; the entire surface of the project boundary has been graded flat with the majority topped with asphalt and the remaining ground surface occupied by concrete bins filled with landscaping soil. Mr. O'Neil served as the Principal Investigator, who qualifies as Principal Prehistoric Archaeologist and Historic Archaeologist per United States Secretary of the Interior Standards (see **Attachment B**).

1.1.4 Disposition of Data

This report will be filed with the South Central Coastal Information Center, California State University, Fullerton; the City of Irwindale; and UEI Environmental, Inc., Irvine, California. All field notes and other documentation related to the study will remain on file at the Irvine office of UEI.

2.0 Background Settings

2.1 Natural Setting

The City of Irwindale is located in the eastern portion of Los Angeles County, within the Los Angeles Basin which is an open plain spotted with sets of low hills. This region is quite flat with the project site's elevation at between 540 and 545 feet average mean sea level (AMSL), with a very gentle slope to the south. The region's environment is characterized by a warm-summer Mediterranean climate, with the average summer high temperature reaching 91° F (degrees Fahrenheit), the average winter low temperature of 48° F and a mean temperature of 86° F (Weatherspark.com, 2021). Rainfall has averaged 17.96 inches annually the past 24 years (Los Angeles Almanac.com, 2021). The surface geology of the project consists of Young Alluvial Fan Deposits, Silty sand (Qyf) (Campbell, et al. 2014). These were deposited in the Late Pleistocene (126,000 to 11,650 years before present [ybp]) and Holocene (dating from the termination of the Pleistocene to present) epochs.

2.2 Cultural Setting

2.2.1 Prehistoric Context

The term "prehistoric period" refers to the period of pre-contact Native California lifeways and traditions prior to the arrival of Euro-Americans.

It is widely acknowledged that human occupation in the Americas began about 13,000 or more years ago (all dates presented here are calibrated radiocarbon ages or calendar dates). However, recent discoveries in areas outside of California have pushed that age back several thousand years more to about 15,000 or even perhaps up to nearly 20,000 years ago (Smith and Barker, 2017).

To describe and understand the cultural processes that occurred during prehistory, archaeologists have routinely developed a number of chronological frameworks to correlate technological and cultural changes recognized in the archaeological record. These summaries bracket certain time spans into distinct archaeological horizons, traditions, complexes, and phases.

There are many such models even for the various sub-regions of Southern California (cf. Grayson, 2011; Warren, 1984; Jones and Klar, 2007). Given the variety of environments and the mosaic of diverse cultures within California, prehistory is typically divided into specific sub-regions that include: the Interior of Southeastern California and the Mojave Desert (Warren and Crabtree, 1986) and San Diego and the Colorado Desert (Meighan, 1954; True, 1958, 1970).

Many archaeologists tend to follow the regional syntheses adapted from a scheme developed by William J. Wallace in 1955 and modified by others (Wallace, 1978; Warren, 1968; Chartkoff and Chartkoff, 1984; Moratto 1984; Sutton et al., 2007 and others). Although the beginning and ending dates vary, the general framework of prehistory in the Southern California area consists of the following four periods:

- **Paleoindian and Lake Mojave Periods** [Pleistocene and Early Holocene] (ca. 11000 B.C. to 6000 B.C.). This time period is characterized by highly mobile foraging strategies and a broad spectrum of subsistence pursuits. These earliest expressions of aboriginal occupation in America were marked by the use of large dart or spear points (Fluted and Concave Base

Points) that are an element of the Western Clovis expression. Following the earliest portions of this time span there was a change in climate coincident with the retreat of the glaciers. Large bodies of water existed and lakeside aboriginal adaptations were common. Large stemmed points (Western Stemmed Series – Lake Mojave and Silver Lake point types) were accompanied by a wide variety of formalized stone tools and were employed with the aid of atlatls (dart throwing boards). The latter archaeological materials are thought to be representative of an adaptation that was in part focused on lacustrine and riverine environments.

- **Millingstone Horizon** [Middle Holocene] (ca. 6000 B.C. to A.D. 1000). During this time span mobile hunter-gatherers evolved and became more sedentary. Certain plant foods and small game animals came to the forefront of indigenous subsistence strategies. This prehistoric cultural expression is often notable for its large assemblage of millingstones. These are especially well-made, deep-basin metates accompanied by formalized, portable handstones (manos). Additionally, the prehistoric cultural assemblage of this time period is dominated by an abundance of scraping tools (including scraper planes and pounding/pulping implements), with only a slight representation of dart tipped - projectile points (Pinto, Elko and Gypsum types).
- **Late Prehistoric Period** (ca. A.D. 1000 to 1500). Following the Millingstone Horizon were cultures that appeared to have a much more complex sociopolitical organization, more diversified subsistence base and exhibited an extensive use of the bow and arrow. Small, light arrow points (Rose Spring Series), and, later, pottery mark this period along with the full development of regional Native cultures and tribal territories.
- **Protohistoric Period** (ca. A.D. 1500 to 1700s). This final cultural period ushered in long-distance contacts with Europeans, and thereby led to the Historic Period (ca. A.D. 1700 to contemporary times). Small arrow points recognized as Desert Side-notched and Cottonwood forms are a hallmark of this time period.

2.2.2 Ethnohistoric Context

The project lies within the territory of the Gabrielino (Tongva) ethnolinguistic group (Bean and Smith, 1978:538), who speak a language classified as a member of the Uto-Aztecan language family. This language is further affiliated as an element of the Northern Takic Branch of that linguistic group (Golla, 2011:179).

The Gabrielino, with the Chumash, were considered the most populous, wealthiest, and therefore most powerful ethnic nationalities in aboriginal Southern California (Bean and Smith, 1978:538). Unfortunately, most Gabrielino cultural practices had declined before systematic ethnographic studies were instituted. Today, the leading sources on Gabrielino culture are Bean and Smith (1978), Johnson (1962), and McCawley (1996).

According to the recent research, Takic groups were not the first inhabitants of the region. Archaeologists suggest that a Takic in-migration may have occurred as early as 2,000 years ago, replacing or intermarrying with a more ancient indigenous people represented by speakers of a Hokan language (Howard and Raab, 1993; Porcasi, 1998). By the time of European contact, the Gabrielino territory included the southern Channel Islands and the Los Angeles Basin. Their territory reached east into the present-day San Bernardino-Riverside area and south to the San Joaquin Hills in central Orange County.

 ❖ SETTINGS ❖

Different groups of Gabrielino adopted several subsistence strategies, based on gathering, hunting, and fishing. Because of the similarities to other Southern California tribes in economic activities, inland Gabrielino groups' industrial arts, exemplified by basket weaving, exhibited an affinity with those of their neighbors (Kroeber, 1925). Coastal Gabrielino material culture, on the other hand, reflected an elaborately developed artisanship most recognized through the medium of steatite, which was rivaled by few other groups in Southern California.

The intricacies of Gabrielino social organization are not well known. There appeared to have been at least three hierarchically ordered social classes, topped with an elite consisting of the chiefs, their immediate families, and other ceremonial specialists (Bean and Smith, 1978). Clans owned land, and property boundaries were marked by the clan's personalized symbol. Villages were politically autonomous, composed of non-localized lineages, each with its own leader. The dominant lineage's leader was usually the village chief, whose office was generally hereditary through the male line. Occasionally several villages were allied under the leadership of a single chief. The villages frequently engaged in warfare against one another, resulting in what some consider to be a state of constant enmity between coastal and inland groups.

The first Franciscan establishment in Gabrielino territory and the broader region was Mission San Gabriel, founded in A.D. 1772. Priests from the mission proselytized the Tongva throughout the Los Angeles Basin. As early as 1542, however, the Gabrielino were in peripheral contact with the Spanish during the historic expedition of Juan Rodríguez Cabrillo. However, it was not until 1769 that the Spaniards took steps to colonize the territory of aboriginal Californians. Within a few decades, most of the Gabrielino were incorporated into Mission San Gabriel and other missions in Southern California (Engelhardt, 1931). Due to introduced diseases, dietary deficiencies, and forceful *reduccion* (removal of non-agrarian Native populations to the mission compound), Gabrielino population dwindled rapidly from these impacts. By 1900, the Gabrielino community had almost ceased to exist as a culturally identifiable group. In the late 20th century, however, a renaissance of Native American activism and cultural revitalization of Gabrielino descendants took place. Among the results of this movement has been a return to a traditional name for the tribe, the Tongva, which is employed by several of the bands and organizations representing tribal members. Many of the Tongva bands focus on maintaining and teaching traditional knowledge, with special focus on language, place names and natural resources.

The San Gabriel Valley, situated among a foothill transition zone and several streams traversing it on their way to the San Gabriel River, was an ideal location for Native settlements (McCawley, 1996:42). This includes the San Gabriel River itself, adjacent to the project site, with its rich riparian environment and use as a travel route through the tribe's eastern territory connecting landscapes and villages. The villages of *Shevaanga* and *Sonaanga*, *Sheshiikwanonga* and *Akuuronga* were in "a fertile, well-watered region that was eventually chosen as the permanent site of Mission San Gabriel" (McCawley 1996:41), approximately eight and a half miles to the southwest of Irwindale. The Tongva community of *Ashuukshanga* was set at the base of the foothills, near the current city of Azusa two and a half miles east of Irwindale, while the village of *Ahwiinga* was located within the Puente Hills (McCawley, 1996:45-46) to the south. The Gabrielino village of *Guinibit*, a smaller ranchería, was located approximately six miles to the southeast, in the area of south Glendora. These villages were situated in a landscape particularly rich in water and other natural resources, inhabited by a populous hunting and gathering people. These Tongva communities would have made extensive economic use of the Bradbury region for the

gathering of both plant and animal resources. And the San Gabriel River itself adjacent to the project site.

2.2.3 Historic Context

2.2.3.1 Spanish/Mexican Era

Spanish occupation of California began in 1769, in San Diego. The first Europeans to explore the area that would become the state of California were members of the A.D. 1542 expedition of Juan Rodriguez Cabrillo. Cabrillo sailed along the coast of California, but did not explore the interior. Europeans did not attempt inland exploration until 1769, when Lieutenant Colonel Gaspar de Portolá led an overland expedition from San Diego to Monterey. This expedition of 62 people passed south and west of the current study area in August 1769 (Brown, 2001).

Mission San Gabriel was established in the Los Angeles Basin in 1771, 16 miles to the southwest of the study area. The Los Angeles Pueblo, the Pueblo of Nuestra Señora de la Reina de Los Angeles de Porciuncula, was founded September 4, 1781 by the Spanish government. The new pueblo was granted a large tract of land by the Spanish crown for the colonists' (or pobladores) dwellings and small gardens, and a large outlying area as a commons. The first structures there are described as "a dozen or so adobe structures surrounded by wooden palisades." This village housed 44 people, with a military guard of four soldiers (Dillon, 1994). This was in the midst of Tongva territory, and only a few of the indigenous peoples had been converted to the nearby Mission San Gabriel (established 1771) by this time. The government's plan was to start settling the new territory with a mix of missionaries, military and civilian institutions, with the colonists providing grain and other food stuffs to the presidios. Soon, retired soldiers were seeking land for cattle raising following retirement, and portions of the Los Angeles Basin were chosen. Both the rancheros and pobladores had local Native Americans working their land, much to the dismay of the missionaries.

Mexico rebelled against Spain in 1810, and by 1821 Mexico, including California, achieved independence. The Mexican Republic began to grant private land to citizens to encourage emigration to California. Huge land grant ranchos took up large sections of land in California. Ranchos surrounded the mission lands in all directions. Except for those ranchos, the Mission San Gabriel lands were used for the support of the mission and provided for the large population of Tongva Native Americans. The mission lands were held in trust for Native peoples by the Franciscan missionaries for eventual redistribution. The lands along the coast, however, were open for early settlement by the colonists from New Spain.

In 1833, Mexico also secularized the Franciscan missions and opened lands previously held in trust for the Indian population to ownership by ranchers, which included the Rancho Azusa bordering the Angeles National Forest to the south, just three miles from the project site.

Cattle ranching rapidly came to overshadow the agricultural economy in this region during the Mexican Period, and minor industries and trade grew around this shift. San Pedro, south of Los Angeles, became a port for export of tallow and hides to Boston and Europe. At that time, the pueblo of Los Angeles was also the largest town in California. Shipments to San Pedro from Los Angeles proceeded south across the open plain of the Los Angeles Basin. This early trail system was situated along the west side of the river, in the area that would become the Alameda Corridor. In 1836, Los Angeles was elevated from a pueblo to a ciudad or municipality.

After Mexican independence from Spain (1821), the Rancho Azusa (de Duarte) (6,596 acres) was granted in 1841 to Andres Avelino Duarte by Governor Juan Alvarado. Duarte was the son of an Army colonial family, baptized in 1805 at Mission San Juan Capistrano. He joined the Mexican Army at the age of 16 where he raised to the rank of corporal, married Maria Gertrudes Valenzuela and raised a family. He served much of his career at Mission San Gabriel and so knew the Los Angeles region well. Upon retiring from the Army after twenty years he petitioned for the rancho and settled there. His rancho lies adjacent to the west of the Rancho Azusa (de Dalton), where the village of *'Ashuukshanga* was located and gave its name to the area. The original name for Rancho Azusa Dalton was Rancho El Susa (a mispronunciation of the Tongva place names), and Rancho Azusa Duarte, as a smaller adjunct, was often called Susita in a Hispanicized version of the term. It includes what are now all of the towns of Duarte, Arcadia and Bradbury, and portions of the cities of Monrovia, Irwindale and Azusa (Rancho Azusa de Duarte, 2019). City of Commerce's northwest and southern portion lies within the Rancho Azusa (Duarte), while the northeastern portion is made from the Rancho Azusa (Dalton); the current project site lies within the Duarte tract.

The Mexican-American War of 1846 saw the invasion of California from both land and sea. Following several skirmishes in the San Diego and Los Angeles areas, and the capture of the territorial capital in Monterey, United States rule was firmly established. Following the rapid influx of population to the north because of the Gold Rush of 1849, California was made a state in 1850. The economic and social order was slow to change in the southern portion of the state, however, and rancheros were left in control of their vast estates through the 1860s. Los Angeles was a part of the "Cow Counties" and had little representation in the state legislature because of the sparse population. This allowed the predominantly Anglo population of the north to pass laws aimed at breaking up the ranches for settlement by Eastern farmers and, coupled with devastating droughts that crippled many livestock raisers, their dismemberment soon came. This helped pave the way for the "Boom of the Eighties" which saw an influx of people from the rest of the United States and the beginning of many of the towns we see today (Dumke, 1944). This was the first spurt of growth for Los Angeles, and satellite communities started to form around the city to the east, south and west, and much of the plains between these areas came to be filled with farms and orchards.

2.2.3.2 The American Ranch Period to Founding of Irwindale

Like other Mexican ranchers, Duarte had to defend the title to his land grant in the United States Land Claim Commission following domination by the U.S. This process took place over years, sometimes decades of litigation and testimony, during which Duarte incurred legal expenses and other debts. Also, like many of his compatriots, Duarte covered these costs by selling portions of his rancho to the very willing Anglos moving to California in large numbers. "His first sale was a 225-acre parcel at the southern end of the rancho to Michael Whistler. Whistler later sold the entire parcel to Dr. Nehemiah Beardsley, who started the first school in [the town of] Duarte and laid out the first section of Duarte's water lines" (Rancho Azusa de Duarte, 2019). (The city of Irwindale borders Duarte to the south, and is a half mile to the south of Bradbury.) Duarte himself continued to sell portions of his land in an organized manner, dividing it into 40-acre lots and selling them individually to farmers and land speculators. A patent for the rancho was awarded in 1878, over 20 years after the process had started – but Andres Duarte had already died in 1863, so this possibly would have been received by his son Santiago. By then, however, he had been forced to sell off his entire land grant, but his patent did make a clear title for all of its subsequent owners.

The San Gabriel Valley was rapidly developed beginning in the 1850's due to its ideal location for a railroad line connecting the Los Angeles region with eastern markets and, due to its natural resources

with the San Gabriel River and ideal soil for agriculture, with settler populations (Dumke 1944, Brock and Elliott 1988). Soon both the Santa Fe and Southern Pacific used this route. The Azusa rancho itself rancho would have been used predominantly for cattle ranching through the 1870s, though the smaller lots purchased by Anglos were likely turned to agricultural use during the late 1800s.

The first post-rancho residents to settle in what would become Irwindale were the Fraijo and Ayon families in the 1880s (Irwindaleca.com 2021). Gregorio Fraijo and Fecundo Ayon were childhood friends from Sonora, Mexico and came to California during the Gold Rush. According to the 1850 census Fraijo worked as the mayordomo on a ranch near the current area of nearby Culver City (Colver 1964:253). There are seven generations descended from these two families living in Irwindale (Irwindaleca.gov). Fraijo acquired 100 acres in the area in what is now along Irwindale Avenue, south of Arrow Highway. He proceeded to gift half of that land to his friend Ayon (Brock and Elliott 1988).

The area was known locally by multiple names including Cactus Town, Jack-Rabbit Town, and Sonora Town. Sonora Town because many of the first residents immigrated from Sonora, Mexico, such as Fraijo and Ayon noted above (Brock and Elliott 1988). These early residents constructed their homes of stone from the riverbed of the San Gabriel River. Irwindale itself was named after a Mr. Irwin who settle there in 1899 and proceeded to install the first gasoline pump in the area. Before this time, water in Irwindale came from a *zanja* or water trench from the San Gabriel River, or pulled up from wells with buckets. Mr. Irwin used his gasoline pump to pump water more efficiently from the River and subsequently was able to sustain a large citrus grove as a result (Colver 1964:254).

The City of Irwindale was incorporated in 1957, soon followed by adjacent Duarte and then West Covina. Irwindale became the center of the building material industry due to its abundance of rock and sand (Brock and Elliott 1988). With the increased number of cars in southern California, road improvements were needed which also led to Irwindale and its quarries to become some of the most valuable land in the San Gabriel Valley (Irwindaleca.gov 2021).

2.2.3.3 Project Site Land Use History

Historic aerial images for Irwindale, the earliest dating to 1948, show that the project site continued to be undeveloped alluvial fan through the 1970s. Several dirt roads were evident throughout the area (NETROnline, 1948, 1952, 1953). The project area appears to be in the process of being cleared in the 1977 image (NETROnline, 1977). The project area was being used as a storage area in the 1994 image (NETROnline, 1994). Agriculture was also taking place to the south of the project site along the San Gabriel River between 1972 and 1994 (NETROnline, 1977, 1972, 1979, 1980, 1994). The project area appears in its present state in the 2002 image and remains unchanged from that time (NETROnline, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2018).

Topographic maps are also available for the project area with the earliest dating to 1897 (USGS, 1897). None of the available topographic maps indicate any buildings in the project area (USGS, 2018, 2015, 2012, 1999, 1976, 1975, 1971, 1968, 1960, 1959, 1955, 1946, 1941, 1939, 1933, 1932, 1928, 1925, 1923, 1912, 1908, 1904, 1902, 1898, 1897). The 1897 to 1960 topographic maps indicate that a finger of the San Gabriel River ran through the project area (USGS, 1960, 1959, 1955, 1946, 1941, 1939, 1933, 1932, 1928, 1925, 1923, 1912, 1908, 1904, 1902, 1898, 1897). The 1968 map indicates that the project area was being used for agriculture. A community to the north of the project area was present as well by 1968 (USGS, 1968). Las Lomas Road to the north of the project area first appears on this 1968 map (USGS, 1968).

❖ RESEARCH METHODS ❖

3.0 Research Methods

This cultural resources inventory and related archival research included a background cultural resources records check (archival research) at the SCCIC, California State University, Fullerton. Additionally, a search of their SLF was requested from the NAHC, as well as a list of local Native American groups and individuals for outreach. Finally, a pedestrian cultural resource survey of the entire project site was conducted.

3.1 Records Search

A cultural resource records search to identify cultural resources on or near the project site was requested on June 1, 2021 and completed by SCCIC staff member Michelle Galas, Assistant Coordinator on July 7, 2021. The local CHRIS facility for Los Angeles County, maintained at the SCCIC, was also reviewed to identify resources that have been previously evaluated for historic significance, as well as to identify any previous completed cultural resources survey reports for the area.

The official records and maps were searched and reviewed for cultural resources and surveys in Los Angeles County, National Register of Historic Places; Listed Properties and Determined Eligible Properties (2012); and the California Register of Historical Resources (2012).

For the current study, the scope of the records search included a 0.5-mile buffer zone from the project's footprint (see **Attachment A, Figure 3**). The research effort was completed to assess the sensitivity of the project site for both surface and subsurface cultural resources and to assist in determining the potential to encounter such resources, especially prehistoric—i.e., Native American—cultural remains, during earth-moving activities associated with the proposed project.

3.2 Field Survey

A pedestrian cultural resources survey was not conducted because no native surface soil is available for observation; the entire surface of the project boundary has been graded flat with the majority topped with asphalt and the remaining ground surface occupied by concrete bins filled with landscaping soil.

3.3 Native American Outreach

On June 1, 2021, Ms. Doukakis contacted the NAHC via email notifying them of the project activities, requesting a search of their SLF, and requesting a list of local tribal organizations and individuals to contact for project outreach. The NAHC replied on June 16, 2021 with a letter dated the same day reporting on the SLF search findings and a list of nine individuals to contact representing seven tribal organizations. Letters to local tribes were sent on June 16, 2021 to all of the tribal organizations and individuals listed in the NAHC June 16, 2021 letter (**Attachment C**).

4.0 Findings

4.1 Records Search

4.1.1 Recorded Archaeological Sites

Based on the cultural resources records search, it was determined that there were no archaeological resources, prehistoric or historic, located either within the project boundary or within a half-mile zone of the project boundary.

4.1.2 Previous Cultural Resource Investigations

According to the records at the SCCIC, there were two previous cultural resource studies that involved the project site. These are LA-09705 and LA-10175. Both of these surveyed transmission lines through the project site; no cultural resources were recorded. There were a further 15 previous cultural resource studies within a half-mile buffer of the project site (**Table 4.1-1**) (see **Attachment D**). Three of the remaining surveys concerned potential wireless facilities, another three involved surveys of the nearby Foothill Boulevard, the I-605 freeway and other transportation infrastructure; and a further six were of various present and potential utility lines following the San Gabriel River. The remaining area cultural resource surveys were associated with potential development projects and projects within the San Gabriel Flood Control Basin recreational open space.

Table 4.1-1
KNOWN CULTURAL RESOURCE STUDIES WITHIN A 0.5-MILE RADIUS

Report Number	Author(s)	Date	Title	Resources
LA-00186	Brock, James and John F. Elliott	1988	A Cultural Resources Assessment for the Raiders Stadium Project, Irwindale, California.	19-001368, 19-189104, 19-190992
LA-00261	Rosen, Martin D.	1975	Evaluation of the Archaeological Resources and Potential Impact of the Proposed Removal and Recreation Developments at the Santa Fe Dam and Basin, Los Angeles County.	
LA-00333	Jacobs, David	1977	Archaeological Survey 82.5 Acre Parcel in Duarte, Los Angeles County, California.	
LA-02111	Farnsworth, Paul S. and L. A. Wilkie Farnsworth	1989	A Cultural Resource Assessment of the Proposed Azusa Quarry Conveyor/Haul Road Azusa, California	19-001368
LA-02412	Singer, Clay A.	1968	UCLA Archaeological Survey Field Project Number Ucas-086.	

❖ FINDINGS ❖

Report Number	Author(s)	Date	Title	Resources
LA-04880	Smith, Philomene and Adam Siro	2000	Pavement Rehabilitation Along Route 605 Within the Cities of Long Beach, Lakewood, Cerritos, Downey, Pico Rivera, Santa Fe Springs, Whittier, City of Industry, Baldwin Park and Irwindale.	
LA-06110	Duke, Curt	2002	Cultural Resource Assessment Cingular Wireless Facility No Vy 268-01, Los Angeles County, California.	
LA-06691	Bonner, Wayne H.	2000	Cultural Resources Survey Report for an AT&T Wireless Services Telecommunications Facility: Cell Site C949 in the City of Irwindale, Los Angeles County, California.	
LA-08416	Schmidt, June A.	2006	Dwo 9597-9498, Mesa-Vincent Skywrap Fiber Optic Cable Repair Project, Los Angeles County, California.	19-001128, 19-002131, 19-003606, 19-186925, 19-187713
LA-08679	Bonner, Wayne H. and Sarah A. Williams	2006	Cultural Resources Records Search Results and Site Visit for T-Mobile Usa Candidate 1e24753a (n. of Foothill and Irwindale), 751 Encanto Parkway, Duarte, Los Angeles County, California.	19-001368
LA-09705	Anonymous	2007	Cultural Resources Inventory of the Southern California Edison Company Tehachapi Renewable Transmission Project, Kern, Los Angeles and San Bernardino Counties, California. ARR #05-01-01046	19-001128, 19-001299, 19-001300, 19-001315, 19-001359, 19-001382, 19-002131, 19-002206, 19-002212, 19-002350, 19-002363, 19-002411, 19-002412, 19-002998, 19-003018, 19-003025, 19-003031, 19-003032, 19-003136, 19-003141, 19-003152, 19-003720, 19-003721, 19-003722, 19-003723, 19-003727, 19-003728, 19-003729, 19-003730, 19-003731, 19-003732, 19-003733, 19-003734, 19-003735, 19-003736, 19-003737, 19-003738, 19-003739, 19-003740, 19-003741, 19-003742, 19-003990, 19-100631, 19-100806, 19-100807, 19-100808

❖ FINDINGS ❖

Report Number	Author(s)	Date	Title	Resources
LA-10175	Unknown	2009	Confidential Cultural Resources Specialist Report for the Tehachapi Transmission Project.	19-000806, 19-001128, 19-001299, 19-001300, 19-001315, 19-001357, 19-001382, 19-001636, 19-001770, 19-001771, 19-001783, 19-001956, 19-001957, 19-002206, 19-002212, 19-002343, 19-002350, 19-002363, 19-002411, 19-002412, 19-003009, 19-003018, 19-003025, 19-003031, 19-003032, 19-003037, 19-003090, 19-003099, 19-003136, 19-003152, 19-003295, 19-003385, 19-003477, 19-003606, 19-003638, 19-003795, 19-003852, 19-003853, 19-003854, 19-100277, 19-100439, 19-100496, 19-100644, 19-120031, 19-120032, 19-120072, 19-120074, 19-180689, 19-186545, 19-186860, 19-186870, 19-186871, 19-186872, 19-186873, 19-186875, 19-186876, 19-186877, 19-186917, 19-186921, 19-186923, 19-186925, 19-187713
LA-10501	Toren, George A.	1994	Cultural Resource Survey of Three Segments of the Proposed San Gabriel Valley Water Reclamation Project, Los Angeles County, California.	19-002207
LA-10643	Tang, Bai "Tom", Terri Jacquemain, and Clarence Bodmer	2010	Historical/Archaeological Resources Survey Report - Gold Line Foothill Extension Phase 2A in the Cities of Monrovia, Duarte, and Irwindale, Los Angeles County, California.	19-188782, 19-188783, 19-188784, 19-188785, 19-188786, 19-188787, 19-188788, 19-188789, 19-188790

❖ FINDINGS ❖

Report Number	Author(s)	Date	Title	Resources
LA-10896	Greenwood, David	2004	Historic Properties Survey and Effects Report for the Gold Line Phase II Project (Pasadena to Montclair), Los Angeles and San Bernardino Counties, California.	19-000075, 19-179337, 19-179357, 19-180728, 19-183943, 19-185548, 19-185894, 19-186059, 19-187944, 19-189103, 19-189104, 19-189105, 19-189106, 19-189107, 19-189108, 19-189109, 19-189110, 19-189111, 19-189112, 19-189113, 19-189114, 19-189115, 19-189116, 19-189117, 19-189118, 19-189119, 19-189120, 19-189121, 19-189122, 19-189123, 19-189124, 19-189125, 19-189126, 19-189127, 19-189128, 19-189129, 19-189130, 19-189131, 19-189132, 19-189133, 19-189134, 19-189135, 19-189136, 19-189137, 19-189138, 19-189139, 19-189140, 19-189141, 19-189142, 19-189143, 19-189144, 19-189145, 19-189146, 19-189147, 19-189148, 19-189149, 19-189150, 19-189151, 19-189152, 19-189153, 19-189154, 19-189155, 19-189156, 19-189157, 19-189158, 19-189159, 19-189160, 19-189161, 19-189162, 19-189163, 19-189164, 19-189165, 19-189166, 19-189167, 19-189168, 19-189169, 19-189170, 19-189171, 19-189172, 19-189173, 19-189174, 19-189175, 19-189176, 19-189177, 19-189178, 19-189179, 19-189180, 19-189181, 19-189182, 19-189183, 19-189184, 19-189185, 19-189186, 19-189187, 19-189188, 19-189189, 19-189190, 19-189191, 19-189192, 19-189193, 19-189194, 19-189195, 19-189196, 19-189197, 19-189198, 19-189199, 19-189200, 19-189201, 19-189202, 19-189203, 19-189204, 19-189205, 19-189206, 19-189207, 19-189208, 19-189209, 19-189210, 19-189211

❖ FINDINGS ❖

Report Number	Author(s)	Date	Title	Resources
LA-11991	Schneider, Tsim and John Holson	2010	Supplemental Archaeological Survey Report #2, Tehachapi Renewable Transmission Project Segment 7, Los Angeles County, California.	19-003813, 19-186917
LA-12525	Poka, Ervin	2003	NHPA Section 106 Review; Metro Gold Line Phase II Extension Project.	19-001368, 19-189104, 19-190992
LA-00186	Brock, James and John F. Elliott	1988	A Cultural Resources Assessment for the Raiders Stadium Project, Irwindale, California.	

4.2 Native American Outreach

On June 1, 2021 Ms. Doukakis contacted the NAHC via email notifying the Commission of the project, requesting a search of their SLF and asking for a list of local tribal organizations and individuals to contact for project outreach. The results of the search request were received June 16, 2021, at the office of UEI from Mr. Andrew Green, Cultural Resources Analyst. The NAHC letter stated that “A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive [emphasis in the original]. Please contact the Gabrielino Band of Mission Indians – Kizh Nation on the attached list for information.” (See **Attachment C**.)

UEI prepared letters to each of the nine tribal contacts representing seven tribal organizations describing the project and a map showing the project's location, requesting a reply if they have knowledge of cultural resources in the area, and asking if they had any questions or concerns regarding the project. On June 16, 2021, Mr. O'Neil mailed the letters with accompanying maps to all nine tribal contacts, and also emailed identical letters and maps to each of the tribal contacts for which email addresses were known (9) (see **Attachment C**). There have been two responses to the letters and emails to date.

On June 30, 2021, Christina Conley, with the Gabrielino Tongva Indians of California Tribal Council, replied by email stating that the tribe believes the project “area to be culturally sensitive and [the project] will require Native American monitoring” (see **Attachment C**). Ms. Doukakis responded to Ms. Conley on June 30, 2021 that we would include her recommendations in the cultural report.

On June 16, 2021, Joseph Ontiveros, Tribal Historic Preservation Officer of the Soboba Band of Luiseno Indians, replied by email that they would defer to Mr. Anthony Morales, Chairman of the San Gabriel Band of Mission Indians.

Following up on the initial letter and email contacts, telephone calls were conducted on August 20, 2021, to complete the outreach process. These calls were to the six tribal contacts who had not responded to UEI mailing and email. Four telephone calls were placed with no answer and so messages were left describing the project and requesting a response. These were to Chairperson Anthony Morales, Chairperson of the Gabrielino/Tongva San Gabriel Band of Mission Indians; Chairperson Sandonne Goad, Chairperson of the Gabrielino/Tongva Nation; Mr. Charles Alvarez of the Gabrielino-Tongva Tribe; and Chairperson Robert Dorame, Chairperson of the Gabrielino Tongva Indians of California Tribal Council. A call to Tribal Chair Lovina Redner of the Santa Rosa Band of

❖ FINDINGS ❖

Cahuilla Indians, resulted in a message being left for her with the receptionist. There have been no further responses from these tribes to date (see **Attachment C**).

During the telephone calls of August 20, 2021, Chairperson Andrew Salas, Chairperson of the Gabrieleno Band of Mission Indians-Kizh Nation, answered, stating that he was occupied at the moment, but would telephone back with a response this same day. To date there has been no further reply from Mr. Salas.

❖ MANAGEMENT CONSIDERATIONS ❖

5.0 Management Considerations**5.1 Site Evaluation Criteria**

Evaluation of significance under the California Environmental Quality Act (CEQA) uses criteria found in eligibility descriptions from the California Register of Historical Resources (CRHR). Generally, a resource is to be considered historically significant if it meets the criteria for listing in the California Register [Public Resources Code § 5024.1; California Code of Regulations § 15064.5(a)(3)]. These criteria provide that a resource may be listed as potentially significant if it:

- Is associated with the events that have made a significant contribution to the broad patterns of California history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value.
- Has yielded, or may be likely to yield, information important in prehistory or history.

5.2 Potential Effects

No cultural resources will be adversely affected by the project. However, the presence of buried cultural (prehistoric and/or historic archaeological) resources cannot be ruled out. If prehistoric and/or historic artifacts are observed during subsurface excavation, work should be stopped in that area and a qualified archaeologist monitor should be called to assess the finds.

❖ CONCLUSIONS AND RECOMMENDATIONS ❖

6.0 Conclusions and Recommendations

No prehistoric or historic archaeological resources were identified during the cultural resources records search.

Three Native American responses have been received to date. The Soboba Band of Luiseño Indians has stated that the project site is outside their traditional territories and they defer to the Gabrielino/Tongva San Gabriel Band of Mission Indians. The Gabrielino Tongva Indians of California Tribal Council indicated that the project area is thought to be sensitive for cultural resources and stated that archaeological monitoring of ground disturbing activities should be conducted. Chairperson Andrew Salas of the Gabrieleño Band of Mission Indians – Kizh Nation replied that he would comment via a future telephone call on his part, but this has not yet taken place. (See **Section 4.2** and **Attachment C**).

The cultural resources study findings suggest that there is a low potential for the presence of prehistoric cultural resources. The presence of the San Gabriel River adjacent to the east did represent an attractive natural resource of food and water in the past, but in the historic era has been a source of floods that would scour the banks of and disturbing any potential cultural resources. No specific cultural resources either within the project boundary or the area were noted by tribes during the project study outreach contacts. Therefore, it is not recommended that archaeological monitoring be conducted during construction work. However, if prehistoric and/or historic items are observed during construction activities, work should be stopped in that area and a qualified archaeologist and Native American monitor should be called to assess the findings and retrieve the material.

If human remains are encountered during excavations associated with this project, work will halt in that area and the Los Angeles County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the most likely descendant (MLD), who will make recommendations as to the manner for handling these remains and further provide for the disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. Following notification by the NAHC, the MLD will make these recommendations within 48 hours of having access to the project site following notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

7.0 References

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 - 1971 *Los Alamitos, Calif. 7.5', USGS Quadrangle map.*
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 - 2012 *Los Alamitos, Calif. 7.5', USGS Quadrangle map.*
 - 2015 *Los Alamitos, Calif. 7.5', USGS Quadrangle map.*
 - 2018 *Los Alamitos, Calif. 7.5', USGS Quadrangle map.*

❖ ATTACHMENTS ❖

ATTACHMENTS

❖ ATTACHMENTS ❖

ATTACHMENT A
PROJECT MAPS

The map displays the project location in the Los Angeles area, specifically near the intersection of the 10 and 108 freeways. The project location is marked with a red dot and labeled "Project Location". The map includes major highways, cities, and county boundaries. An inset map shows the project location within the state of California.

Counties: Kern County, Lancaster, Palmdale, Santa Clarita, Los Angeles County, San Bernardino County, Ventura County, Simi Valley, Thousand Oaks, Santa Monica, Redondo Beach, Long Beach, Anaheim, Orange County, Santa Ana, Huntington Beach, Mission Viejo, Lake Forest, Laguna Niguel, San Clemente, San Diego County, Riverside County, Corona, Perris, Murrieta, Redlands, Yucaipa, Highland, Victorville, San Bernardino National Forest, Angeles National Forest.

Highways: 14, 138, 5, 210, 405, 91, 74, 15, 76.

Cities: Lancaster, Palmdale, Santa Clarita, Los Angeles, El Monte, West Covina, Pomona, Ontario, Rancho Cucamonga, Redlands, Yucaipa, Highland, Victorville, San Bernardino National Forest, Angeles National Forest, Santa Monica, Redondo Beach, Long Beach, Anaheim, Orange County, Santa Ana, Huntington Beach, Mission Viejo, Lake Forest, Laguna Niguel, San Clemente, San Diego County, Riverside County, Corona, Perris, Murrieta, Redlands, Yucaipa, Highland, Victorville, San Bernardino National Forest, Angeles National Forest.

Project Location: Near the intersection of the 10 and 108 freeways.

Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\GIS\SRV\GIS\Projects\7089_Irwindale_Outdoor_Soil_Storage\MXDs\7089_Irwindale_3_0_Regional_Location_2021_08_16.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, California Department of Forestry and Fire Protection, May 2009; UltraSystems Environmental, Inc., 2021

August 16, 2021

N

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11/11/2019

 Project Location
 County Boundary

Regional Location Map



Figure 6
PROJECT STUDY AREA



Scale: 1:4,200



0 175 350 Feet

0 40 80 Meters

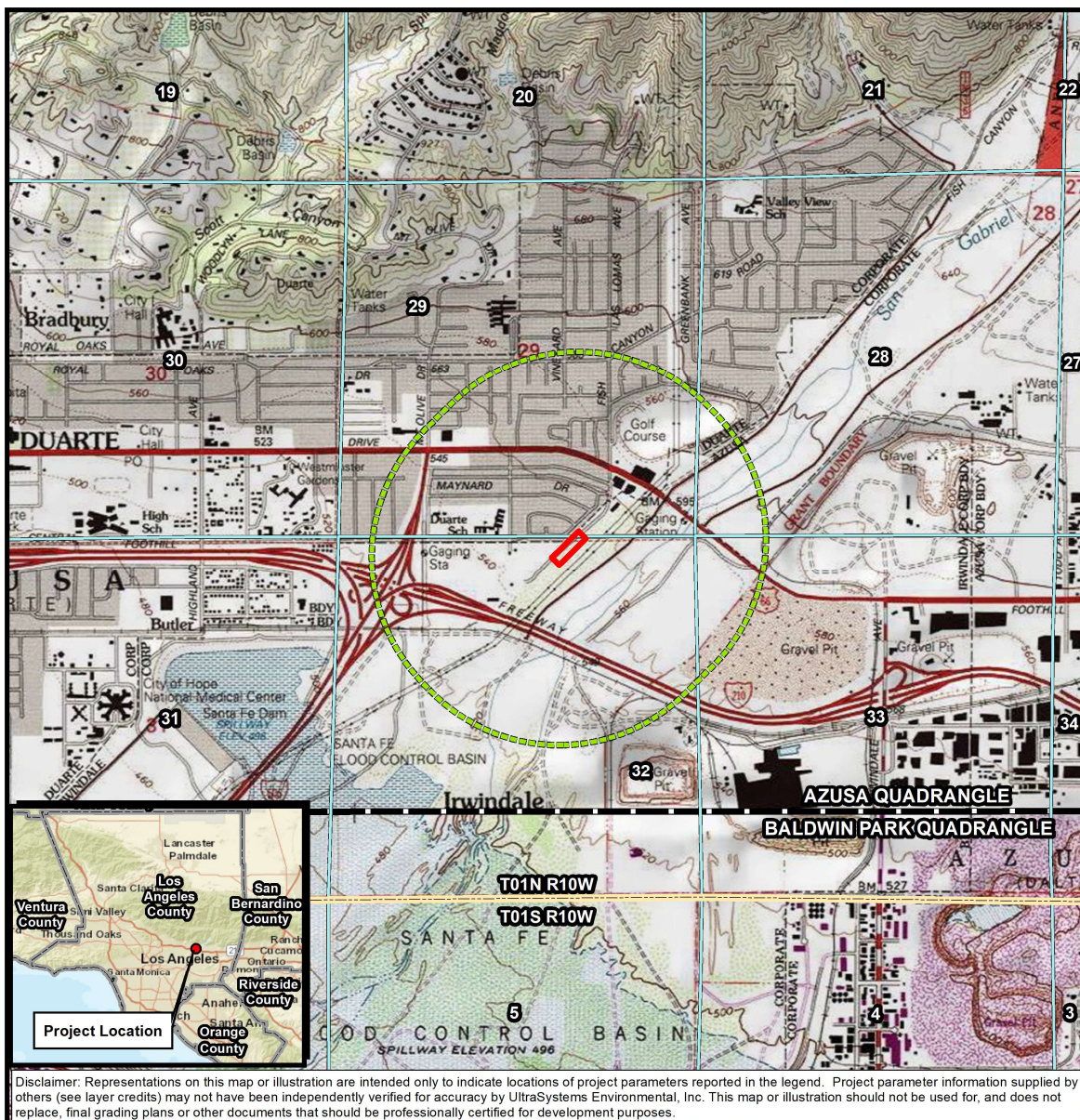
Legend

 Project Boundary

Outdoor Soil Storage
1399 Las Lomas Road, Irwindale
Project Location



Figure 7
USGS TOPO MAP OF PROJECT STUDY AREA



Scale: 1:24,000
 0 1,000 2,000 Feet
 0 250 500 Meters

Legend

- Project Boundary
- Half-Mile Radius
- Quadrangle Boundary
- Township Boundary
- Section Boundary

Outdoor Soil Storage 1399 Las Lomas Road, Irwindale

Topographic Map
 USGS Quadrangle: Azusa
 Township: 1N Range: 10W
 Sections: 29, 32



ATTACHMENT B

PERSONNEL BACKGROUND

❖ ATTACHMENTS ❖

Stephen O'Neil, M.A., RPA*Cultural Resources Manager, Cultural Anthropology/Archaeology***Education**

- M.A., Anthropology (Ethnography emphasis), California State University, Fullerton, CA, 2002
- B.A., Anthropology, California State University, Long Beach, CA, 1979

Professional and Institutional Affiliations

- California Mission Studies Association
- City of Laguna Beach Environmental Sustainability Committee, appointed 2012
- Orange County Natural History Museum; Board Member
- Pacific Coast Archaeological Society; Board Member and Past President
- Society of California Archaeology

Professional Registrations and Licenses

- Register of Professional Archaeologists (No. 16104) (current)
- Riverside County, CA, Cultural Resource Consultant (No. 259) (current)
- Cultural Resource Field Director, BLM Permit (CA-13-19) – California, 2013
- NEPA and CEQ Consultation for Environmental Professionals; course by the National Association of Environmental Professionals, 2013

Professional Experience

Mr. O'Neil has 30 years of experience as a cultural anthropologist in California. He has researched and written on archaeology, ethnography, and history. Mr. O'Neil has archaeological experience in excavation, survey, monitoring, and lab work. Most of this has been on Native American prehistoric sites, but also includes Spanish, Mexican, and American period adobe sites. His supervisory experience includes excavation and survey crew chief and project director of an adobe house excavation. He has a wide range of expertise in Phase I & II Environmental Site Assessments, archaeological resource assessment surveys, salvage operations, and cultural background studies for various EIR projects. Mr. O'Neil has worked for cultural resource management firms as well as government agencies and Native American entities. He has prepared technical reports as well as published journal articles.

Select project experience***Inglewood Avenue Corridor Widening Project, City of Lawndale, Los Angeles County, CA: 2013–2014***

Mr. O'Neil directed and conducted archaeological field survey, cultural resource records search, Native American contacts and report writing for this project. The City of Lawndale is widening Inglewood Avenue from Marine Avenue north. The project uses Caltrans funds and the cultural resources report was prepared in Caltrans format. A separate historic properties report was prepared as well. Prepared for Huitt-Zollars Engineering.

Via Ballena Storm Drain Relocation, City of San Clemente, Orange County, CA: 2013

Mr. O'Neil directed and conducted archaeological field survey, cultural resource records search, Native American contacts and report writing for this project. This residential area has a damaged storm drain under Via Ballena that was causing earth movement and erosion. The meet requirements for state funding, and cultural resources inventory report was required. Prepared for the City of San Clemente

❖ ATTACHMENTS ❖

Pine Canyon Road – Three Points Road to Lake Hughes Road, Los Angeles County, CA: 2013

Mr. O'Neil directed and conducted archaeological field survey, cultural resource records search, Native American contacts and report writing for this project. This nine-mile portion of Pine Canyon Road lies partially within the Angeles National Forest. A series of widening and culvert repairs is planned by the Los Angeles County Department of Public Works (LACDPW). An assessment was made of possible cultural resources, historic and prehistoric that may be affected by the construction, and four historic sites were recorded. Prepared for LACDPW.

Alton Parkway Extension Project, Cities of Irvine and Lake Forest, Orange County, CA: 2012

Mr. O'Neil directed and conducted archaeological and paleontological monitoring, archaeological excavation, cultural resource records search, Native American contacts and report writing for this project. Alton Parkway was extended 2.1 miles between the cities of Irvine and Lake Forest. For the portion within the City of Irvine, UltraSystems conducted monitoring and excavation services. One prehistoric site was excavated and reported on; a series of living features were discovered and also reported. The final monitoring report described the paleontological and archaeological findings. A separate technical report on the archaeological excavations was also prepared. Mr. O'Neil directed research into historic and prehistoric background, and prepared the final assessment of potential impacts. Prepared for the Orange County Department of Public Works.

NEPA and CEQA Documentation, Los Angeles Regional Interoperable Communications System (LA-RICS), Los Angeles County, CA: 2011–2014

Mr. O'Neil is part of UltraSystems team currently preparing technical studies and NEPA and CEQA documentation toward the construction of LA-RICS, an \$800-million emergency communications system due to be operational in 2016. LA-RICS will provide a highly coordinated emergency communications system to all first-responders to natural and man-made disasters throughout Los Angeles County. Mr. O'Neil is the cultural and historical resources studies team leader, directing five researchers. These studies include coordination of field visits to all 260-plus locations for an archaeologist and/or an architectural historian with agency escorts to observe and record any onsite prehistoric and historic features, performing records and literature searches at archaeology information centers and local archives, contacting local agencies for historically listed structures and districts, coordinate public notices of the project throughout Los Angeles County, consultation with the NAHC and all local tribal organizations, and direct consultation with the California State Historic Preservation Officer (SHPO). This information was compiled by Mr. O'Neil and is used to prepare FCC historical resource forms which were submitted to the SHPO for review.

Megan B. Doukakis, M.A.

Archaeological Technician

Education

- M.A. Public Archaeology, California State University, Northridge, 2012–2018
- B.A., Anthropology, California State University, Long Beach, 2011
- University of California, Los Angeles - Pimu Catalina Archaeological Field School, 2010
- International Scholar Laureate Program: Delegation on Anthropology and Archaeology in China, 2009
- Earthwatch Institute, “Unearthing Mallorca’s Past” archaeological excavation, Mallorca, Spain, 2005

Professional and Institutional Affiliations

- Phi Kappa Phi National Honor Society, 2011
- Sigma Alpha Lambda, National Leadership and Honor Organization, 2010
- Society for California Archaeology Membership 2012–2015

Professional Experience

Mrs. Doukakis has worked in the field of cultural resource management for seven years at environmental firms. Before this Mrs. Doukakis had participated in multiple field schools in Southern California and abroad. She has experience in survey, excavation, laboratory work, and information searches. Mrs. Doukakis holds the title of Archaeological Technician at UltraSystems Environmental. Prior to this, she completed a CRM internship at UltraSystems. These positions have provided her with the opportunity to contribute to proposals, final reports, project scheduling, archaeological record searches and paleontological, archaeological and Native American monitor organizing for projects.

Select project experience

Results of the Condition Assessment, Site Monitoring, and Effects Treatment Plan (CASMET) Marine Corps Base Camp Pendleton, San Diego County, CA

Client: Marine Corps Base Camp Pendleton, Duration: 5/11 to 9/11

Mrs. Doukakis conducted survey and excavation for the USMC Base Camp Pendleton condition assessment project. Areas were tested around Camp Pendleton for the presence and condition of cultural material previously recorded. She also conducted laboratory work and curation for the material collected within excavations. Mrs. Doukakis contributed to the final report with background records searches and prehistoric and historic background writing for the report.

Archaeological Excavation Results Report for the Alton Parkway Extension Project, Orange County, CA

Client: Orange County Department of Public Works; Contract: \$357,170, 10/10 to 6/12

Mrs. Doukakis participated in the Alton Parkway project, City of Irvine, Orange County, CA. She was responsible for cleaning and cataloging the artifacts recovered from the excavation and surface collections. She also contributed to the final report by compiling the historical background information.

Identification and Evaluation of Historic Properties ADA Wheelchair Access Ramp Improvement Project, City of Lake Forest, Orange County, CA

Client: City of Lake Forest/Penco, Contract: \$2,981.62, Duration: 6/12 to 7/12

Mrs. Doukakis contributed to the cultural resource records search, field survey, Native American contacts and report writing for this project. This residential area required wheelchair access ramps on every corner in this neighborhood. An assessment of the possible cultural resources that may be affected with this construction was made for the City of Lake Forest. Mrs. Doukakis contributed the historic and prehistoric background, and the assessment of the possible resources in the area.

❖ ATTACHMENTS ❖

Tenaska Solar Projects Imperial Solar Energy Center–South; Imperial Solar Energy Center–West; and Wistaria Ranch, Imperial County, CA***Client: Tenaska/CSOLAR Development, Contract: \$3,441,809, 10/13 to 8/15.***

Mrs. Doukakis conducted Native American contacts for field monitoring, coordinated with subcontractors to initiate cultural and paleontological field surveys, for the several solar energy projects being handled by UltraSystems Environmental in the El Centro area, Imperial County, CA. She contributed different parts of the survey report and monitoring program documents, including historic and prehistoric background, editorial review. At ISEC- West, Mrs. Doukakis was responsible for contacting and organizing Tribal monitors for this project. She contacted tribal organizations and inquired about their interest in providing tribal monitors for this project, directly organized with Native American groups to sign agreements, and fill out tax paperwork. She was also responsible for organizing and keeping track of and gathering field log from monitors from six tribal groups. She also recovered previously recorded artifacts in the field before the start of the project.

NEPA and CEQA Documentation, Los Angeles Regional Interoperable Communications System -Long Term Evolution, Los Angeles County, CA***Client: LARICS Joint Powers Authority, Contract: \$3,051,312, 1/12 to 1/15.***

UltraSystems' team prepared technical studies and NEPA and CEQA documentation toward the construction of LA-RICS-LTE, an \$800-million emergency communications system that will provide a highly coordinated emergency communications system to all first-responders to natural and man-made disasters throughout Los Angeles County. For this project Mrs. Doukakis conducted record searches at the South Central Coastal Information Center for the Department of Commerce on over 300 project sites throughout the County of Los Angeles. She helped prepare letters to the NAHC and tribal organizations associated with the project area. Mrs. Doukakis contributed to contacting, organizing, and scheduling architectural historians to conduct historical research around the project areas. Letters were written for contact to local agencies and cities. A public notice was constructed and published in three local newspapers. Mrs. Doukakis also constructed hundreds of Federal Communications Commission 620 and 621 forms for submission to California State Historic Preservation Office.

Newton Canyon Monitoring Project, CA***Client: County of Los Angeles Department of Public Works, Contract: \$2,930.00, Duration: 7/13 to 12/13***

Mrs. Doukakis was an archaeological monitor for this project. She monitored all ground disturbing activities as well as lightly surveying the area for cultural material. Mrs. Doukakis also conducted the records center research at the South Central Coastal Information Center at CSUF. Through email, letter, and telephone correspondence, Mrs. Doukakis contacted the NAHC and associated tribal groups.

ATTACHMENT C

NATIVE AMERICAN HERITAGE COMMISSION RECORDS

SEARCH AND NATIVE AMERICAN CONTACTS



June 1, 2021

Government Program Analyst
Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, California 95691

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear NAHC Staff,

UltraSystems Environmental, Inc. (UEI) has been contracted by the City of Irwindale (City) to conduct a Cultural Resources Records Search in support of the Outdoor Soil Storage - 1399 Las Lomas Road Project. The Project consists of proposed storage of soil in existing bunkers at Cal Blend Soils, Inc. at 1399 Las Lomas Road in Irwindale, Los Angeles County, California. UEI is conducting this records search because a conditional use permit (CUP) is required to allow the storage of soil on the property, to ensure that the proposed use would be compatible with surrounding land uses, and the City must obtain CEQA clearance for approval of the CUP. UltraSystems will also prepare a Categorical Exemption (CE) Document pursuant to the requirements of CEQA Guidelines Section 15301. I am requesting a search of the Sacred Lands File for potential traditional cultural sites.

The proposed project would include the storage of soil in existing bunkers in the approximately 1.4 acres project site, within the northern half of the larger 5-acre property. The zoning district onsite is M-2, Heavy Manufacturing. Also permitted by this CUP is a second business, Brown United - Stage Assembly, which provides temporary venues for concerts and other large events, stores components outdoors on the subject property.

The Project is located at northern boundary of Irwindale with Duarte, and is specifically located at 1399 Las Lomas Road. This may be seen on the *Azusa, Calif.*, USGS topographical quadrangle, R 10 W, T 01 N, in the SW ¼ of the SE ¼ of Section 29, and in the NW ¼ of the NE ¼ of Section 32. The subject property is surrounded to the north by single-family residential uses in the City of Duarte; to the west by a self-storage business; to the east by a Southern California Edison transmission line easement and then by the San Gabriel River; and to the south by the Interstate 210 Freeway (I-210 or Foothill Freeway).

If you require additional information or have any questions, please contact me.

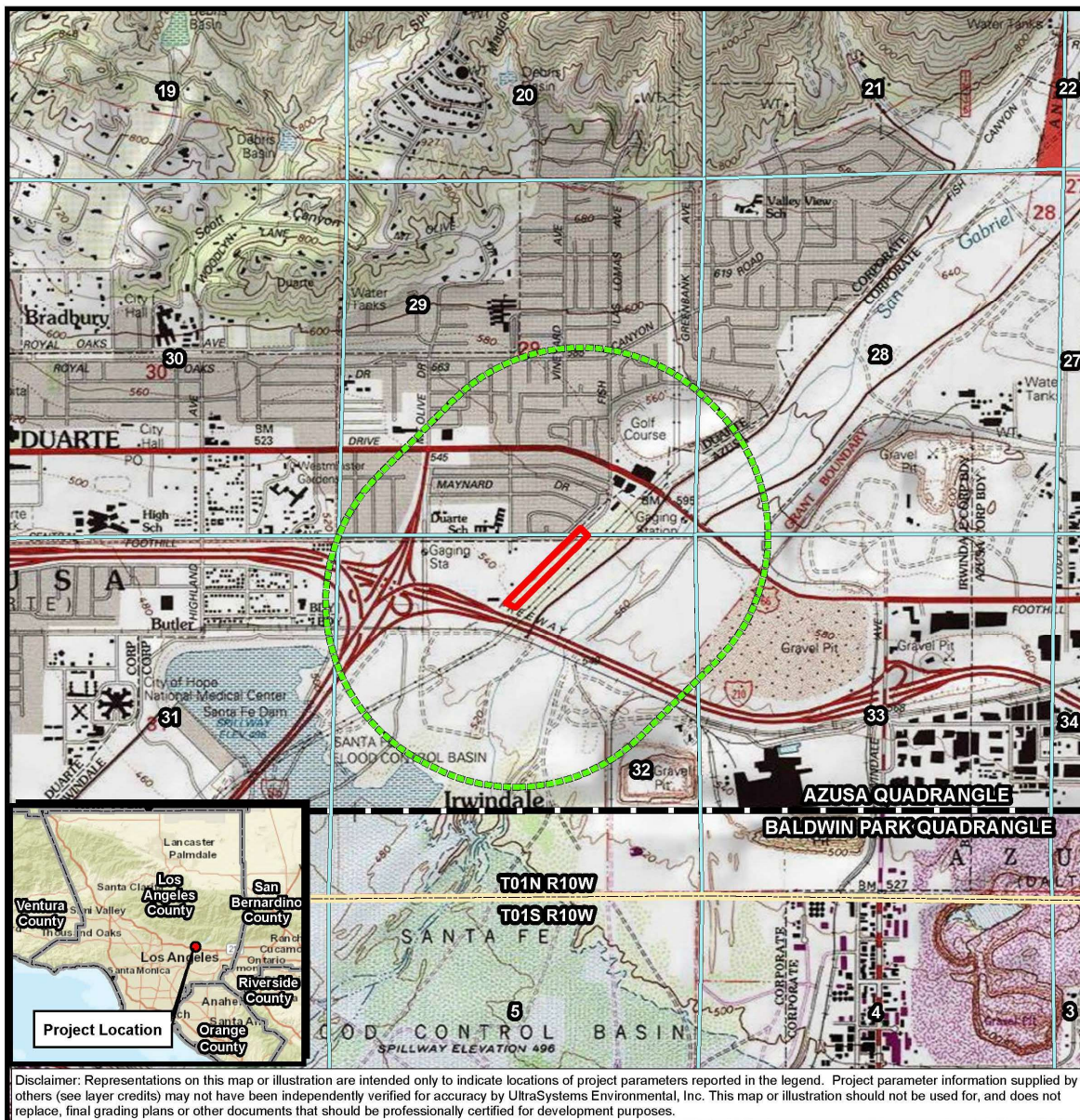
Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com

❖ ATTACHMENTS ❖



Scale: 1:24,000



0 1,000 2,000 Feet

0 250 500 Meters

Legend

- Project Boundary
- Half-Mile Radius
- Quadrangle Boundary
- Township Boundary
- Section Boundary

**Outdoor Soil Storage
1399 Las Lomas Road, Irwindale**

Topographic Map
 USGS Quadrangle: Azusa
 Township: 1N Range: 10W
 Sections: 29, 32





CHAIRPERSON
Laura Miranda
Luiseno

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keller
Luiseno

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

June 16, 2021

Stephen O'Neil
UltraSystems Environmental

Via Email to: soneil@ultrasystems.com

Re: Outdoor Soil Storage – 1399 Las Lomas Road Project, Los Angeles County

Dear Mr. O'Neil:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological information center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

❖ ATTACHMENTS ❖

**Native American Heritage Commission
Native American Contact List
Los Angeles County
6/16/2021**

**Gabrieleno Band of Mission
Indians - Kizh Nation**

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno

**Gabrieleno/Tongva San Gabriel
Band of Mission Indians**

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrieleno

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino

**Gabrielino Tongva Indians of
California Tribal Council**

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino

**Gabrielino Tongva Indians of
California Tribal Council**

Christina Conley,
P.O. Box 941078
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu

Gabrielino

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Gabrielino

**Santa Rosa Band of Cahuilla
Indians**

Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

Cahuilla

**Soboba Band of Luiseno
Indians**

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Cahuilla
Luiseno

**Soboba Band of Luiseno
Indians**

Isaiah Vivanco, Chairperson
P. O. Box 487
San Jacinto, CA, 92581
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

Cahuilla
Luiseno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Outdoor Soil Storage - 1399 Las Lomas Road Project, Los Angeles County.

PROJ-2021-
003296

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1 of 1

❖ ATTACHMENTS ❖



June 16, 2021

Charles Alvarez
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 91307

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear Mr. Alvarez,

UltraSystems Environmental, Inc. (UEI) has been contracted by the City of Irwindale (City) to conduct a Cultural Resources Records Search in support of the Outdoor Soil Storage - 1399 Las Lomas Road Project. The Project consists of proposed storage of soil in existing bunkers at Cal Blend Soils, Inc. at 1399 Las Lomas Road in Irwindale, Los Angeles County, California. UEI is conducting this records search to support a required Conditional Use Permit (CUP) is required to allow the storage of soil on the property which will ensure that the proposed use would be compatible with surrounding land uses, and the City must obtain CEQA clearance for approval of the CUP. UltraSystems will also prepare a Categorical Exemption (CE) Document pursuant to the requirements of CEQA Guidelines Section 15301. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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The Project is located at northern boundary of Irwindale with Duarte, and is specifically located at 1399 Las Lomas Road. This may be seen on the *Azusa, Calif.*, USGS topographical quadrangle, R 10 W, T 01 N, in the SW ¼ of the SE ¼ of Section 29, and in the NW ¼ of the NE ¼ of Section 32. The subject property is surrounded to the north by single-family residential uses in the City of Duarte; to the west by a self-storage business; to the east by a Southern California Edison transmission line easement and then by the San Gabriel River; and to the south by the Interstate 210 (I-210 or Foothill Freeway). This is shown on the attached map and the Project area is depicted with a one-half mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com

❖ ATTACHMENTS ❖



June 16, 2021

Christina Conley,
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 941078
Simi Valley, CA, 93094

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear Ms. Conley,

UltraSystems Environmental, Inc. (UEI) has been contracted by the City of Irwindale (City) to conduct a Cultural Resources Records Search in support of the Outdoor Soil Storage - 1399 Las Lomas Road Project. The Project consists of proposed storage of soil in existing bunkers at Cal Blend Soils, Inc. at 1399 Las Lomas Road in Irwindale, Los Angeles County, California. UEI is conducting this records search to support a required Conditional Use Permit (CUP) is required to allow the storage of soil on the property which will ensure that the proposed use would be compatible with surrounding land uses, and the City must obtain CEQA clearance for approval of the CUP. UltraSystems will also prepare a Categorical Exemption (CE) Document pursuant to the requirements of CEQA Guidelines Section 15301. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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❖ ATTACHMENTS ❖



June 16, 2021

Robert Dorame, Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA, 90707

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear Chairperson Dorame,

UltraSystems Environmental, Inc. (UEI) has been contracted by the City of Irwindale (City) to conduct a Cultural Resources Records Search in support of the Outdoor Soil Storage - 1399 Las Lomas Road Project. The Project consists of proposed storage of soil in existing bunkers at Cal Blend Soils, Inc. at 1399 Las Lomas Road in Irwindale, Los Angeles County, California. UEI is conducting this records search to support a required Conditional Use Permit (CUP) is required to allow the storage of soil on the property which will ensure that the proposed use would be compatible with surrounding land uses, and the City must obtain CEQA clearance for approval of the CUP. UltraSystems will also prepare a Categorical Exemption (CE) Document pursuant to the requirements of CEQA Guidelines Section 15301. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
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June 16, 2021

Sandonne Goad, Chairperson
Gabrielino /Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear Chairperson Goad,

UltraSystems Environmental, Inc. (UEI) has been contracted by the City of Irwindale (City) to conduct a Cultural Resources Records Search in support of the Outdoor Soil Storage - 1399 Las Lomas Road Project. The Project consists of proposed storage of soil in existing bunkers at Cal Blend Soils, Inc. at 1399 Las Lomas Road in Irwindale, Los Angeles County, California. UEI is conducting this records search to support a required Conditional Use Permit (CUP) is required to allow the storage of soil on the property which will ensure that the proposed use would be compatible with surrounding land uses, and the City must obtain CEQA clearance for approval of the CUP. UltraSystems will also prepare a Categorical Exemption (CE) Document pursuant to the requirements of CEQA Guidelines Section 15301. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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Thank you for your help.

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Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

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❖ ATTACHMENTS ❖



June 16, 2021

Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA, 91778

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear Chairperson Morales,

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soneil@ultrasystems.com

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❖ ATTACHMENTS ❖



June 16, 2021

Joseph Ontiveros, Cultural Resource Department
Soboba Band of Luiseno Indians
P.O. BOX 487
San Jacinto, CA, 92581

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear Mr. Ontiveros,

UltraSystems Environmental, Inc. (UEI) has been contracted by the City of Irwindale (City) to conduct a Cultural Resources Records Search in support of the Outdoor Soil Storage - 1399 Las Lomas Road Project. The Project consists of proposed storage of soil in existing bunkers at Cal Blend Soils, Inc. at 1399 Las Lomas Road in Irwindale, Los Angeles County, California. UEI is conducting this records search to support a required Conditional Use Permit (CUP) is required to allow the storage of soil on the property which will ensure that the proposed use would be compatible with surrounding land uses, and the City must obtain CEQA clearance for approval of the CUP. UltraSystems will also prepare a Categorical Exemption (CE) Document pursuant to the requirements of CEQA Guidelines Section 15301. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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If you require additional information or have any questions, please contact me.

Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
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❖ ATTACHMENTS ❖



June 16, 2021

Lovina Redner, Tribal Chair
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear Ms. Redner,

UltraSystems Environmental, Inc. (UEI) has been contracted by the City of Irwindale (City) to conduct a Cultural Resources Records Search in support of the Outdoor Soil Storage - 1399 Las Lomas Road Project. The Project consists of proposed storage of soil in existing bunkers at Cal Blend Soils, Inc. at 1399 Las Lomas Road in Irwindale, Los Angeles County, California. UEI is conducting this records search to support a required Conditional Use Permit (CUP) is required to allow the storage of soil on the property which will ensure that the proposed use would be compatible with surrounding land uses, and the City must obtain CEQA clearance for approval of the CUP. UltraSystems will also prepare a Categorical Exemption (CE) Document pursuant to the requirements of CEQA Guidelines Section 15301. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

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❖ ATTACHMENTS ❖



June 16, 2021

Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear Chairperson Salas,

UltraSystems Environmental, Inc. (UEI) has been contracted by the City of Irwindale (City) to conduct a Cultural Resources Records Search in support of the Outdoor Soil Storage - 1399 Las Lomas Road Project. The Project consists of proposed storage of soil in existing bunkers at Cal Blend Soils, Inc. at 1399 Las Lomas Road in Irwindale, Los Angeles County, California. UEI is conducting this records search to support a required Conditional Use Permit (CUP) is required to allow the storage of soil on the property which will ensure that the proposed use would be compatible with surrounding land uses, and the City must obtain CEQA clearance for approval of the CUP. UltraSystems will also prepare a Categorical Exemption (CE) Document pursuant to the requirements of CEQA Guidelines Section 15301. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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The Project is located at northern boundary of Irwindale with Duarte, and is specifically located at 1399 Las Lomas Road. This may be seen on the *Azusa, Calif.*, USGS topographical quadrangle, R 10 W, T 01 N, in the SW ¼ of the SE ¼ of Section 29, and in the NW ¼ of the NE ¼ of Section 32. The subject property is surrounded to the north by single-family residential uses in the City of Duarte; to the west by a self-storage business; to the east by a Southern California Edison transmission line easement and then by the San Gabriel River; and to the south by the Interstate 210 (I-210 or Foothill Freeway). This is shown on the attached map and the Project area is depicted with a one-half mile buffer zone.

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❖ ATTACHMENTS ❖



June 16, 2021

Isaiah Vivanco, Chairperson
Soboba Band of Luiseno Indians
P.O. BOX 487
San Jacinto, CA, 92581

Subject: Cultural Resources Records Search, Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County, California. UltraSystems Environmental Project No. 7089.

Dear Chairperson Vivanco,

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❖ ATTACHMENTS ❖

**Outdoor Soil Storage, 1399 Las Lomas Road Project, Los Angeles County, California. [UEI #7089]
Native American Contact Log**

Name	Tribe/Affiliation	Letter Contacts	E-mail Contacts	Telephone Contact	Comments
Andrew Green, Cultural Resources Analyst	Native American Heritage Commission	N/A	June 1, 2021	N/A	Request for Sacred Lands File search and local Native American representatives contact information. There was a response from Mr. Green on June 16, 2021 stating negative findings in the Sacred Lands File and providing a list of nine local tribal contacts.
Andrew Salas, Chairperson	Gabrieleno Band of Mission Indians - Kizh Nation	June 16, 2021	June 16, 2021	August 20, 2021	Letter and email describing project and requesting input on concerns was sent June 16, 2021. During the telephone call of August 20, 2021, Chairperson Salas answered, stating that he was occupied at the moment, but would telephone back with a response this same day. To date there has been no further reply from Mr. Salas.
Anthony Morales, Chairperson	Gabrieleno/ Tongva San Gabriel Band of Mission Indians	June 16, 2021	June 16, 2021	August 20, 2021	Letter and email describing project and requesting input on concerns was sent June 16, 2021. Phone call was made August 20, 2021, no answer, message was left. No response to date.
Sandonne Goad, Chairperson	Gabrielino /Tongva Nation	June 16, 2021	June 16, 2021	August 20, 2021	Letter and email describing project and requesting input on concerns was sent June 16, 2021. Phone call was made August 20, 2021, no answer, message was left. No response to date.
Robert Dorame, Chairman	Gabrielino - Tongva Indians of California Tribal Council	June 16, 2021	June 16, 2021	August 20, 2021	Letter and email describing project and requesting input on concerns was sent June 16, 2021. Phone call was made August 20, 2021, no answer, message was left. No response to date.
Christina Conley	Gabrielino Tongva Indians of California Tribal Council	June 16, 2021	June 16, 2021	N/A	Letter and email describing project and requesting input on concerns was sent June 16, 2021. An email response was received on June 30, 2021 from Ms. Conley indicating that the project area is culturally sensitive and will require Native American monitoring.

❖ ATTACHMENTS ❖

Name	Tribe/Affiliation	Letter Contacts	E-mail Contacts	Telephone Contact	Comments
Charles Alvarez, Councilmember	Gabrielino - Tongva Tribe	June 16, 2021	June 16, 2021	August 20, 2021	Letter and email describing project and requesting input on concerns was sent June 16, 2021. Phone call was made August 20, 2021, no answer, message was left. No response to date.
Lovina Redner, Tribal Chair	Santa Rosa Band of Cahuilla Indians	June 16, 2021	June 16, 2021	August 20, 2021	Letter and email describing project and requesting input on concerns was sent June 16, 2021. Phone call was made August 20, 2021, the tribal receptionist indicated that the Chairwomen does not work in the office and proceeded to take a note for her.
Isaiah Vivanco, Chairperson	Soboba Band of Luiseño Indians	June 16, 2021	June 16, 2021	N/A	Letter and email describing project and requesting input on concerns was sent June 16, 2021. Phone call was made August 20, 2021, Mr. Ontiveros indicated that the tribe will differ to Mr. Anthony Morales, Chairman of the San Gabriel Band of Mission Indians.
Joseph Ontiveros, Cultural Resource Department	Soboba Band of Luiseño Indians	June 16, 2021	June 16, 2021	N/A	Letter and email describing project and requesting input on concerns was sent June 16, 2021. Phone call was made August 20, 2021, Mr. Ontiveros indicated that the tribe will differ to Mr. Anthony Morales, Chairman of the San Gabriel Band of Mission Indians.

❖ ATTACHMENTS ❖

From: CHRISTINA CONLEY-HADDOCK <christina.marsden@alumni.usc.edu>
Sent: Wednesday, June 30, 2021 1:34 PM
To: mblack@ultrasystems.com
Subject: Re: 7089 Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County

Good afternoon,
 Thank you for reaching out with respect to the 7089 Outdoor Soil Storage.

We know this area to be culturally sensitive and will require Native American monitoring.

Please let me know how I may be of assistance,
 Christina

CHRISTINA CONLEY
 Native American Monitor
 Cultural Resource Administrator Under Tribal Chair, Robert Dorame
 626.407.8761

GABRIELINO TONGVA INDIANS OF CALIFORNIA



From: mblack@ultrasystems.com
To: "CHRISTINA CONLEY-HADDOCK"
Cc: "steve.oneil"
Subject: RE: 7089 Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County
Date: Wednesday, June 30, 2021 2:21:08 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Christina,

Thank you for providing this response. We will include your recommendation for Native American monitoring in our cultural report.

Best regards,

Megan Black Doukakis | Archaeological Technician | M.A.

UltraSystems Environmental | WBE/DBE/SBE/WOSB

16431 Scientific Way Irvine, CA 92618
 Office **949.788.4900 Ext. 228** Fax 949.788.4901
 Cell 310.850.8127

Please note that I am working remotely. I can best be reached via email or cell.

❖ ATTACHMENTS ❖

From: Joseph Ontiveros <jontiveros@soboba-nsn.gov>
Sent: Wednesday, June 16, 2021 4:25 PM
To: mblack@ultrasystems.com
Cc: 'steve oneil' <soneil@ultrasystems.com>
Subject: RE: 7089 Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County

Megan,

Thank you for providing the notice for the aforementioned project. After review, it is our request to defer the project to Mr. Anthony Morales, Chairman of the San Gabriel Band of Mission Indians. The contact information I have on file is, cell phone: 626-483-3564, and email: GTTribalcouncil@aol.com. I hope that what I have provided is helpful.

Sincerely,



JOSEPH ONTIVEROS

TRIBAL HISTORIC PRESERVATION OFFICER
 (951) 654-5544 Ext. 4137
 (951) 663-5279 Cell
jontiveros@soboba-nsn.gov

CULTURAL RESOURCE
 23906 Soboba Rd. San Jacinto, CA 92583
 P.O. Box 487 San Jacinto, CA 92581
www.soboba-nsn.gov

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From: mblack@ultrasystems.com
To: "Joseph Ontiveros"
Cc: "steve oneil"
Subject: RE: 7089 Outdoor Soil Storage - 1399 Las Lomas Road, Irwindale, Los Angeles County
Date: Friday, June 18, 2021 4:29:29 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Thank you for your reply Mr. Ontiveros. We will include your response in our report. Thank you for providing the contact information for Chairperson Morales. We have contacted him about this project.

Best regards,

Megan Black Doukakis | Archaeological Technician | M.A.

UltraSystems Environmental | WBE/DBE/SBE/WOSB

16431 Scientific Way Irvine, CA 92618
 Office **949.788.4900 Ext. 228** Fax 949.788.4901
 Cell 310.850.8127

ATTACHMENT D

CHRIS RECORDS SEARCH BIBLIOGRAPHY

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-00186		1988	Brock, James and John F. Elliott	A Cultural Resources Assessment for the Raiders Stadium Project, Irwindale, California.	Archaeological Advisory Group	19-001368, 19-189104, 19-190992
LA-00261		1975	Rosen, Martin D.	Evaluation of the Archaeological Resources and Potential Impact of the Proposed Removal and Recreation Developments at the Santa Fe Dam and Basin, Los Angeles Count	UCLA Archaeological	
LA-00333		1977	Jacobs, David	Archaeological Survey 82.5 Acre Parcel in Duarte Los Angeles County, California	David Jacobs	
LA-02111		1989	Farnsworth, Paul S. and L. A. Wilkie Farnsworth	A Cultural Resource Assessment of the Proposed Azusa Quarry Conveyor/haul Road Azusa, California	Scientific Resource Surveys, Inc.	19-001368
LA-02412		1968	Singer, Clay A.	Ucla Archaeological Survey Field Project Number Ucas-086.	University of California, Los Angeles Archaeological Survey	
LA-04880		2000	Smith, Philomene and Siro, Adam	Pavement Rehabilitation Along Route 605 Within the Cities of Long Beach, Lakewood, Cerritos, Downey, Pico Rivera, Santa Fe Springs, Whittier, City of Industry, Baldwin Park and Irwindale.	Caltrans	
LA-06110		2002	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No Vy 268-01 Los Angeles County, California	LSA Associates, Inc.	
LA-06691		2000	Bonner, Wayne H.	Cultural Resources Survey Report for an At&t Wireless Services Telecommunications Facility: Cell Site C949 in the City of Irwindale, Los Angeles County, California	Chambers Group, Inc.	
LA-08416		2006	Schmidt, June A.	Dwo 9597-9498, Mesa-vincent Skywrap Fiber Optic Cable Repair Project, Los Angeles County, California	Compass Rose Archaeological, Inc.	19-001128, 19-002131, 19-003606, 19-186925, 19-187713
LA-08679		2006	Bonner, Wayne H. and Sarah A. Williams	Cultural Resources Records Search Results and Site Visit for T-mobile Usa Candidate le24753a (n. of Fothill and Irwindale), 751 Encanto Parkway, Duarte, Los Angeles County, California	Michael Brandman Associates	19-001368

❖ ATTACHMENTS ❖

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-09705		2007	Anonymous	Cultural Resources Inventory of the Southern California Edison Company Tehachapi Renewable Transmission Project, Kern, Los Angeles and San Bernardino Counties, California. ARR #05-01-01046	Pacific Legacy, Inc.	19-001128, 19-001299, 19-001300, 19-001315, 19-001359, 19-001382, 19-002131, 19-002206, 19-002212, 19-002350, 19-002363, 19-002411, 19-002412, 19-002998, 19-003018, 19-003025, 19-003031, 19-003032, 19-003136, 19-003141, 19-003152, 19-003720, 19-003721, 19-003722, 19-003723, 19-003727, 19-003728, 19-003729, 19-003730, 19-003731, 19-003732, 19-003733, 19-003734, 19-003735, 19-003736, 19-003737, 19-003738, 19-003739, 19-003740, 19-003741, 19-003742, 19-003990, 19-100631, 19-100806, 19-100807, 19-100808
LA-10175		2009	Unknown	Confidential Cultural Resources Specialist Report for the Tehachapi Transmission Project	Applied Earthworks, Aspen Environmental Group	19-000806, 19-001128, 19-001299, 19-001300, 19-001315, 19-001357, 19-001382, 19-001636, 19-001770, 19-001771, 19-001783, 19-001956, 19-001957, 19-002206, 19-002212, 19-002343, 19-002350, 19-002363, 19-002411, 19-002412, 19-003009, 19-003018, 19-003025, 19-003031, 19-003032, 19-003037, 19-003090, 19-003099, 19-003136, 19-003152, 19-003295, 19-003385, 19-003477, 19-003606, 19-003638, 19-003795, 19-003852, 19-003853, 19-003854, 19-100277, 19-100439, 19-100496, 19-100644, 19-120031, 19-120032, 19-120072, 19-120074, 19-180689, 19-186545, 19-186860, 19-186870, 19-186871, 19-186872, 19-186873, 19-186875, 19-186876, 19-186877, 19-186917, 19-186921, 19-186923, 19-186925, 19-187713
LA-10501		1994	Toren, George A.	Cultural Resource Survey of Three Segments of the Proposed San Gabriel Valley Water Reclamation Project, Los Angeles County, California	Greenwood and Associates	19-002207

❖ ATTACHMENTS ❖

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-10643		2010	Tang, Bai "Tom", Terri Jacquemain, and Clarence Bodmer	Historical/Archaeological Resources Survey Report - Gold Line Foothill Extension Phase 2A in the Cities of Monrovia, Duarte, and Irwindale, Los Angeles County, California	CRM Tech	19-188782, 19-188783, 19-188784, 19-188785, 19-188786, 19-188787, 19-188788, 19-188789, 19-188790
LA-10896		2004	Greenwood, David	Historic Properties Survey and Effects Report for the Gold Line Phase II Project (Pasadena to Montclair) Los Angeles and San Bernardino Counties, CA	Myra L. Franck/Jones & Stokes, Applied EarthWorks	19-000075, 19-179337, 19-179357, 19-180728, 19-183943, 19-185548, 19-185894, 19-186059, 19-187944, 19-189103, 19-189104, 19-189105, 19-189106, 19-189107, 19-189108, 19-189109, 19-189110, 19-189111, 19-189112, 19-189113, 19-189114, 19-189115, 19-189116, 19-189117, 19-189118, 19-189119, 19-189120, 19-189121, 19-189122, 19-189123, 19-189124, 19-189125, 19-189126, 19-189127, 19-189128, 19-189129, 19-189130, 19-189131, 19-189132, 19-189133, 19-189134, 19-189135, 19-189136, 19-189137, 19-189138, 19-189139, 19-189140, 19-189141, 19-189142, 19-189143, 19-189144, 19-189145, 19-189146, 19-189147, 19-189148, 19-189149, 19-189150, 19-189151, 19-189152, 19-189153, 19-189154, 19-189155, 19-189156, 19-189157, 19-189158, 19-189159, 19-189160, 19-189161, 19-189162, 19-189163, 19-189164, 19-189165, 19-189166, 19-189167, 19-189168, 19-189169, 19-189170, 19-189171, 19-189172, 19-189173, 19-189174, 19-189175, 19-189176, 19-189177, 19-189178, 19-189179, 19-189180, 19-189181, 19-189182, 19-189183, 19-189184, 19-189185, 19-189186, 19-189187, 19-189188, 19-189189, 19-189190, 19-189191, 19-189192, 19-189193, 19-189194, 19-189195, 19-189196, 19-189197, 19-189198, 19-189199, 19-189200, 19-189201, 19-189202, 19-189203, 19-189204, 19-189205, 19-189206, 19-189207, 19-189208, 19-189209, 19-189210, 19-189211

❖ ATTACHMENTS ❖

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-11991		2010	Schneider, Tsim and Holson, John	Supplemental Archaeological Survey Report #2, Tehachapi Renewable Transmission Project Segment 7, Los Angeles County, California	Pacific Legacy	19-003813, 19-186917
LA-12525		2003	Poka, Ervin	NHPA Section 106 Review; Metro Gold Line Phase II Extension Project	Federal Highway Administration, Federal Transit Administration	

EXHIBIT "D"

