

RESOLUTION NO. 2021-12-3274

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING SITE PLAN AND DESIGN REVIEW (DA) NO. 06-2016 FOR THE CONSTRUCTION OF A ±265,228 SQUARE FOOT MATERIALS RECOVERY FACILITY AND TRANSFER STATION (MRF/TS) BUILDING AND CONVENIENCE STORE WITH A PUBLIC GAS STATION LOCATED AT 2200 ARROW HIGHWAY IN THE M-2 (HEAVY MANUFACTURING) ZONE 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 entered into a Disposition and Development Agreement with the City of Irwindale Successor Agency to construct and operate a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and public gas station on a property located at 2200 Arrow Highway – APN 8535-001-911. The Applicant has made a request for a Site Plan & Design Review (DA) (SP&DR (DA) 06-2016) for the construction of a MRF/TS and a convenience store/public gas station. The Property is located on a 17.22-acre parcel on the south side of Arrow Highway. The convenience store will be approximately 2,587 square feet with eight gas or diesel pumps on an island with an overhead canopy. The convenience store will sell beer and wine for off-site consumption. The Subject Property is zoned M-2 (Heavy Manufacturing).
- (ii) On January 20, 2021, the Planning Commission, at a 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, adopted Resolution No. 795(21) for SP&DR (DA) No. 06-2016.
- (iii) On January 20, 2021, the Planning Commission, adopted Resolution No. 790(21) recommending that the City Council approve the adoption and certification of the project FEIR (SCH# 2013051029).
- (iv) On February 24, 2021, the City Council conducted a duly noticed public hearing, as required by law, on the Application and 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 the Application at that same meeting, subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.
- (v) All legal prerequisites to the adoption of this Resolution have occurred.

A. RESOLUTION.

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

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

2. The City Council hereby specifically finds and determines the project, as proposed, including Site Plan and Design Review (DA) No. 06-2016, has been adequately analyzed in the 2020 Final Environmental Impact Report (2020 FEIR) (SCH#2013051029). In making this determination, the City Council, as Lead Agency, has reviewed and considered the information in the 2020 FEIR, the written and oral testimony provided to the City, and the remainder of the administrative record for the project. The City Council has separately certified, via City Council Resolution No. 2021-08-3270 that the 2020 FEIR has been completed in compliance with the California Environmental Quality Act (Pub. Resource Code, § 21000 et seq.), reflects the City of Irwindale's independent judgment and analysis, and that all mitigation measures available to reduce to the project's impacts to the extent feasible have been adopted in the project's Mitigation Monitoring and Reporting Program. The City Council has also separately adopted a Statement of Overriding Considerations and CEQA Findings of Fact, attached as Exhibit A to Resolution 2021-08-3270. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

3. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans and Conditions of Approval attached hereto as Attachment A, this City Council hereby specifically makes the following findings for Site Plan & Design Review (DA) No. 06-2016 as follows:

Site Plan and Design Review (DA) No. 06-2016

A. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city

The subject site is zoned M-2 (Heavy Manufacturing) and has a current General Plan land use designation of Commercial. The applicant is requesting a General Plan Amendment (GPA) in conjunction with this SP&DR (DA) to change the land use designation to Commercial/Industrial and a Zone Ordinance Amendment (ZOA), to allow a MRF/TS in the M-2 (Heavy Manufacturing) zone with a Development Agreement (DA). Upon approval of the GPA, ZOA and DA, the proposed project will be in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city. A Conditional Use Permit for the project is being considered as part of the entitlement request for the off-sale of beer and wine and a public gas station. The building is designed to generally comply with the development standards for the M-2 zone; and is consistent with the goals and policies of the General Plan and Citywide Design Guidelines.

B. The proposed project is in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner's participation agreement or disposition and development agreement

- vi. **Mechanical and utility service equipment,**
Site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area.
- vii. **Landscaping,**
The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale.
- viii. **Grading,**
Project has been designed to take advantage of the existing topography, thus reducing grading activities on site.
- ix. **Lighting,**
All lighting is designed to complement the structures and oriented to properly illuminate the site as not to create “dark pockets” that could support nefarious activities.
- x. **Parking,**
IMC Subsection 17.64.030(M) “Recycling Facilities – Large Collection and Processing Facilities” requires space to be provided on-site for 10 vehicles to circulate and to deposit recyclable materials and 1 parking space for each employee on the largest shift and 1 space for each commercial vehicle associated with the use. The office area requires 1 space for each 350 square feet of office and employee area. The convenience store requires 1 space for each 250 square feet of area. 188 parking spaces are required and 326 spaces are provided; for a surplus of 138 parking spaces.
- xi. **Drainage,**
A Water Quality Management Plan (WQMP) will address hydrology and drainage.
- xii. **Intensity of land use.**
The project is located on a 17.22-acre, triangular-shaped parcel. Building footprint covers 34% of the site, with the remaining majority of the site dedicated to landscaping, hardscape, and on-site parking and circulation. The MRF/TS building is located in the center of the parcel with the convenience store located at the northeast corner of the property with wide drive aisles, excess parking, and enhanced landscaping in the setback areas.

D. The proposed development is consistent with applicable city design guidelines and historic design themes, and provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

The proposed project incorporates desired design elements from the Commercial and Industrial Design Guidelines including but not limited façade elements, roofs and parapets, materials and colors. The layout, landscaping and design of the site also incorporated encourage design principles. For example, the articulated arched façade

The Irwindale Community Redevelopment Agency no longer exists. Therefore this finding is no longer applicable. However, to the extent this finding is applicable, there is an owner's disposition and development agreement (DDA) involved that is being processed concurrently with the Irwindale Successor Agency. The Project is in conformance with the proposed DDA and a condition of approval has been included stating that the Project requires approval of the DDA by the Irwindale Successor Agency.

C. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:

i. Facilities and improvements,

The MRF/TS C&D, Maintenance and Material Staging areas of the building are setback over ±60 feet from the east/northeast and south property lines (the closest property lines). The convenience store maintains a 30-foot setback from Arrow Highway. The buildings are located to provide adequate vehicular circulation on the site. All structures and infrastructure improvements will be constructed to current code and completed prior to Certificate of Occupancy.

ii. Pedestrian and vehicular ingress, egress, and internal circulation,

Ingress and egress to the site is provided via five (5) driveways: Driveways 1, 2, 4, and 5 on Arrow Highway and Driveway 3 on Live Oak Avenue, with a Fire Department access entrance at the southwest corner of the property. Driveway 2 includes a trucks-only ingress lane and a second entrance with ingress and egress for the employee parking lot. Addendum No. 1 to the FEIR evaluated the minor, internal site plan adjustments made for the final design of the project that included off-site improvements resulting from the internal site changes. A right-hand turn lane and installation of an intersection stop light was included in the project. The overall circulation of the project has remained similar to the FEIR site plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway. Employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard.

iii. Setbacks,

The project has been designed to comply with the required minimum setbacks for the M-2 zone.

iv. Height of buildings,

There is no maximum building height restriction within the M-2 zone. Nonetheless, the MRF/TS structure has been designed to complement the massing and height of the existing industrial buildings in the City with a maximum height of 50'6". The convenience store has a maximum height of 21'.

v. Signs,

Signage is not proposed at this time. Future signage will be incorporated into a signage package that eschews garishness and embraces a refined, integrated overall design. A separate sign program will be prepared to address all on-site wall, freestanding, and directional signage.

elements with translucent panels are provided to break up the building massing. Additionally, the building elevations are scored vertically and horizontally to provide architectural interest. The buildings also feature raised decorative accent elements with metal crosspieces over the bay doors. The design complements many of the recently approved developments, which have been designed to closely adhere to the guidelines, while maintaining function and aesthetic uniqueness.

4. Based upon the substantial evidence and conclusions set forth herein above, this City Council approves the application for Site Plan and Design Review (DA) subject to the adoption of the 2020 FEIR, including the corresponding Findings of Fact, Statement of Overriding Consideration, and Mitigation Monitoring and Reporting Program.

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

6. This resolution shall be effective upon adoption.

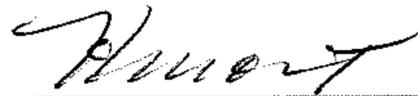
7. The documents and materials that constitute the record of proceedings upon which this Resolution has been based are located at 5050 N. Irwindale Avenue, Irwindale, California. The custodian for these records is the Community Development Manager. This information is provided in compliance with Public Resources Code section 21081.6.

8. SECTION 12.A Notice of Determination shall be filed with the County of Los Angeles and the California State Clearinghouse within five working days of final project approval.

9. The Chief Deputy City Clerk shall:

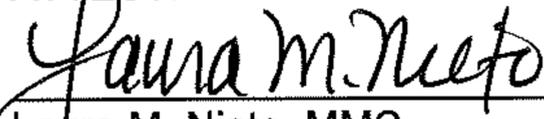
- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

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



H. Manuel Ortiz, Mayor

ATTEST:



Laura M. Nieto, MMC
Chief Deputy City Clerk

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

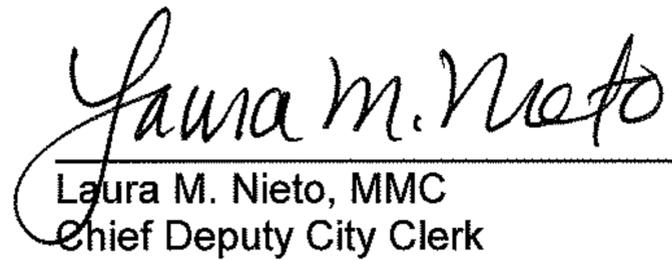
I, Laura M. Nieto, Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2021-12-3274 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 24th day of February 2021, by the following vote:

AYES: Councilmembers: Ambriz, Breceda, Burrola, Garcia, Mayor Ortiz

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Laura M. Nieto, MMC
Chief Deputy City Clerk

EXHIBIT "A"

CITY COUNCIL RESOLUTION NO. 2021-12-3274

**Site Plan and Design Review No. 06-2016
Athens Services
2200 Arrow Highway, Irwindale, CA 91706**

A. GENERAL

1. The uses authorized by this Site Plan and Design Review Permit allow for the construction of a ±262,641 square foot MRF/TS building and ±2,587 square foot convenience store/public gas station as described on the plans dated December 8, 2020.
2. The timing for obtaining all permits related to this project shall be consistent with the provisions in Development Agreement No. 02-2016. To the extent that any inconsistencies occur, the development agreement provisions shall prevail.
3. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Division, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.
4. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning Site Plan and Design Review Permit No. 06-2016. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
5. The use and improvements authorized by this Site Plan and Design Review Permit shall conform to the plans as finally approved by the City (dated December 8, 2020) as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by Community Development Manager/City Planner, shall require the prior approval of the City Council pursuant to the amendment of the Site Plan and Design Review Permit.
6. The Applicant agrees to allow City inspectors access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permits for this project.

7. The Applicant shall maintain and use the project location thereon in full compliance with all codes, standards, policies and regulations imposed by the City, County, State, or Federal agencies with jurisdiction over the facility.
8. It shall be required that the subject location and its contents, including but not limited to, structures, fences or garden/block walls, and vehicles are maintained free and clear of any graffiti. The Applicant shall be held responsible for the immediate removal of any and all graffiti found on-site within 48 hours of its application.
9. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the applicant at the time of approval or conditional approval of the project, or within 90 days after the date of imposition of the fees, dedications, reservations, or exactions imposed on the project.
10. The premises will be secured with appropriate security lighting, to obtain a minimum of 1-foot candles over the entire site. A photometric lighting plan shall be submitted, subject to the review and approval of the Community Development Department and the Police Department.
11. Security lighting fixtures are to be shielded and shall not project above the fascia or roof line of the buildings. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.
12. Prior to occupancy of the project, all users of the facility shall comply with the City of Irwindale M-2 zoning standards and regulations through the business license and zoning compliance process.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. All landscaping for the project shall be drought resistant low water with drip irrigation, low flow bubblers and water efficient rotor heads where applicable. Native plants shall be used where feasible. Landscaping shall be provided as shown on the approved Preliminary Planting Plan (dated December 8, 2020) and as modified pursuant to City Building Plan Check review of Precise Landscape and Irrigation plans.
2. Landscape and irrigation plans shall be prepared by a licensed landscape architect, and are subject to the approval of the Community Development Manager/City Planner and the City Engineer/Building Official. Landscape plans shall be consistent with the Commercial and Industrial Design Guidelines. Vision clearance shall be maintained at all vehicle entrances and exits.

3. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines."
4. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.
5. All landscaped planters shall be surrounded by a six (6) inch horizontal concrete curb.
6. The following invasive plants shall not be used in landscaping:
 - *Carpobrotus edulis* (ice plant)
 - *Hedera helix*, *H. Hibernica*, *H. canariensis* (English ivy, Irish ivy, Algerian ivy)
 - *Vinca Major* (periwinkle)
 - *Pennisetum setaceum* and all cultivars and varieties (fountain grass)
 - *Cortaderia selloana*, *C. jubata* and all cultivars and varieties (pampas grass)
 - *Retama monosperma*, *Genista monspessulana*, *Cytisus striatus*, *Cytisus scoparius*, and *Spartium junceum* (broom – bridal, French, Portuguese, Scotch, Spanish)
 - *Acacia Cyclops* (acacia or western coastal wattle)
 - *Myoporum laetum* (myoporum)
 - *Washingtonia robusta* and *Phoenix canariensis* (Mexican fan palm and Canary Island date palm)
 - *Schinus terebinthifolius* (Brazilian pepper)
 - *Eucalyptus globules*, *E. camaldulensis* (eucalyptus, blue gum, and red gum)
7. At least 10 percent of the total gross land area of the site (in this case, 75,000 square feet) shall be landscaped.
8. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.
9. All perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.
10. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs as allowed.
11. All construction activities shall comply with criteria set forth in IMC Section 9.28.110, Construction of building and projects.
12. Any masonry walls, wrought iron fences, and driveway gates shall be decorative and consistent with the building design and the Commercial and Industrial Design Guidelines. The design of the walls and gates shall be subject to the review and approval of the Community Development Department and Public Works/Engineering Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.

13. The Applicant shall prepare a comprehensive sign program. The sign program shall include but is not be limited to sign type, square footage allowances, placement, illumination, quantity, colors, materials, landlord/owner/association approval.
14. Applicant shall obtain approval and permits from the Planning and Building Divisions for all project signage prior to construction of any signs on the project site.
15. Drive aisles shall remain open and unobstructed for vehicular circulation.
16. All building design and construction, including the type, texture, color, and durability of the exterior building materials shall comply with the City's Commercial and Industrial Design Guidelines.
17. Trash enclosures (6'-0" high min.) with solid metal self-closing and self-latching gates shall be provided. The enclosures shall be built with decorative materials to match the type, texture, and color of the materials used in the construction of the buildings. Gates shall remain closed at all times when the trash receptacles are not in use.
18. All rooftop mechanical equipment, including heating and air conditioning units, antennas, and other electronic devices, shall be completely and decoratively screened from view from all public rights of way and adjacent properties and shall be integrated into the design and construction of the buildings¹. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and construction materials in texture and color. Such rooftop equipment screening shall be subject to the review and approval of the Community Development Department.
19. All rooftop wireless telecommunications antennas operated by third parties are subject to the provisions of Chapter 17.90 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.
20. The street numbers for the development shall be painted on the rooftop of each building in such a manner that it is clearly visible to public safety personnel and shall be a minimum five (5) feet in length painted with minimum one (1) foot wide brush strokes. Rooftop numbers shall be shown on the plans submitted for plan check.
21. A lighting plan shall be submitted for approval by the Community Development Department describing lighting fixtures for parking lot and building exterior lighting. Lighting fixtures shall be designed to shield light and/or direct light in a downward direction to minimize light spillover to adjacent areas.

¹ Photo voltaic equipment is exempt from this requirement.

22. The Applicant shall comply with the provisions of Irwindale Municipal Code Chapter 17.66, "Trip Reduction and Travel Demand Measures." All required trip reduction and travel demand measures applicable to the project pursuant to Chapter 17.66 shall be indicated on plans at the time of plan check.
23. All truck loading and unloading shall occur on the site. No loading, unloading or truck idling shall be permitted to take place on the street for any business located on the site.
24. A temporary chain link fence with green screening shall be installed and maintained around the perimeter of the site at all times during construction.
25. Applicant shall at all times comply with the Irwindale Municipal Code Noise Standards as measured at the Site boundary. Additionally, if noise impacts exceed the applicable noise standard contained in the Irwindale Municipal Code, Applicant shall take necessary actions and implement procedures to bring the operations into compliance with this Code.
26. To the extent feasible, Applicant shall participate in Southern California Edison's energy savings program.
27. All conditions of approval and requirements set forth in Development Agreement No. 02-2016 and Conditional Use Permit No. 08-2016 shall be complied with as part of this application.

C. BUILDING AND SAFETY DIVISION

1. Building permits shall be obtained from the Building and Safety Division 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. Building plans for non-residential construction must contain the following items prior to its submittal for plan check:
 - Site Plan: Lot size, locations and dimensions of property lines, adjacent streets, setbacks from property lines, locations of other structures, easements, north arrow, scale, contours/drainage pattern
 - General Notes: Applicable codes, occupancy classification, type of construction, allowable area analysis, and occupant load analysis, plumbing fixture analysis, description of work, lot area, existing/proposed building area, material specifications.
 - Floor Plans: Walls, partitions, doors and window locations and schedule, existing and intended room uses. Floor plan must identify all existing and new construction for all affected floors.

- Roof Plan: Roof drainage pattern, roofing material and slopes, locations of hips/valleys/ridges, eave overhang dimensions, attic vent locations, rooftop equipment locations.
- Disabled Access Requirements: Complete path of travel, parking spaces/loading areas, restroom facilities, ramps, curbs, counters, etc. All details must be cross referenced on the plan.
- Exiting: Occupant load analysis, exit locations and door schedule, required number of exits, required exit separation, travel distance, common path of egress, required fire rated separations, etc.
- Exterior Elevations: Wall covering material, plate and building heights, window/door locations, roofing material and slopes, attic vent locations, finish grade lines, veneers.
- Cross Sections: Full height and width, indicating framing, foundation, and insulation in at least two orthogonal directions.
- Soil Investigation Report: Complete Soil/Geotechnical Investigation Report
- Grading & Drainage: Complete Grading and Drainage plans as required by Appendix J of the 2017 County of Los Angeles Building Code
- Foundation Plan: Locations of all new footings, complete foundation details. All foundations plan, details and notes shall be stamped and signed by the Geotechnical Consultant along with the design Engineer of record.
- Structural Plan: Complete Structural plans and details for all structural elements shall be included.
- Structural Analysis: Calculations shall be provided to substantiate the structural plans where new structural elements are proposed. The structural calculations shall address both gravity and lateral loads.
- Schedules: Doors and windows, exterior/interior finish.
- Manufactured Trusses: Truss profiles, layout plan, and calculations from the truss manufacturer. Details all truss connections to interior/exterior walls.
- Green Building: Requirements, details, and notations shall be included in the plans.
- Very High Fire Hazard Severity Zone: The proposed project is in VHFHSZ Fire Zone, please provide all applicable details and notations as required for this fire zone.
- Other: All plans & calculations shall conform to the current edition (at the time of submittal) of the City of Inwindale Building Code (County of Los Angeles Building Code).

4. Other agencies' (Fire, Sanitation...etc.) approvals are required before Building Permit Issuance, an agency referral sheet shall be handed to the applicant at the time of submittal to Building & Safety.

D. 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. The owner/developer shall design and construct ADA accessible driveway approaches, sidewalks, and curb ramps and remove all existing driveways and parkway drains along Arrow Highway and Live Oak Avenue. All improvements shall be constructed in accordance with the City standards to the satisfaction of the City Engineer.
3. The owner and/or developer shall remove and reconstruct all damaged or deficient sidewalk, driveways, curb and gutter as directed by the City Engineer.
4. The owner/developer shall bear the full cost of upgrading the existing street lights along the Arrow Highway frontage to more energy-efficient fixtures (LED) and installing new street lights along the Live Oak Avenue frontage. Street lighting shall meet the City of Inwindale and County of Los Angeles Street Lighting Design Standards.
5. 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 owner/developer shall pay grading/drainage review fees in conjunction with this submittal. The grading and drainage plans shall be prepared by a licensed civil engineer and comply with Los Angeles County grading permit requirements and current Inwindale adopted Building Codes at the time of submittals.
6. 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 and/or Fire Department.
7. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. 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.
8. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)
 - Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp.

9. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:

Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)

- Construct a concrete intersection per City standard.
- Construct a new traffic signal with the followings geometry:
Northbound Approach: One left turn lane (two-way turn lane) and two through lanes.
Southbound Approach: Two through lanes and one right turn lane
Eastbound Approach: One left turn lane and one right turn lane.
Westbound Approach: N/A

10. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:

Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)

- Construct a concrete intersection per City standard.
- A stop control at driveway 2.
- Northbound Approach: One left turn lane (two-way turn lane) and two through lanes.
- Southbound Approach: Two through lanes and one right turn lane.
- Eastbound Approach: One shared left turn and right turn lane.
- Westbound Approach: N/A

11. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:

Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard (NS)

- Traffic signal modification adding video vehicle detection per City Standard
- Northbound Approach: Two left turn lanes and one shared through-right turn lane.
- Southbound Approach: One left turn lane and one shared through-right turn lane.
- Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane.
- Westbound Approach: One left turn lane, two through lanes, and one right turn lane.

12. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:

Intersection of Arrow Highway (NS) and Project Driveway 4 (EW)

- Construct a concrete right in/right out concrete intersection per City standard.
A stop control at Driveway 4.
- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through – right turn lane.

- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

13. Prior to the issuance of any Certificate of Occupancy, the owner/applicant shall complete the following improvements:

Intersection of Arrow Highway (NS) and Project Driveway 5 (EW)

- Construct a concrete right in/right out concrete intersection per City standard.
- A stop control at Driveway 5.
- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through-right turn lane.
- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

14. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:

I-605 SB Off-Ramp (NS) / Arrow Highway

- Traffic Signal Modification per Caltrans Standard.
- Construct a 2nd southbound left turn lane per Caltrans Standard.
- Restripe intersection per Caltrans Standard.

15. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:

Intersection of Live Oak Avenue and Arrow Highway (East Intersection)

- Traffic Signal Modification adding video vehicle detection per City Standard.
- Resurfacing and restripe intersection per City Standard.

16. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:

Intersection of Arrow Highway and Rivergrade Road

- Construct a concrete intersection per City standard.
- Traffic Signal Modification adding video vehicle detection per City Standard.

17. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:

Intersection of Live Oak Avenue and Rivergrade Road

- Construct a concrete intersection per City standard.
- Traffic Signal Modification adding video vehicle detection per City Standard.

18. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:

Arrow Highway between Live Oak Avenue and I-605 Fwy

- Resurfacing and restripe the street per City Standard.

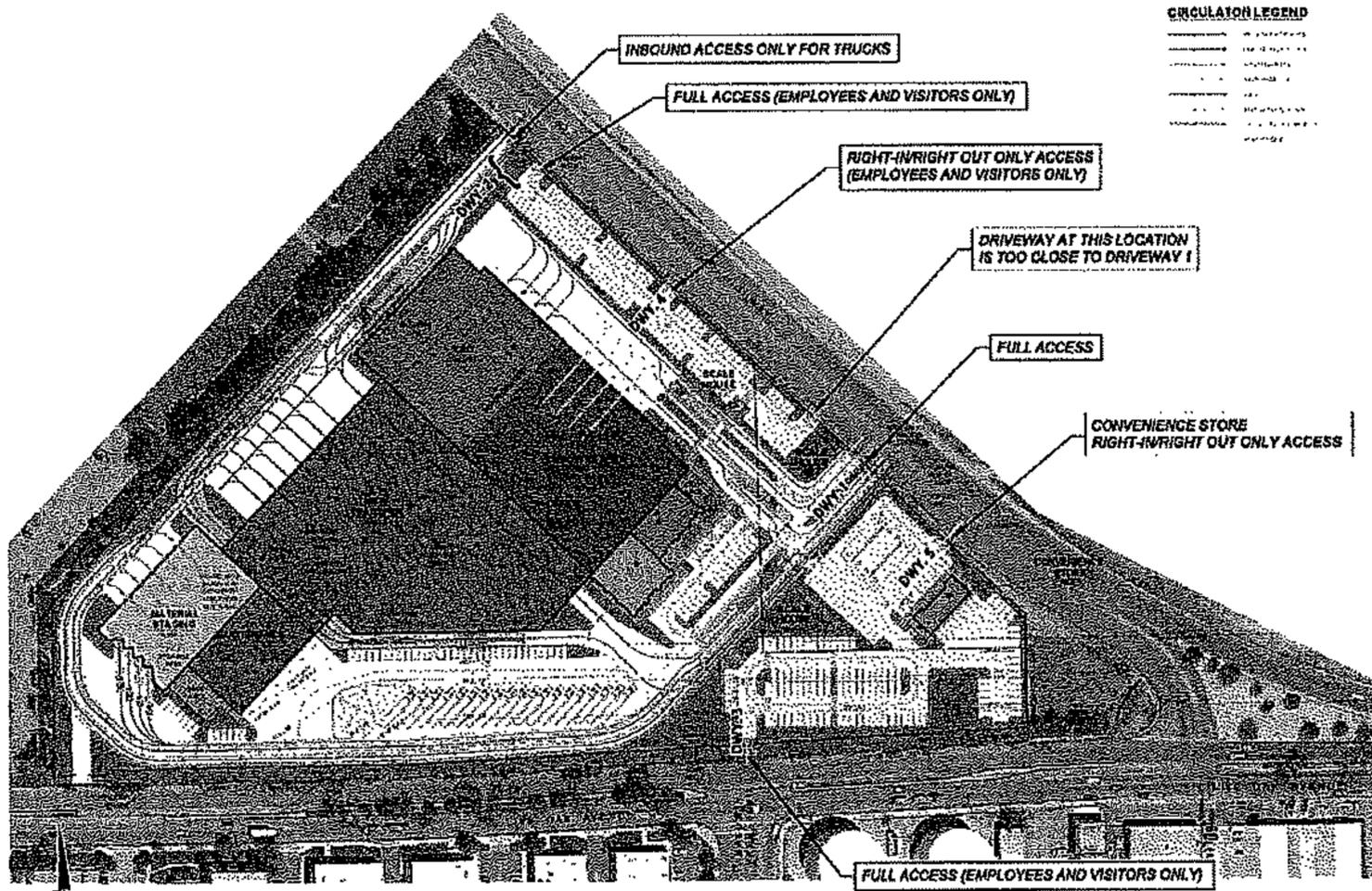
19. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
Live Oak Avenue between Arrow Highway (East) and I-605 Fwy

- Resurfacing and restripe the street per City Standard.

20. Prior to issuance of any building permit, the owner/applicant shall pay to the City the full cost for the following improvements:
Rivergrade Road between Live Oak Avenue and Arrow Highway

- Resurfacing and restripe the street per City Standard

EXHIBIT B: ACCESS AND ON-SITE CIRCULATION



10910 - 001.dwg



E. MISCELLANEOUS

1. 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.
2. 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.

F. FIRE DEPARTMENT

1. Projects associated with a land development permit such as a tract or parcel map, conditional use permit, zone change or other such permits, shall submit plans to the Land Development Unit (LDU) for review and approval prior to submitting to Fire Prevention Engineering for building plan review. To contact LDU please call (323) 890-4243 or submit to our office located at 5823 Rickenbacker Road, Commerce, CA 9004, or visit epicla.lacounty.gov.
2. Submit two sets of architectural plans to the Fire Prevention Engineering Office located at 231 W. Mountain Avenue, Glendora CA 91741 or visit epicla.lacounty.gov. Plan sets shall contain a minimum of a site plan, floor plan(s), elevations, door and window schedules, wall details, and appropriate section details. Please provide architectural sheets only. **No civil, electrical, mechanical, plumbing, etc.**
3. Indicate on plans the project address, assessor's parcel number, type of construction, occupancy classification, area of each floor level and building area increase modifications in accordance with the Building Code.
4. Provide a minimum unobstructed width of 26 feet (commercial building), clear to the sky, Fire Department vehicular access to within 150 feet of all portions of exterior walls. Dead-end access roadways greater than 150 feet in length, shall be provided with an approved fire apparatus turnaround. The access width shall be increased to 28 feet when proposed buildings, or portions of buildings, are more than 3 stories, or more than 30 feet in height. The access roadway shall be located a minimum of 15 feet and

a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. A 32 foot centerline turning radius is required at each change of direction in vehicle travel regardless of the required width. Fire Code 503.1.1 & 503.2.2.

5. On the site plan, show the location of all existing public fire hydrants within 300 feet (commercial building) of all property lines and 300 feet via vehicular access to building structure (residential building) and call out the hydrant size and dimensions to property lines. Additionally, show all existing on-site fire hydrants.

6. The required fire flow for public fire hydrants at this location is 8000 gallons per minute at 20 psi for duration of 4 hours over and above daily domestic demand in accordance with Fire Code Appendix B, Table B105.1. A 50% reduction in required fire flow may be applied for the installation of automatic fire sprinklers. The minimum reduced fire flow shall not be less than 2000 gallons per minute at 20psi per 903.3.1.1.

7. Complete and return the original "Fire Flow Availability" Form No 196.

8. Indicate on the site plan the location of high voltage transmission lines near the property. Structures proposed to be constructed adjacent to high voltage transmission lines, within 100 feet of the drip line, shall be subject to additional review by the Fire Marshal with regard to Fire Department operational procedures. Based on the Fire Marshal review additional building construction requirements may be imposed on the project in accordance with Regulation #27.

9. Indicate existing or proposed photovoltaic systems on the building rooftop or within the Fire Department access route.

10. Additional Requirements, including the installation of additional fire hydrants, may be imposed, in accordance with applicable codes, regulations, standards and policies after the above information is reviewed. Fire Department requirements are based on the information provided on the plans submitted for review.

11. Per the plans, it appears that additional public fire hydrant(s) will be required. On the site plan, show the location of all existing public fire hydrants within 300 feet of all property lines and call out the hydrant size and dimensions to property lines.

12. The parapets shall not exceed 48 inches high on at least two sides of the building. Fire Code 504.5

13. It appears that the building will be used for the storage of high piled combustible storage (HPS). The building design will need to meet the requirements for HPS per the Fire Code Chapter 32, which includes access doors each 100 feet, and smoke and heat venting. Plans for HPS shall be submitted separately for plan review and approval.