

## Exhibit A

### RESOLUTION NO. 736 (17)

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

#### **A. RECITALS.**

- (i.) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request for a General Plan Amendment to allow for the construction and operation of a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and fueling station located at 2200 Arrow Highway – APN 8535-001-911, (This General Plan Amendment is being processed concurrently with Zoning Ordinance Amendment No. 04-2016; Development Agreement No. 02-2016; Conditional Use Permit No. 08-2016; and Site Plan and Design Review (DA) Permit No. 06-2016).
- (ii.) The proposed 265,228 square foot building area will include a MRF/TS, convenience store and fueling station on a 17.22-acre site that is zoned M-2 (Heavy Manufacturing).
- (iii.) The Irwindale City Council, in a prior action taken on June 8, 2016, certified Final Environmental Impact Report (FEIR) (SCH# 2013051029) which analyzed potential environmental impacts from the proposed MRF/TS project.
- (iv.) Addendum No. 1 to the FEIR has been prepared to address minor, internal site plan adjustments made in the final design of the Materials Recovery Facility and Transfer Station project.
- (v.) Pursuant to the authority and criteria contained in the California Environmental Quality Act (“CEQA”) and the CEQA guidelines, it has been determined that the proposed amendment has been environmentally analyzed in the certified FEIR and Addendum No. 1 to the FEIR.
- (iv.) On September 20, 2017, the Planning Commission conducted a duly noticed public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the Proposed Project; closed the public hearing; and, after discussion, approved this Resolution.

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

## **B. RESOLUTION.**

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. The Planning Commission hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and on June 8, 2016 certified the Final Environmental Impact Report (FEIR) (SCH#2013051029). A copy of the EIR and Mitigation Monitoring and Reporting Program was posted on the City's website.
3. The Planning Commission hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has reviewed and considered the FEIR, including Addendum No. 1 to the FEIR and determines that the minor project modifications would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review.
4. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, this Planning Commission hereby specifically finds as follows:
  - a. The approval of the proposed General Plan Amendment for property located at 2200 Arrow Highway (APN 8535-001-911) will resolve the inconsistency between the M-2 (Heavy Manufacturing) Zoning designation and the Commercial General Plan land use designation. Therefore, the proposed general plan amendment is consistent with Section California Government Code Section 65358(a) (Amendments), "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan."

- b. The site is adequate in size, shape, topography, location, and other factors to accommodate the use and development thereof in that the site located at 2200 Arrow Highway is approximately 17.22 acres.
  - c. Adequate street access and traffic capacity are or will be available to serve the proposed development and anticipated development in the surrounding area in that the site has direct access from Arrow Highway. Emergency access will also be provided from Live Oak Avenue.
  - d. Adequate utilities and public services are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area in that 2200 Arrow Highway has direct access to utilities and public services.
  - e. The use and development, as described herein, will be compatible with the existing and intended character of the area, in that the site is located in an area predominantly zoned with industrial uses and is surrounded by uses of similar and greater intensity. The Santa Fe Dam Recreation Area is located north of the site across Arrow Highway. However, the recreation area is separated from the site by the dam. Therefore, the proposed use is compatible with the surrounding uses.
  - f. The proposed use, as described herein, will not be materially detrimental to the public welfare or injurious to the adjacent properties in that the proposed uses of 2200 Arrow Highway will be industrial, consistent with neighboring uses.
5. Based upon the substantial evidence and conclusions set forth herein above and upon other oral evidence presented at the public hearing, this Planning Commission hereby approves the recommendation that the City Council adopt the attached Resolution No. 740-17 (Exhibit A) amending the General Plan Land Use Map from Commercial to Commercial/Industrial.
6. The Planning Commission recommends that the City Council approve General Plan Amendment No. 02-2016.
7. The Secretary shall:
- a. Certify to the adoption of this Resolution; and

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

ADOPTED AND APPROVED this 20<sup>th</sup> day of September 2017.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

I, William Tam, Development Services Director/City Engineer 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 20<sup>th</sup> day of September 2017, by the following vote:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSENT:        COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

\_\_\_\_\_  
Secretary