

**RESOLUTION NO. CC 2021-09-3271
RESOLUTION NO. SA 2021-14-3276**

A JOINT RESOLUTION OF THE CITY COUNCIL AND SUCCESSOR AGENCY OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF IRWINDALE CITY COUNCIL AND SUCCESSOR AGENCY AND ATHENS SERVICES AND MAKING FINDINGS THEREFORE AS REQUIRED BY HEALTH & SAFETY CODE SECTION 33433

A. RECITALS.

WHEREAS, Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request to enter into a Disposition and Development Agreement (DDA) with the City of Irwindale Successor Agency to construct and operate a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store/public gas station (collectively, the "Project") on approximately 17.22 acres of Successor Agency-owned property located at 2200 Arrow Highway - APN 8535-001-911 (the "Site"). The Site is zoned M-2, Heavy Manufacturing;

WHEREAS, the City of Irwindale (City) is a California Charter municipality and the Successor Agency (Agency) is a public body corporate and politic organized pursuant to Health & Safety Code Section 34173;

WHEREAS, the City and Agency have negotiated the DDA by and between the City, Agency, and Applicant to provide terms for the Applicant's acquisition of the Site, including the conditions imposed upon Applicant in consideration for its acquisition of the Site and development of the Project. The DDA is attached hereto as Exhibit 1 provided concurrently with this Resolution;

WHEREAS, Agency has determined that it furthers the public purposes of redevelopment to convey the Site at fair market value to a company with experience and expertise in the construction, management and operation of materials recovery facilities and transfer stations. Developer is a family-owned and operated company (the largest in L.A. County) that has been providing refuse removal and recycling services in Southern California for more than 50 years. Developer currently operates a MRF in the unincorporated area of Los Angeles County near the City of Industry, the first of its kind in the area;

WHEREAS, the Project will benefit the City by creating new jobs in the community, diversifying and expanding the City's revenue base, revitalizing a blighted area and the general economy of the City, improving the City's compliance with State-mandated waste reduction requirements, and promoting recycling and refuse rate stability for residents and businesses within the community. The Project will also benefit the public by serving the mixed municipal waste management needs of other jurisdictions in the region, reducing municipal costs, and protecting public health and safety;

WHEREAS, the Site is owned by the Agency as a result of Health & Safety Code § 34167.5. The Agency's predecessor in interest to the Site was the Irwindale Community Redevelopment Agency (Former RDA). On December 29, 2011, the California State Supreme Court issued a ruling on the constitutional validity of two 2011 legislative budget trailer bills, ABX1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), which resulted in the outright dissolution of all 425 redevelopment agencies in the State of California. As part of that dissolution process, former redevelopment lands, like the Site, inured to successor agencies by operation of law. Moreover, the dissolution laws provide a process for the disposition and/or transfer of assets, including property holdings of the Former Irwindale Community Redevelopment Agency (ICRA). Subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012), which was passed, signed, and enacted on June 28, 2012, made significant changes to the provisions of ABX1 26, including the process for asset management/disposition/transfers, which include preparation and approval of a Long Range Property Management Plan (PMP) by the Agency and State Department of Finance (DOF). The Agency has received DOF approval of a PMP that includes the Site's disposition pursuant to the terms of the DDA;

WHEREAS, concurrent with the hearing on approval of this Resolution, the City Council and Successor Agency held a joint public hearing to consider certification of the 2020 Final Environmental Impact Report (2020 FEIR) for the proposed Project, as described in Joint Resolution No. CC 2021-08-3270/~~SA 2021-15-3277~~, SA 2021-13-3275 entitled "A JOINT RESOLUTION OF THE CITY COUNCIL AND SUCCESSOR AGENCY OF THE CITY OF IRWINDALE, CALIFORNIA, CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (SCH#2013051029), ADOPTING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MATERIALS RECOVERY FACILITY AND TRANSFER STATION PROJECT";

WHEREAS, through its February 24, 2021, adoption of Joint Resolution No. CC 2021-08-3270/~~SA 2021-15-3277~~, SA 2021-13-3275, the City Council and Successor Agency certified that it has reviewed and considered the information in the 2020 FEIR and the whole of the administrative record, the 2020 FEIR has been completed in compliance with the California Environmental Quality Act (CEQA), reflects the City's independent judgment and analysis, and that all mitigation measures available to reduce the project's impacts to the extent feasible have been adopted in the project's Mitigation Monitoring and Reporting Program. The City also adopted a Statement of Overriding Considerations and CEQA Findings of Fact, attached as Exhibit A to Resolution No. Joint Resolution No. CC 2021-08-3270/SA 2021-13-3275;

WHEREAS, at its February 24, 2021, meeting, the City Council and Successor Agency held a joint public hearing to consider and decide whether to approve the Disposition and Development Agreement for the MRF/TS Project or

whether to reject the MRF/TS Project and pursue no project related to the MRF/TS Project at this time;

WHEREAS, because tax increment moneys are used by the Agency for the conveyances made by the DDA, it was necessary to issue a Public Summary Report pursuant to California Health and Safety Code Section 33433 (Section 33433). The Agency has prepared the required 33433 Summary Report and a notice of a joint public hearing of the Agency and City Council concerning the proposed DDA has been given in accordance with applicable law. The Summary Report is attached hereto as Exhibit 2 and incorporated herein by this reference.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the City Council and the Successor Agency of the City of Irwindale as follows:

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

SECTION 2. Findings. The City Council and the Successor Agency Board hereby specifically finds and determines based upon the substantial evidence in the record of proceedings, and their independent judgment and analysis, that:

1. The DDA is consistent with the Successor Agency's adopted Long Range Property Management Plan for the site that was approved by the State Department of Finance on August 8, 2014.

2. The consideration to be paid by Applicant for the Site pursuant to the DDA is not less than fair market value, considering the required remedial work to make the Site developable for the use authorized by the DDA and the covenants and conditions required to be recorded against the Site under the DDA. The facts set forth in the Summary Report prepared for the DDA are incorporated herein. The City Council and Agency Board have reviewed the Summary Report and find that it (i) adequately explains the DDA, (ii) identifies the costs to the Agency and the consideration to be paid by the Applicant, (iii) explains how the DDA will alleviate blight, and (iv) explains why the Agency should enter into the DDA. The City Council and Agency Board hereby consent to the factual determinations made in the Summary Report.

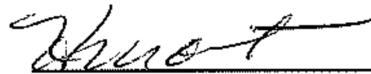
3. The City Council and Successor Agency hereby approve the DDA and authorize and direct the Mayor and City Manager/Executive Director to take such actions and execute such documents as may be necessary to implement and effect this Resolution and the DDA on behalf of the City. City staff is also authorized and directed to take such actions and execute such documents as may be necessary to implement and effect this Resolution and the DDA.

SECTION 3. This Resolution shall be effective upon adoption.

SECTION 4. The Deputy City Clerk shall:

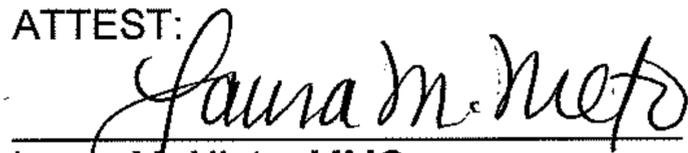
- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 24th day of February, 2021.



H. Manuel Ortiz, Mayor & Agency Chair

ATTEST:



Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale and Chief Successor Agency Assistant Secretary, do hereby certify that the foregoing Resolution No. CC 2021-09-3271 & SA 2021-14-3276 was duly adopted by the City Council of the City of Irwindale and the Successor Agency of the City of Irwindale, at a regular meeting held on the 24th day of February 2021, by the following vote:

AYES:	Councilmembers:	Ambriz, Breceda, Burrola, Garcia, Mayor/Chair Ortiz
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None


Laura M. Nieto, MMC
Chief Deputy City Clerk

EXHIBIT 1

Disposition and Development Agreement

(Provided Separately as Attachment E)

EXHIBIT 2

Summary Report Per Health & Safety Code § 33433

**SECTION 33433 SUMMARY REPORT
FOR PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY
REDEVELOPMENT AGENCY
AND ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES**

INTRODUCTION AND BACKGROUND

The following Summary Report ("Report") has been prepared pursuant to California Health & Safety Code Section 33433 ("Section 33433"). Under Section 33433, a redevelopment agency must issue a report providing specified information regarding any sale or lease of property that was purchased with tax increment money. All redevelopment agencies in the State of California were dissolved by the action of the Legislature effective February 1, 2012. The authority, rights, powers, duties and obligations of redevelopment agencies are now vested in entities known as "successor agencies," except with respect to provisions of the Community Redevelopment Law that were repealed, restricted, or revised pursuant to the legislation providing for the dissolution of redevelopment agencies. Health & Safety Code Section 34173(a) & (b). However, it is not entirely clear which provisions of the Community Redevelopment Law have been repealed, restricted or revised. Specifically, it is unclear whether Section 33433 applies to the disposition by a successor agency of real property that was purchased by the redevelopment agency with tax increment money in light of the fact the concept of "tax increment" has been obliterated by the redevelopment dissolution law and successor agencies are charged with disposing of real property assets of former redevelopment agencies for the highest value possible rather than for purposes of redevelopment and elimination of blight. (ABX1 26 (Chapter 5, Statutes of 2011), Section 1, subsection (i); Health & Safety Code Section 34189(a).) Nevertheless, in an abundance of caution, this Section 33433 report has been prepared with respect to a sale of real property by the Successor Agency to the Irwindale Community Redevelopment Agency ("Successor Agency"). While this report may at times refer to what the Successor Agency is required to do under Section 33433, that phraseology is used only for convenience and is not a concession by the Successor Agency that Section 33433 does in fact apply.

The Successor Agency proposes to enter into a Disposition and Development Agreement ("DDA") that provides for the sale of real property purchased by the former redevelopment agency to Arakelian Enterprises, Inc., dba Athens Services ("Developer") for development of an approximately 17.22-acre site in the City of Irwindale ("City"), located at the intersection of Live Oak Avenue and Arrow Highway and referred to in this report as the "Site." The proposed development will be comprised of a Materials Recovery Facility and Transfer Station (the "MRF/TS") and a public Fueling Facility/Convenience Store and appurtenant improvements (collectively, the "Project"). A copy of the DDA is attached as Attachment "A".

This report consists of six (6) sections, as follows:

- A. Salient Points of the DDA
- B. Estimated Costs of the DDA to the Successor Agency
- C. Estimated Value of the Site at the Highest and Best Use
- D. Estimated Fair Re-use Value of the Interest to be Conveyed

- E. Comparison of Purchase Price Contemplated by the DDA with the Site's Fair Market Value and Justification for the Purchase Price
- F. Explanation of Why the Sale of the Site will Facilitate the Elimination of Blight

A. SALIENT POINTS OF THE DDA

Project Description

The Site was purchased by the former redevelopment agency on July 9, 1990, for \$5,289,643. At the time of purchase, the Site was vacant and the former redevelopment agency sought to facilitate development of the site for an after-market auto related use and other retail development. The after-market auto related use did not move forward.

In 2005, the Site was recognized, by virtue of its size and location relative to freeways and arterial roadways, as a suitable site for the development of the MRF/TS which would enable the City to meet its obligations with respect to waste disposal.

The State of California, through enactment of the California Integrated Waste Management Act of 1989 (Public Resources Code Sections 40000 et seq. (the "Act")), has directed all local jurisdictions to promote recycling and to maximize the use of feasible source reduction, recycling and composting options in order to reduce the amount of solid waste required to be disposed of by land disposal. Furthermore, the Puente Hills Landfill, a major solid waste disposal facility for the region, closed as of October 31, 2013 and is required by permit conditions to reduce the quantities of waste accepted, resulting in the need for additional waste processing facilities and transfer stations to be developed in the region to meet the solid waste management needs of jurisdictions and protect public health and safety. The development of the Site pursuant to the DDA, and the fulfillment generally of the DDA, are further intended to facilitate meeting the City's obligations under the Act by providing the City and its residents with a state-of-the-art facility for solid waste disposal, recycling and source reduction.

The DDA provides for the following obligations of the Successor Agency and the Developer:

The Successor Agency's Responsibilities:

1. Convey the Site to the Developer for the sum of \$10,210,000, based on a March 20, 2012, appraisal by R. P. Laurain & Associates.
2. Review and approve Project plans submitted by the Developer.

Developer Responsibilities:

1. Accept the conveyance of the Site.
2. Submit plans, apply and pay for all development costs associated with environmental clearance consistent with the California Environmental Quality Act (CEQA), building permits and other permits for the rehabilitation, maintenance, and construction of the facilities for the use described in this report.

3. Pay all costs related to the development of the Site, including but not limited to all project development and construction costs, all costs of public education regarding the Project, all costs of environmental review, all costs for development entitlements and permits and building permits, all costs of acquiring the Site, all "Host Fees" (as defined in a development agreement between the City and the Developer), and all costs in connection with the operation of the Project.
4. Reimburse the Successor Agency and the City for all costs incurred in connection with negotiation of the DDA and review and processing of plans and permits for the Project.
5. Operate a state-of-the art MRF/TS. As part of that obligation, meet state solid waste diversion requirements, address citizen complaints and prevent nuisance conditions from arising in connection with the operation of the facility.
6. Indemnify the Successor Agency against any prevailing wage claims made in connection with construction of the Project.
7. Indemnify the Successor Agency against all damages, costs and attorneys' fees related to litigation regarding the DDA and the Project.

B. ESTIMATED COST OF THE DDA TO THE SUCCESSOR AGENCY

Section 33433 requires that the Successor Agency disclose its costs associated with acquiring, holding, and selling the Site. The net costs are defined as equaling the Successor Agency's out-of-pocket costs less the revenues it is to receive as a result of the disposition of the Site.

1. Direct Costs to the Agency.

In July 1990, the former redevelopment agency purchased the Site and paid \$5,289,643, or approximately \$7.05 per square foot. The DDA provides for the Successor Agency to convey the Site to the Developer. Other expenses to the former redevelopment agency and the Successor Agency include the following:

DESCRIPTION	COST TO THE AGENCY
Site Remediation Costs	\$108,349.88
Appraisal costs	\$ 7,000.00
Title insurance	\$ 8,236.00
Escrow costs	\$ 17,172.00
Total Costs	\$ 132,521.88

Site Remediation Costs:

12/17/09 - \$19,125.00 – Converse Phase II Site Assessment

06/22/09 - \$ 2,717.30 – Converse Phase I Site Assessment

PO 00004395 - \$34,747.00 – Converse Add'l Phase II Testing; Research Groundwater Production Well; Removal 2 55-Gallon Drums

01/23/13 - \$51,760.58 – Converse Well Abandonment Services

Adding all these expenses plus the \$5,289,643 for the acquisition of the Site, the direct costs of this transaction to the former redevelopment agency and the Successor Agency come to a total of \$5,422,164.88.

2. Subsidy to Developer.

The Site is being conveyed to the Developer for \$10,210,000, a price determined by an appraisal in March 20, 2012 to be the fair market value. This price was established by an earlier Memorandum of Understanding between the Successor Agency and the Developer entered into in 2012, as amended on April 13, 2011 and again on December 12, 2012 (collectively, "MOU"). The DDA and various related transactions between the Developer and the City have been structured around that valuation of the Site. However, preparation of the Environmental Impact Report for the Project took longer than expected and the decision was made, in light of the MOU, the Successor Agency is bound by the price stated in the MOU, which the Successor Agency believes remains the fair market value of the Site today.¹ Thus, no subsidy is being provided to the Developer.

3. Benefits and Revenues to Successor Agency.

The benefits associated with the DDA and the Project itself are estimated to significantly outweigh the financial expenses. The Project is expected to generate an estimated annual amount of over \$780,000 in Host Fees upon the first year of operation, increasing to an estimated \$2.1 million by the 10th year of operation, based on the tonnage of solid waste handled per day. Job creation and improvements to the existing Site and occupancy of a Site that was vacant for more than 10 years and was formerly blighted are further intangible factors adding to the overall value of the Project to the City and its residents. It is estimated that the Project will generate approximately 345 jobs, which will be filled by underemployed citizens from the City and surrounding communities.

The total cost to the Developer of development and construction of the Project and performance of obligations under the DDA and other agreements with the City is estimated to be \$45,210,000. The Project improvements will increase the Site's value, which in turn will generate tax revenues payable to the Successor Agency or, in light of the dissolution of the former redevelopment agency, to other affected taxing entities. A rough estimate of property tax increases due to the

¹ The Successor Agency has received a comment letter dated October 9, 2014 from Remy Moose Manley LLP, legal counsel for Waste Management, a competitor to the proposed purchaser of the Site, Athens Services. Waste Management submitted a proposal to purchase the Site and develop the MRF/TS, but was not selected to be the developer of the project. The comment letter states, based upon a letter appraisal enclosed with the letter, that the purchase price is not the current fair market value of the Site. A review of the R.P. Laurain appraisal and Remy Moose Manley's letter appraisal reveals that the price per square foot used by the two appraisers differs by only \$1.00 per square foot and R.P. Laurain gives a higher value for the portion of the site impacted by a utility easement. The difference between the two appraisals is largely due to the fact R.P. Laurain took into account the effect on fair market value of a Community Facilities District assessment that would go into effect upon development of the Site, while Remy Moose Manley's appraisal did not. The appraisal provided by Remy Moose Manley therefore does not establish that the purchase price is not the current fair market value.

value of proposed Project improvements is \$350,000 per year (i.e., building improvements valued about \$35,000,000 at a 1.00% tax and assessment rate). A rough estimate of annual property taxes and assessments (other than the Community Facilities District assessment) based on the value of the land when it was purchased by the former redevelopment agency is about \$52,896 (i.e., 1.00% tax and assessment rate times Site's purchase price of \$5,289,643). This means that the Project can be estimated to generate approximately \$400,000 additional dollars in property taxes and assessments per year. The former redevelopment agency recovered approximately 10.4 cents on the dollar as tax increment. Thus, there will be approximately \$42,000 additional dollars available each year of residual property tax dollars made available to the City through the RPTTF distribution. In addition, it is estimated the City will realize approximately \$50,000 per year in sales tax revenue from the Fueling Facility/Convenience Store aspect of the Project.

C. ESTIMATED VALUE OF THE SITE AT THE HIGHEST AND BEST USE

Section 33433 requires the Successor Agency to identify the value of the Site to be conveyed at the highest and best use allowed by the applicable zoning and requirements imposed by the redevelopment plan. Such valuation does not take into consideration any extraordinary use and/or quality restrictions being imposed on the development by the Agency.

The Site is zoned M-2, Heavy Manufacturing, under the City of Irwindale Zoning Ordinance which allows a variety of industrial uses as well as certain commercial uses. The Site is designated for commercial use in the City's general plan. The Site is triangular in shape and is located in an existing industrial area. Existing land uses that currently surround the Site include a mixture of commercial and industrial to the west, east, and south, recreation/open space to the north, and residential to the south, beyond the commercial/industrial districts in the City of Baldwin Park located to the south. The Site is bordered on the south by Live Oak Avenue, on the east by the Santa Fe Dam and property owned by the U.S. Army Corps of Engineers, and on the west and northwest by an existing business/industrial parking lot. The Site is crossed by a City of Los Angeles Department of Water and Power electricity transmission easement along the south side. In addition, Southern California Edison Company has a 23-foot wide underground utility easement along the entire length of the site frontage on Arrow Highway.

The Successor Agency obtained a highest and best use fair market value appraisal of the Site from R. P. Laurain and Associates dated March 20, 2012 (see, Attachment "B" hereto). The value conclusion for the property is \$10,210,000.00, which takes into account the effect of a Community Facilities District assessment that would become applicable upon development of the Site. The appraisal concludes the highest and best use of the Site in its existing condition is industrial development in accordance with the existing zoning. (Attachment "B" at p. 3-3.)

The Successor Agency's appraiser estimated the value of the Site at its highest and best use to be \$10,210,000. As noted in this report, the Agency paid \$5,289,643 for the Site in July 9, 1990.

D. ESTIMATED FAIR RE-USE VALUE OF THE INTEREST TO BE CONVEYED

Section 33433 requires the Successor Agency to identify the value of the Site at the Developer's "fair re-use value" subject to the conditions, covenants, and development costs required by the conveyance (i.e., the value of the Site as it is proposed to be used under the DDA and encumbered

by any applicable use and development restrictions). The re-use value of the Site is directly a function of the development economics specific to the proposed Project. In other words, the "fair re-use value" is the property's value as it is being sold by a redevelopment agency, reflecting additional conditions and limitations beyond those permitted by land use and zoning codes. Generally, these conditions result in a lower value because the "highest and best use" cannot be achieved under the limitations imposed. Section 33433 additionally requires the fair re-use analysis to determine how "development costs required by the sale" will impact the Site's value.

As described above, the DDA and attendant Site use covenants will restrict the Site to use for the Project. Once in place, such use restrictions could have a negative impact upon the Site's value, particularly in light of the very substantial investment that must be made in improvements to the Site for construction of the Project. In addition, the requirement the Site be used only for the Project, and in particular the requirement for development and operation of the MRF/TS, precludes other uses of the Site that might generate a higher land value.

The Successor Agency has not obtained a specific professional appraisal analysis of the fair re-use value of the Site. The purpose of such an analysis is to ensure that a developer who is not paying highest and best use fair market value for real property purchased by a redevelopment agency with tax increment is paying at least the fair re-use value of the property. In this instance, the Developer is paying the fair market value of the Site based on its highest and best use. Accordingly, the fair re-use value analysis, if the Successor Agency is in fact required to comply with Section 33433, does not provide useful information for contemplating whether the price to be paid for the Site is fair to the Successor Agency and the public.

E. COMPARISON OF PURCHASE PRICE CONTEMPLATED BY THE DDA WITH THE SITE'S FAIR MARKET VALUE AND JUSTIFICATION FOR PURCHASE PRICE

The Site is being sold to the Developer for \$10,210,000 with a requirement that the Developer develop a project anticipated to cost in excess of \$33,000,000. As explained above, the price the Developer will pay for the Site is its fair market value for the highest and best use of the Site, which likely is more than the fair re-use value and substantially exceeds the cost to the former redevelopment agency of acquiring the Site and demolishing the improvements, as described in page 3 above. The DDA contemplates a fair return on the redevelopment agency's purchase of the Site in light of the specialized use of and need for the project.

F. EXPLANATION OF WHY THE SALE OF THE SITE WILL FACILITATE THE ELIMINATION OF BLIGHT

As discussed above, the purpose of the Successor Agency is not redevelopment or elimination of blight; the purpose of the Successor Agency is to satisfy the enforceable obligations of the former redevelopment agency and dispose of the former redevelopment agency's assets. Under the circumstances, it is questionable whether an analysis of why the DDA will facilitate the elimination of blight is necessary or useful. However, the issue will be addressed below to the extent feasible.

The Community Redevelopment Law of the State of California, Health and Safety Code Sections 33000, et seq. ("CRL"), authorized the former redevelopment agency to make agreements with

owners, purchasers and lessees of property in redevelopment project areas to eliminate blight and revitalize the area for economic development and redevelopment. More specifically, business vacancies and vacant or underutilized land or buildings are conditions that fall within the ambit of adverse economic conditions associated with blight. The Site is currently vacant land, having been previously developed, but underutilized, for industrial use, and thus the Site is vulnerable to becoming a target of trespassing, vandalism, and graffiti, and to becoming a public safety problem and a blighting influence on the surrounding area. By generating approximately 345 jobs and providing for more advanced solid waste diversion and recycling programs and more efficient transport of solid waste, the DDA will ameliorate environmental solid waste impacts that could exacerbate blighting influences.

The Project is also identified in the Irwindale Community Redevelopment Agency Implementation Plan for the 2010-2014 five-year period adopted by the former redevelopment agency in 2009 pursuant to Health & Safety Code 33490. The following are among the goals identified in the Implementation Plan that will be furthered by the Project:

- The elimination and prevention of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Areas in accordance with the General Plan, applicable codes and ordinances, and Redevelopment Law.
- The promotion of new and continued encouragement of private sector investment within the Project Areas to prevent the loss and to facilitate the recapture of, commercial sales activity and replacement of revenues that will be lost when mining operations diminish with the depletion of quarry sites.
- The achievement of an environment reflecting a high level of concern for architectural, landscape, urban design and land use principles appropriate for the attainment of the objectives of the Redevelopment Plans.
- The creation of conditions that will result in the reduction of crime and an increase in public safety.
- The creation and development of local job opportunities and the preservation of the area's existing employment base.
- The redesign, rehabilitation, and redevelopment of areas, which are stagnant or underutilized.
- The elimination or amelioration of certain environmental deficiencies, including substandard vehicular circulation systems; inadequate water, sewer, and storm drainage systems; insufficient off-street parking; and other similar deficiencies that adversely affect the Project Areas.
- The reduction of the City's annual costs for the provision of local services to, and within, the Project Areas.

- END -