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SEP 21 2017
CITY OF IRWINDALE

VIA HAND DELIVERY

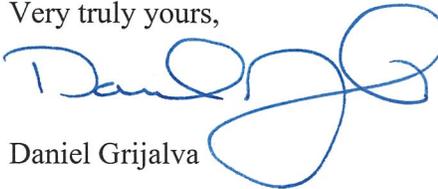
City Clerk
City Hall
5050 N. Irwindale Avenue
Irwindale, CA 91706

Re: Initiative Measure to be Submitted to Voters

Please find enclosed with this letter a copy of a proposed initiative measure and Notice of Intent to Circulate Petition for the City of Irwindale. Please transmit the initiative measure to the City Attorney for a Title and Summary pursuant to California Elections Code Section 9203.

I am the proponent of this measure and am a registered voter in the City of Irwindale at the address shown on the attached, along with the signed proponent affidavit requested by Section 9608 of the California Elections Code. Also enclosed please find a check in the amount of \$200.

Very truly yours,



Daniel Grijalva

Affidavit of Proponent

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Pursuant to Section 9608 of the California Elections Code, the following affidavit is submitted:

I, Daniel Grijalva, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on September 18, 2017, at Irwindale, California.



Daniel Grijalva

2424 Park Rose Ave.
Irwindale, CA 91010

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Notice of Intention to Circulate Petition

Notice is hereby given for the person whose name appears hereon of his intention to circulate a petition within the City of Irwindale for the purpose of presenting the Reliance II Specific Plan Initiative to the voters. A statement of the reasons for the proposed action as contemplated in the petition is as follows:

The Reliance II Specific Plan will create a comprehensive master plan for the re-use of a reclaimed quarry as a state of the art, "next generation" Class A commercial and industrial business park with close access to the I-210 freeway. If adopted, this initiative will allow for more expeditious development which would bring significant new benefits to the Irwindale community, including:

- Providing land for the development of state-of-the-art buildings that can accommodate modern business activities, such as E-Commerce, with proximate access to Interstate 210 on- and off-ramps.
- Providing commercial uses that serve users located within and outside the Specific Plan area.
- Providing opportunities for positive economic benefit to the City including new net revenues to the General Fund which can be used for vital city services.
- Diversifying the City's available range of employment-generating land uses proximate to the Metro Irwindale Gold Line light rail station.
- Identifying capital improvements for water, sewer, storm drain and circulation facilities serving the planned land uses within the Specific Plan area.
- Defining guidelines and standards for architecture, landscaping, entry monuments and signage, and walls and fencing within the Specific Plan area.


Daniel Grijalva, Proponent

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INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

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To the Honorable City Clerk of the City of Irwindale: We, the undersigned, registered, qualified voters of the City of Irwindale, California, hereby propose amendments to the City of Irwindale General Plan, the City of Irwindale Municipal Code, and the City of Irwindale Zoning Map as well as adoption of a Specific Plan concerning proposed development in Irwindale, and petition you to immediately submit this initiative to the City Council for submission to the voters of the City of Irwindale at a special election pursuant to Elections Code section 9214, or the next regular municipal election for which it qualifies. The proposed ordinance reads as follows:

THE PEOPLE OF THE CITY OF IRWINDALE DO ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS AND DECLARATION OF PURPOSE.

- A. The people of Irwindale desire to adopt this initiative measure ("Reliance II Specific Plan Initiative" or "Initiative") to amend the Irwindale General Plan, amend the Irwindale Municipal Code, amend the Irwindale Zoning Map, and adopt the Reliance II Specific Plan ("Specific Plan") to permit the redevelopment of business park facilities on a disturbed site previously utilized as a quarry. The site is approximately 91.5 acres and is located east of the San Gabriel River, west of commercial retail and industrial/office land uses (located on the east side of Irwindale Avenue), south of the Reliance Sand & Gravel Quarry (located on the north side of Foothill Boulevard), and north of Interstate 210 (I-210), the Metro Gold Line and a Miller-Coors plant. ("Specific Plan Area"). A map illustrating the Specific Plan Area is shown on Initiative Exhibit 1, attached hereto and incorporated herein by reference.

- B. The development of the Specific Plan Area will create a comprehensive master plan for the re-use of a reclaimed quarry as a high-end business park situated conveniently in proximity to I-210 on- and off-ramps which will provide opportunities for economic growth in the City of Irwindale
- C. This Initiative is consistent with the objectives and policies of the City’s General Plan, and would affirmatively promote the objectives and policies of the City’s General Plan. It would amend the General Plan to change the land use designation for the Specific Plan Area to allow for the development of that property with the proposed new business park development, it would amend the Municipal Code, it would amend the City’s zoning map to be consistent with the General Plan amendment, and it would apply the Reliance II Specific Plan to the entire approximately 91.5 acre site. The Specific Plan and zoning will be consistent with the land use designation and any other applicable designations of the General Plan, will be appropriate for the property, will not constitute the granting of a special privilege to the property owner inconsistent with the current or designated uses or limitations of other properties in the vicinity, and will not constitute the establishment of unique standards, offering special privilege to a particular individual or group of individuals that is inconsistent with the general intent of the provisions of the Municipal Code or that may be detrimental to the general welfare of the community.
- D. Therefore, the people of the City of Irwindale hereby propose this Initiative Measure to:
 - 1) Approve an Amendment to the City of Irwindale’s General Plan, including maps thereto;
 - 2) Approve an Amendment to the Municipal Code;
 - 3) Approve an Amendment to the Zoning Map; and
 - 4) Adopt the Reliance II Specific Plan in a manner that is consistent with, and in furtherance of, the General Plan of the City as amended herein.

SECTION 2. GENERAL PLAN AMENDMENT.

- A. It is in the public interest to amend the City of Irwindale General Plan to incorporate the Specific Plan Area that is the subject of this Initiative as well as specific plans applicable to different properties that may be adopted by the City Council in the future.
- B. Consistent with this new Specific Plan land use designation, the portion of the General Plan map set forth in the General Plan that depicts the Specific Plan Area and shown on Initiative Exhibit 2, attached hereto and incorporated herein by reference, is hereby repealed and replaced with an amendment to such portion of the land use map as shown on Initiative Exhibit 3, attached hereto and incorporated herein by reference.

For the purposes of this Initiative, text to be inserted is indicated in *boldface italics* type, while text to be stricken is indicated in ~~strikeout~~. The General Plan is hereby amended as follows:

Amendments to the General Plan Land Use Designations provided in Section 2 of the Community Development Element

The text is hereby added to read as follows:

- *Specific Plan Overlay. This category of land use applies exclusively to specific plan areas. All new development within specific plan areas will be subject to the guidelines provided for in the approved specific plan.*

Table 2-7, Land Use Designations and Development Standards is amended to add the Specific Plan Overlay land use designation and development standards:

| Table 2-7 Land Use Designations and Development Standards | | | |
|--|--|------------------------------------|-------------------------------|
| Land Use | Description of Typical Land Use and/or Development | Development Standards ¹ | Zoning District |
| <i>Specific Plan</i> | <i>As detailed in Specific Plan.</i> | <i>Refer to Specific Plan</i> | <i>Refer to Specific Plan</i> |

Amendments to the Introduction to the Resource Management Element section of the Resource Management Element

The text is hereby amended to read as follows:

- *Reclamation Resources.* The City has ~~six~~ active mining pits that have reclamation plans that required a complete or partial backfill to adjacent street level. Currently, ~~five~~ **the** gravel mines are being backfilled with inert material as part of the operation of a commercial inert landfill.

The text is hereby amended read as follows:

- *Reuse of Quarry Lands.* Many of the pits are located in close proximity to freeways. These areas are subject to intense development pressure because such land is scarce. As a result, the General Plan has designated a number of these pits as “Regional Commercial” **or** “*Specific Plan Overlay*” to capitalize on these factors as a means to generate revenue for the City and serve the regional population.

Amendments to Table 5-3 of the Resource Management Element Profile section of the Resource Management Element

The text in Table 5-3 is hereby amended to read as follows:

| Table 5-3 On-going Mine/Quarry Reclamation Efforts in the City | | |
|---|--------------------|--|
| Quarry Name | Reclamation Status | Description |
| Cal mat - Reliance #2 | Reclamation Active | Operating under County Solid Waste Permit SWTS No. 19-AA-0854, this quarry site is currently accepting and compacting inert fill. This site has a land area of approximately 90 89 acres. The current reclamation proposal for the site is to backfill the site with inert material. The westerly portion would continue to be used for depositing the slurry material (silts) removed from the CalMat plant site located north of Foothill Boulevard. <i>This site is subject to a Specific Plan, which location is subject to the uses identified therein.</i> |

Amendment to the Resource Management Element Policies section of the Resource Management Element

The text is hereby amended to read as follows:

Resource Management Element Policy 16. The City will revise the zoning code **or Specific Plan Overlay zone** to specify post- mining land use designations, with a quarry overlay zone to establish uniform mine operation and reclamation standards.

Amendment to the Resource Management Element Programs section of the Resource Management Element

The text is hereby amended to read as follows:

- *Environmental Review.* The City shall continue to evaluate the environmental impacts of new development and identify applicable mitigation measures prior to development approval, as required

by the California Environmental Quality Act (CEQA), *unless otherwise exempt under state law*. Environmental review shall be provided for those projects that will have a potential to adversely affect the environment. Issue areas that will be addressed in the environmental analysis related to resource issues include: air quality, water and hydrology, plant life, animal life, natural resources, energy, aesthetics, recreation, and cultural resources. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of any mitigation measures.

Amendment to the Mining Plan – Overview of Mining Strategy section of the Resource Management Element

The text is hereby amended to read as follows:

- The City will amend the zoning ordinance for improved consistency and reclamation guidance to provide clear direction regarding long-term development goals. As a part of the City's general plan and zoning revisions, it is recommended that land use classifications that specify targeted end uses be adopted to cover all mining pits, *except those with an approved Specific Plan*.

Amendment to the Amending the Zoning Code for Improved Consistency & Reclamation Guidance section of the Resource Management Element

The text is hereby amended to read as follows:

The City should adopt land use designations that establish uniform mining and reclamation standards, and provide clear direction regarding long-term development goals. As a part of the City's general plan and zoning revisions, it is recommended that land use classifications that specify targeted future land uses be adopted to cover all mining pits, *except those with an approved Specific Plan*. A quarry zone overlay should be applied to all actively mined quarries thus establishing consistent requirements for interim mining operations.

The text is hereby amended to read as follows:

- Prime regional commercial sites are located at United Rock #1, the northeast portion of Hansen, ~~CalMat Reliance #2~~, and Nu-Way Industries Nu- Way Live Oak, all of which are presently designated for landfill use and are in various stages of reclamation. Landfills should be restricted to these sites in the near future. Ideally, fill operations could be restricted to one or two sites until completion and then focused on subsequent sites, so that one completed property could become available for economic development approximately every five years, providing three new regional commercial sites over the next 15 years.

The text is hereby amended to read as follows:

- The City should consider not allowing quarries to extend onto the present plant sites at United Rock Plant, Reliance I Site, and the Durbin Pit. Rather, these lands should be retained as processing sites until the surrounding mines are depleted. At such time,

these sites offer significant potential for long-term expansion of ~~either the~~ regional commercial **or industrial** development at United Rock #1 and Reliance #2, which should have preceded closure of the plants. The Durbin Pit offers highly suitable potential for development for highway commercial uses situated along the I-605 corridor and adjacent to other industrial/commercial uses.

Amendment to the Implementation Programs section of the Implementation Element

The text is hereby amended to read as follows:

- *Environmental Review.* The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA), ***unless otherwise exempt under state law.*** Environmental review ***under CEQA*** shall be provided for major projects, as well as those that will have the potential to adversely impact the environment. Land use and development are among the issue areas that will be addressed in the environmental analysis. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures that may be recommended as part of the environmental review process.

Amendments to select maps in the General Plan

The maps and legends are hereby amended to add and replace:

Exhibit 2-3, City of Irwindale Land Use Plan – Base Land Use Designations is hereby amended to add the ***Specific Plan Overlay*** designation and to replace the legend and map with the corresponding color/pattern for the Specific Plan Area.

Exhibit 2-4, City of Irwindale Land Use Plan – Overlay Land Use Designations is hereby amended to add the ***Specific Plan Overlay*** designation and to replace the legend and map with the corresponding color/pattern for the Specific Plan Area.

Figure 3-3, General Plan Land Use Map of the Section 3.4.2 Government Constraints: Land Use Controls of the Housing Element is hereby amended to add the ***Specific Plan Overlay*** designation and to replace the legend and map with the corresponding color/pattern for the Specific Plan Area.

Consistent with the new Specific Plan Overlay General Plan designation, Exhibit 4 attached hereto and incorporated herein by reference, includes the existing maps and legends to be repealed and replaced, along with the amended maps and legends.

SECTION 3. MUNICIPAL CODE AMENDMENT.

It is in the public interest to amend the Municipal Code, Title 17 (Zoning Code) to add Section 17.101 establishing a new Specific Plan Overlay zoning designation that will govern the Specific Plan Area that is the subject of this Initiative as well as specific plans applicable to different properties that may be adopted by the City Council in the future.

For the purposes of this Initiative, text to be inserted is indicated in ***boldface italics*** type, while text to be stricken is indicated in ~~strike out~~. Title 17 of the City of Irwindale Municipal Code is hereby amended as follows:

The text is hereby amended to add:

17.08.466 – Specific Plan.

“Specific Plan” shall mean a specific plan adopted by the City Council as described in Sections 65450 through 65457 of the California Government Code.

The text is hereby amended to add:

17.12.010 - Establishment and designation of zones.

The following zones are established within the city, in order to carry out the purposes of this title:

R-1 Single-family residential

R-2 Light-multiple residential

R-3 Heavy-multiple residential

A-1 Agricultural

C-P Commercial-professional

C-1 Neighborhood commercial

C-2 Heavy commercial

C-3 Heavy commercial-residential

C-M Commercial manufacturing

M-1 Light manufacturing

M-2 Heavy manufacturing

Q Quarry zone

SP Specific Plan Overlay

The most restrictive zone under this code shall be zone R-1; the other zones shall be less restrictive in the order set forth in this section.

The text is hereby amended to add:

Chapter 17.61: Specific Plan Overlay Zone

17.61.10 Purpose of Specific Plan Overlay Zone.

The Specific Plan Overlay Zone (SP) is established to implement Sections 65450 through 65457 of the California Government Code. The Specific Plan Overlay Zone may be applied to all properties within the City lying within the bounds of an adopted specific plan. The Specific Plan Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones.

17.61.20 Permitted Land Uses and Development Standards.

For those properties where the Specific Plan Overlay Zone is applied, all permitted use restrictions, development standards, and other applicable standards or regulations governing development as contained within the adopted specific plan shall apply. To the extent that the specific plan does not enumerate use restrictions, development standards, or other applicable regulations, the standards associated with the underlying base zone shall apply. In the event that provisions of the adopted specific plan conflict with or do not correspond with the provisions of the underlying base zone, the provisions as contained in the adopted specific plan shall apply and supersede the underlying base zone requirements.

17.61.100 Reliance II Specific Plan

A. SPECIFIC PLAN AREA.

The Reliance II Specific Plan (“Specific Plan”) Area is located in the City of Irwindale, which is located in the San Gabriel Valley in eastern Los Angeles County. The Specific Plan Area is shown on Initiative Exhibit 1. The Specific Plan Area totals approximately 91.5 acres and is located east of the San Gabriel River, west of commercial retail and industrial/office land uses (located on the east side of Irwindale Avenue), south of

the Reliance Sand & Gravel Quarry (located on the north side of Foothill Boulevard), and north of I-210 and a Miller-Coors plant.

B. SPECIFIC PLAN GENERAL DESCRIPTION.

Development of the Specific Plan Area would involve the development of up to 1,863,500 square feet of industrial/business park and commercial land uses among five distinct Planning Areas.

- Planning Area A is 21.0 acres and contains a maximum floor area of 496,600 square feet of industrial/business park land uses.*
- Planning Area B is 18.3 acres and contains a maximum floor area of 358,000 square feet of industrial/business park land uses.*
- Planning Area C is 2.6 acres and contains a maximum floor area of 10,000 square feet of commercial land uses.*
- Planning Area D is 13.0 acres and contains a maximum floor area of 254,000 square feet of industrial/business park land uses.*
- Planning Area E is 35.0 acres and contains a maximum floor area of 744,900 square feet of industrial/business park land uses.*

In addition, the Irwindale Reliance II Business Park includes approximately 1.6 acres of internal streets, as well as utility infrastructure, landscaping, signage, lighting, and property walls, fencing, and gates within each of its five planning areas.

C. PURPOSE OF THE SPECIFIC PLAN.

A specific plan is a combination policy statement and implementation tool that can be used to address the unique needs of a particular area of a city or county. As a result, emphasis is on concrete standards and development criteria for use in the submission and review of subsequent development plans and permits. The California Government Code permits the use of specific plans to regulate site development, including permitted uses such as density, building size, and placement. Specific plans also govern the landscaping and roadways, as well as the provision of infrastructure and utilities. Since the development guidelines established in a specific plan focus on the unique needs of a specific area, specific plans allow for greater flexibility than is possible with conventional zoning.

The purpose of the Specific Plan is to assist in the development of the Specific Plan Area in a manner that will benefit the general public and the City. The Specific Plan accomplishes these purposes by providing for the efficient use of land, ensuring compatibility between existing and proposed land uses, and establishing environmental and development standards and procedures to be met in development of the Specific Plan Area. The customized development regulations contained in the Specific Plan address the unique characteristics of the site and surrounding properties, as well as the needs of the commercial uses proposed for the site. These efforts are intended to foster greater economic development and design opportunities than could be achieved through the use of conventional zoning and development standards.

As used herein, the term “Developer” shall mean the current or future fee title holder(s) within the Specific Plan Area.

D. SPECIFIC PLAN AREA OBJECTIVES.

The objectives of the Specific Plan are as follows:

- Providing land for the development of state-of-the-art buildings that can accommodate modern business activities, such as E-Commerce, with proximate access to Interstate 210 on- and off-ramps.*
- Providing commercial uses that serve users located within and outside the Specific Plan Area.*
- Providing opportunities for positive economic benefit to the City including new net revenues to the General Fund which can be used for vital city services.*
- Diversifying the City’s available range of employment-generating land uses proximate to the Metro Irwindale Gold Line light rail station.*
- Identifying capital improvements for water, sewer, storm drain and circulation facilities serving the planned land uses within the Specific Plan area.*
- Defining guidelines and standards for architecture, landscaping, entry monuments and signage, and walls and fencing within the Specific Plan area.*

E. AUTHORITY.

The Specific Plan will constitute the zoning for the Specific Plan Area. Land use standards and regulations contained within this Specific Plan shall govern future development within the boundaries of this Specific Plan.

The Specific Plan provides a framework for development of the Specific Plan Area. The Specific Plan provides guidance for the review of specific development proposals and is the City's reference regulations for determining permitted uses, intensity of use, and development standards and requirements. The Specific Plan defines objectives, as well as regulations and requirements for development of the Specific Plan Area.

F. GENERAL REQUIREMENTS.

1. Relationship between Specific Plan Development Standards/Criteria and the City of Irwindale's Municipal Code and other Ordinances.

The Specific Plan is developed within the overall framework of the City of Irwindale Municipal Code, Title 17 (Zoning) ("Zoning Code"), but development regulations and requirements contained in this Specific Plan will supplement or replace those Zoning Code provisions that might otherwise apply to the development of lands within the Specific Plan Area. Development projects and new uses shall be subject to the review procedures, findings, and provisions of the Zoning Code and the provisions of this Specific Plan. Related and/or subsequent approvals must be consistent with both the guidelines of the Specific Plan and the Zoning Code. Any regulations or requirements not specifically addressed herein shall be subject to the regulations and requirements of the Zoning Code, design guidelines, engineering standards and other applicable regulations, in addition to all applicable local, state and federal ordinances, laws or regulations. Where the Specific Plan is silent, the Zoning Code will be used for the purposes of interpretation, or applied as appropriate. If any provision of the Specific Plan conflicts with the regulations or requirements of the Zoning Code, or the Commercial and Industrial Design Guidelines the provisions of the Specific Plan shall take precedence.

G. IMPLEMENTATION.

1. Description of Regulations/Code Implementing the Specific Plan.

a. Zoning Code.

The City's Zoning Code is the underlying land use regulatory authority for the Specific Plan. In the event that a component or regulation of the Specific Plan differs from a requirement of the Zoning Code, the Specific Plan will take precedence. Where the Specific Plan is silent, the Zoning Code will be used for the purposes of interpretation, or applied as appropriate.

b. Standard Plans and Specifications.

The City's Standard Plans and Specifications establish basic standards and detail sheets for construction of public infrastructure. These standards and specifications apply to all construction within the Specific Plan, unless otherwise addressed herein. In the event that a component or regulation of the Specific Plan differs from a requirement of the Standards, the Specific Plan will take precedence. Where the Specific Plan is silent, the Standards will be used for purposes of interpretation, and/or applied as appropriate.

SECTION 4. ZONING MAP AMENDMENT.

- A. To comprehensively implement the General Plan, as amended by this Initiative, the Specific Plan Area is hereby rezoned from (M-2) Heavy Manufacturing to Specific Plan Overlay and (M-1) Light Manufacturing.
- B. Consistent with the new Specific Plan Overlay and M-1 zoning designations, the City of Irwindale Zoning Map shall be amended to designate the entire Specific Plan Area as "Specific Plan Overlay" and "M-1", as reflected on Initiative Exhibit 5, attached hereto and incorporated herein by reference.

SECTION 5. ADOPTION OF THE SPECIFIC PLAN.

It is in the public's interest to adopt the Reliance II Specific Plan in the form of Exhibit 6, attached hereto, and hereby incorporated by reference.

SECTION 6. GENERAL PROVISIONS.

A. Findings of Consistency.

The General Plan Amendment, Municipal Code Amendment, Zoning Map Amendment and Specific Plan proposed by this Initiative are consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan, and would affirmatively promote the objectives and policies of the General Plan.

B. Conflict with Other Measures.

In the event that this Initiative and any other initiative addressing in whole or in part the same subject matter as this Initiative are approved by the voters at the same election, and this Initiative receives a greater number of affirmative votes than any other such measure or measures, this measure shall control in its entirety and the other measure or measures shall be rendered void and without any legal effect. If this Initiative is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other conflicting initiative, this Initiative shall take effect to the extent permitted by law.

C. Amendment.

The Initiative may only be amended by the voters pursuant to Election Code Section 9217 or, only upon application by any of the landowners of property within the Specific Plan Area, by the City Council, except that the Specific Plan may not be amended in any manner that reduces or eliminates the environmental standards required by the Specific Plan.

D. Implementation.

This Initiative is not intended to preempt or conflict with state or federal laws or regulations, and shall be so construed and applied. This Initiative (including but not limited to all exhibits thereto) is also intended to be and shall be construed as consistent with each and every element, provision, and map, and the whole of the City's General Plan. To the extent permitted and required by law, the City shall amend any other elements or provisions of the General Plan and Municipal Code, including all Exhibits (both Initiative Exhibits and Specific Plan Exhibits), and all other City ordinances, policies and implementation programs or policies as soon as possible in order to implement this Initiative and to ensure consistency between this Initiative and other elements of the General Plan and Municipal Code.

Commencing on the effective date of this Initiative, the City is directed to expeditiously and diligently process all subsequent implementation actions for the development of the Specific Plan Area, including, without limitation, issuance of any and all required permits, including grading and building permits, subdivision maps, lot line adjustments, and any other City actions as necessary, desirable and appropriate to implement the Specific Plan as expeditiously as possible. All such approvals shall be ministerial and not subject to appeal, except by the applicant/Developer.

E. Statute of Limitations.

Unless a shorter statute is enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within ninety (90) days of the date of the legislative body's decision. The date of the legislative body's decision shall be either the date the City Council adopts this Initiative in accordance with Elections Code Section 9214 or 9215, or the date the voters adopt this Initiative. If such date cannot lawfully be deemed the date of the legislative body's decision, then the date of the legislative body's decision shall be the earliest possible lawful date.

F. Severability.

If any provision of this Initiative or any application thereof to any person or circumstance is held invalid, such invalidity shall not affect any provision or application of this Initiative that can be given effect without the invalid provision or application. This Initiative, and each section, subsection, sentence, clause, phrase or part thereof would have been adopted or passed irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts are declared invalid or unconstitutional. To this end, the provisions of this Initiative are severable.

The voters who signed this petition also declare that they would have signed the petition irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts thereof would have been declared invalid or unconstitutional.

G. Interpretation.

This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. Subject to the foregoing, the provisions of this Initiative shall be interpreted or implemented in a manner that facilitates the purposes set forth in this Initiative. The title of this Initiative and the captions preceding the sections of this Initiative are for convenience of reference only. Such title and captions shall not define or limit the scope or purpose of any provision of this Initiative. The use of the terms “including,” “such as” or words of similar import when following any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific items or matters, whether or not language of non-limitation is used. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter. The use of the term “or” shall be construed to mean “and/or.”

H. Exhibits.

All attachments are incorporated by reference and comprise part of this Initiative measure.



SPECIFIC PLAN AREA

FOOTHILL BLVD

IRWINDALE AVE

210

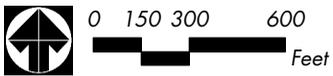


Exhibit I

SPECIFIC PLAN AREA

LEGEND

- Commercial
- Regional Commercial
- Industrial/Business Park
- Open Space
- Quarry Overlay

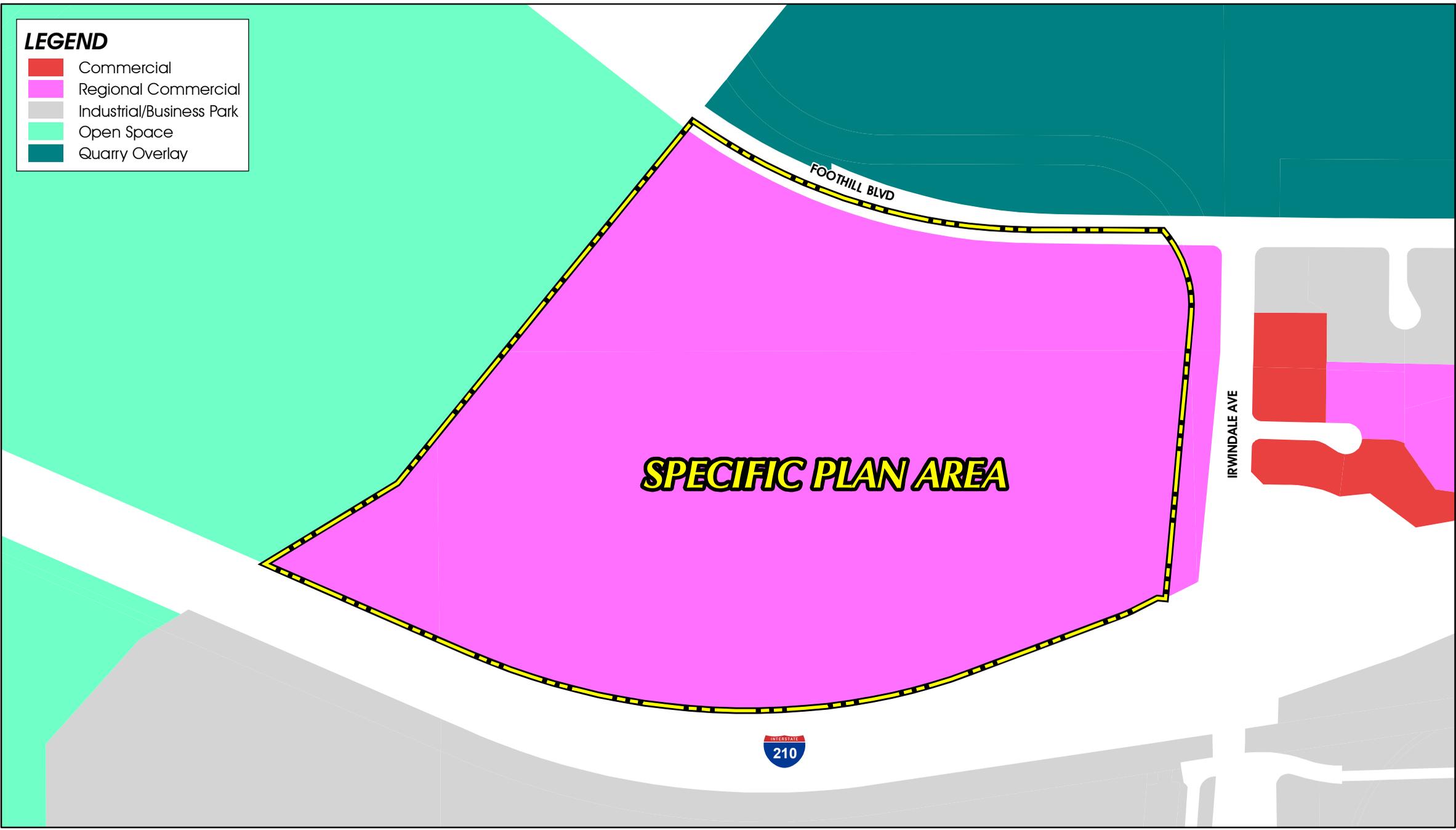
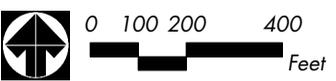


Exhibit 2



EXISTING GENERAL PLAN MAP

- LEGEND**
- Specific Plan Overlay
 - Commercial
 - Regional Commercial
 - Industrial/Business Park
 - Open Space
 - Quarry Overlay

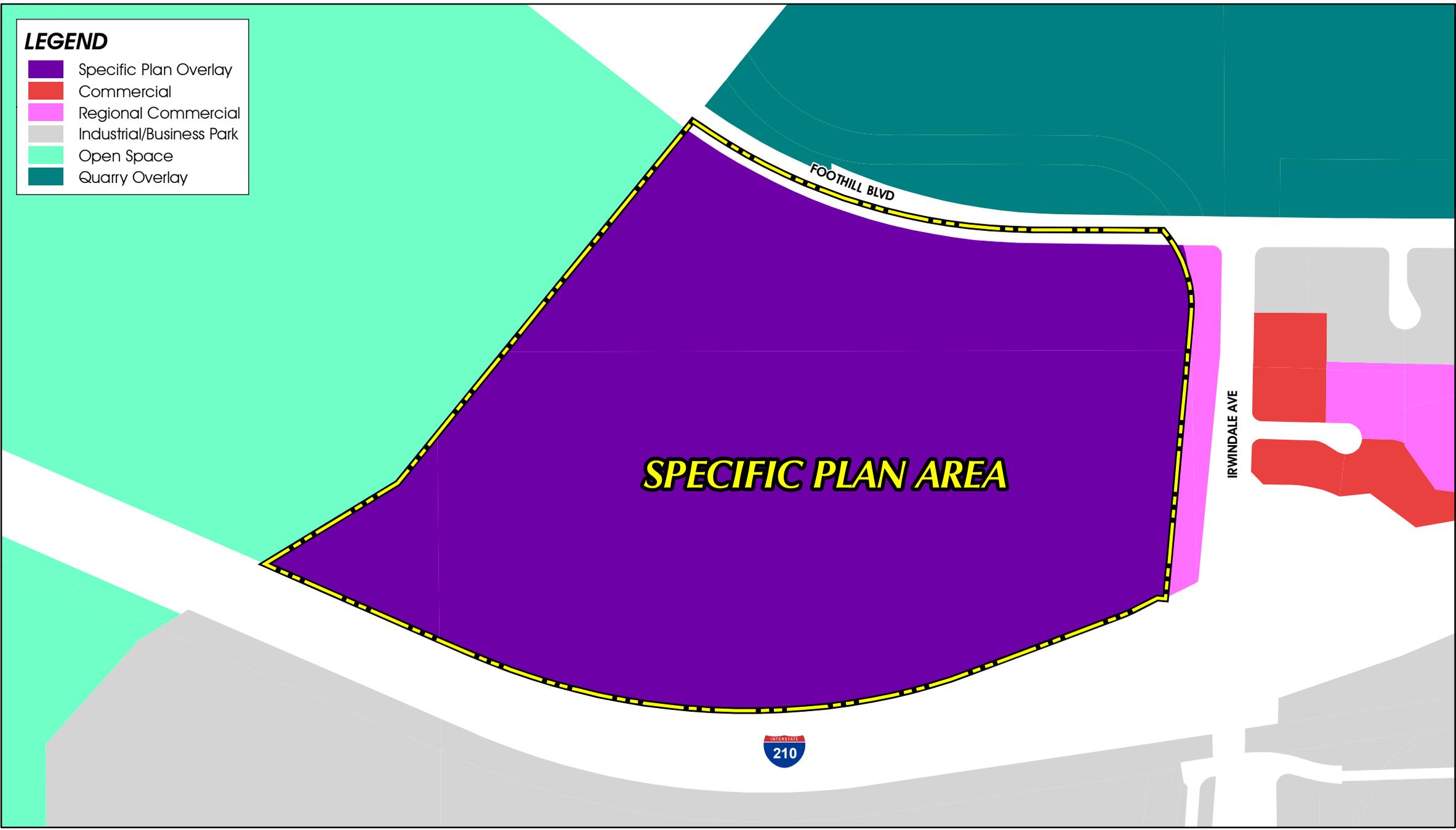
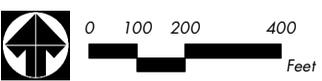


Exhibit 3

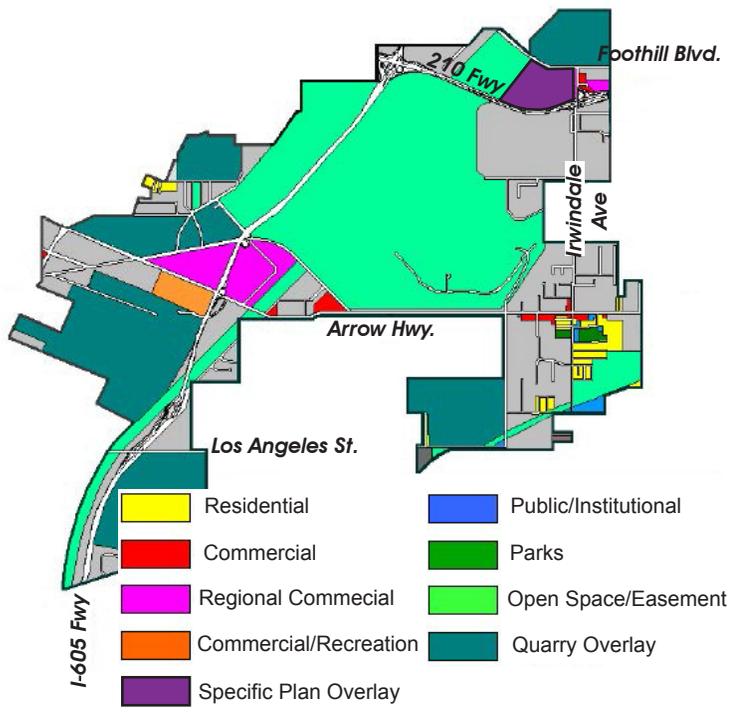
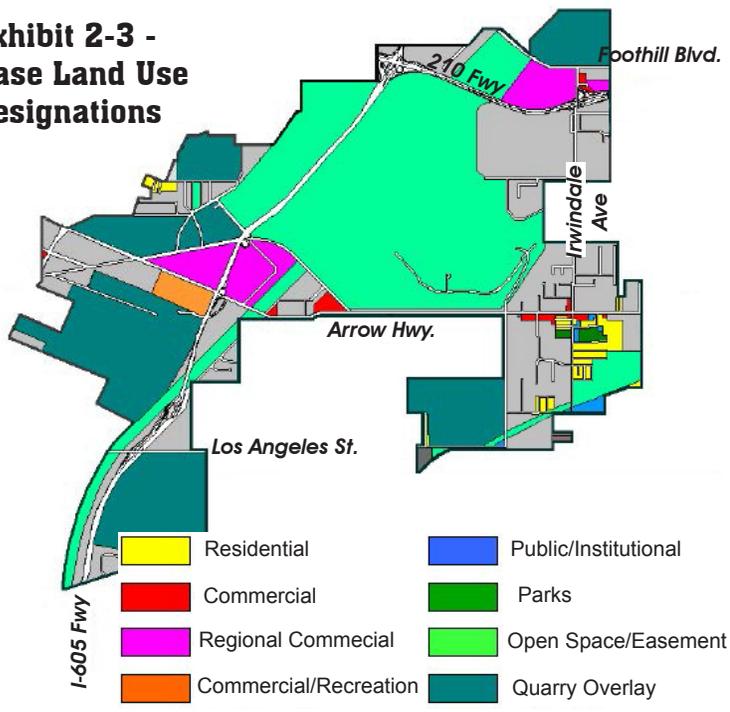


AMENDED GENERAL PLAN MAP

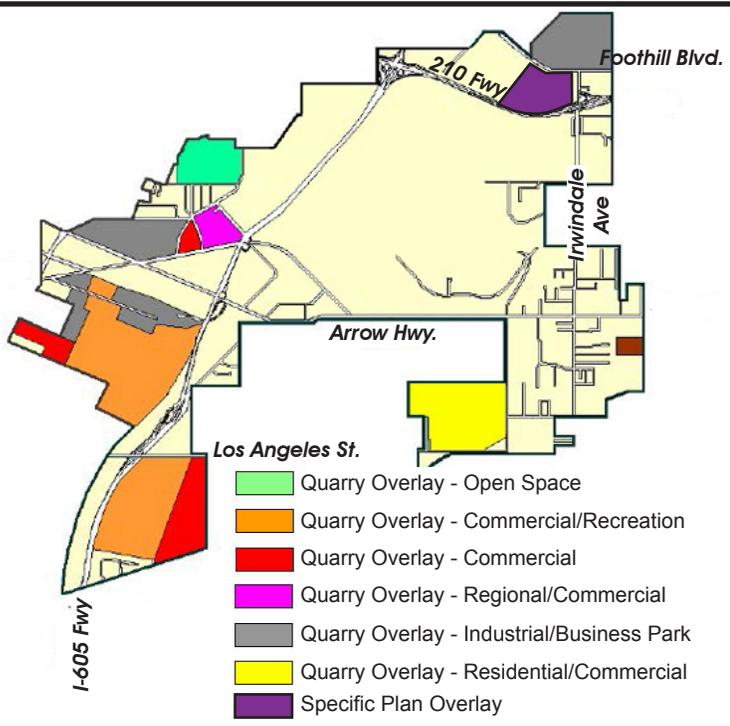
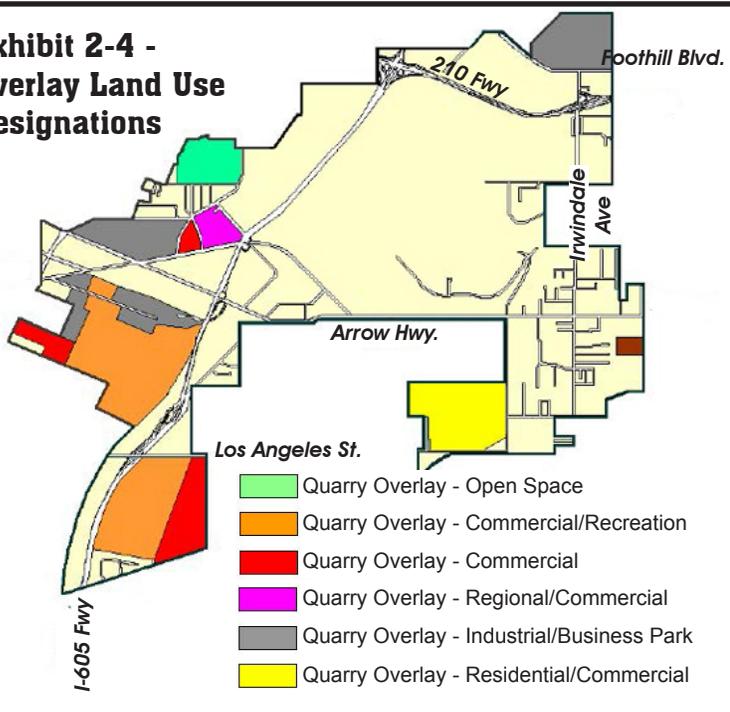
**EXISTING GENERAL PLAN MAPS AND LEGEND
REPEALED AND REPLACED**

AMENDED GENERAL PLAN MAPS AND LEGEND

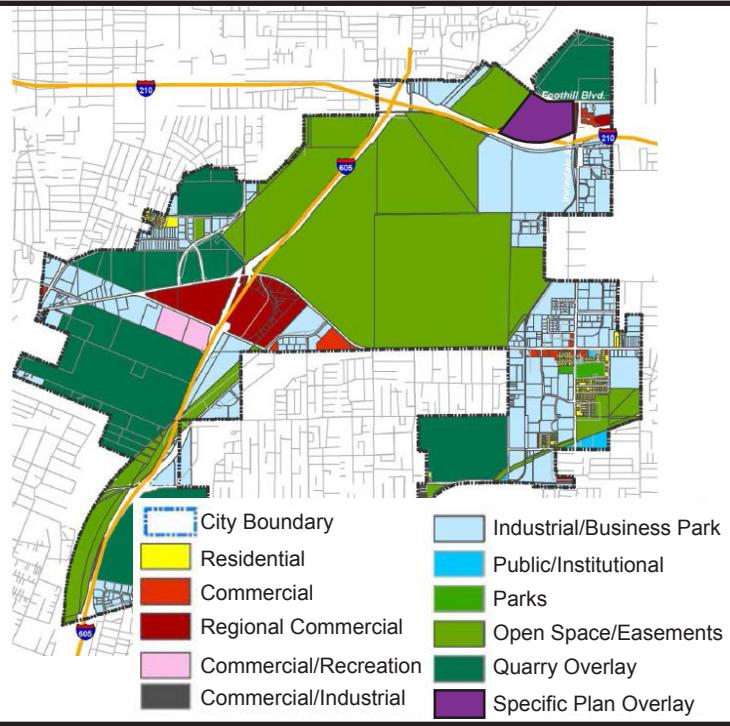
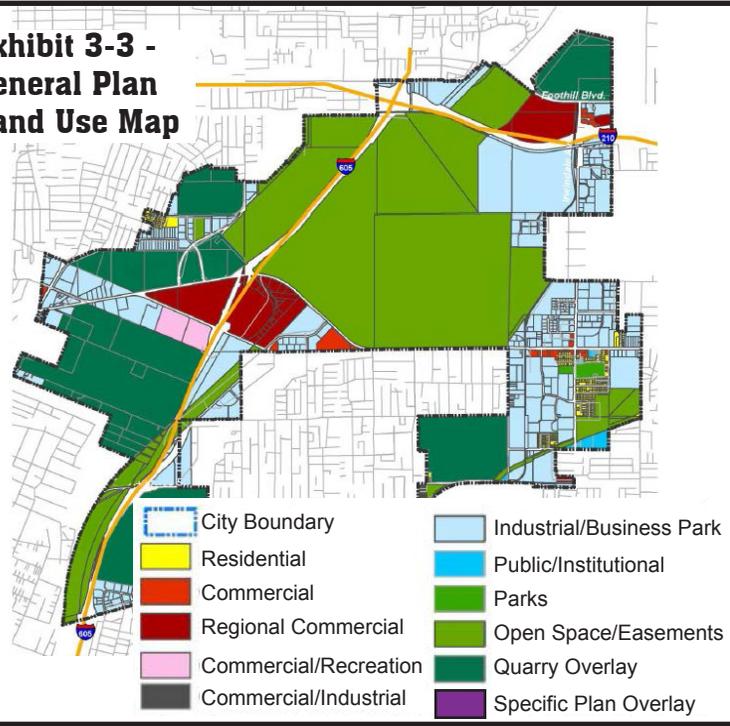
**Exhibit 2-3 -
Base Land Use
Designations**



**Exhibit 2-4 -
Overlay Land Use
Designations**

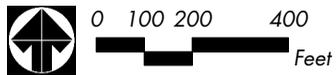
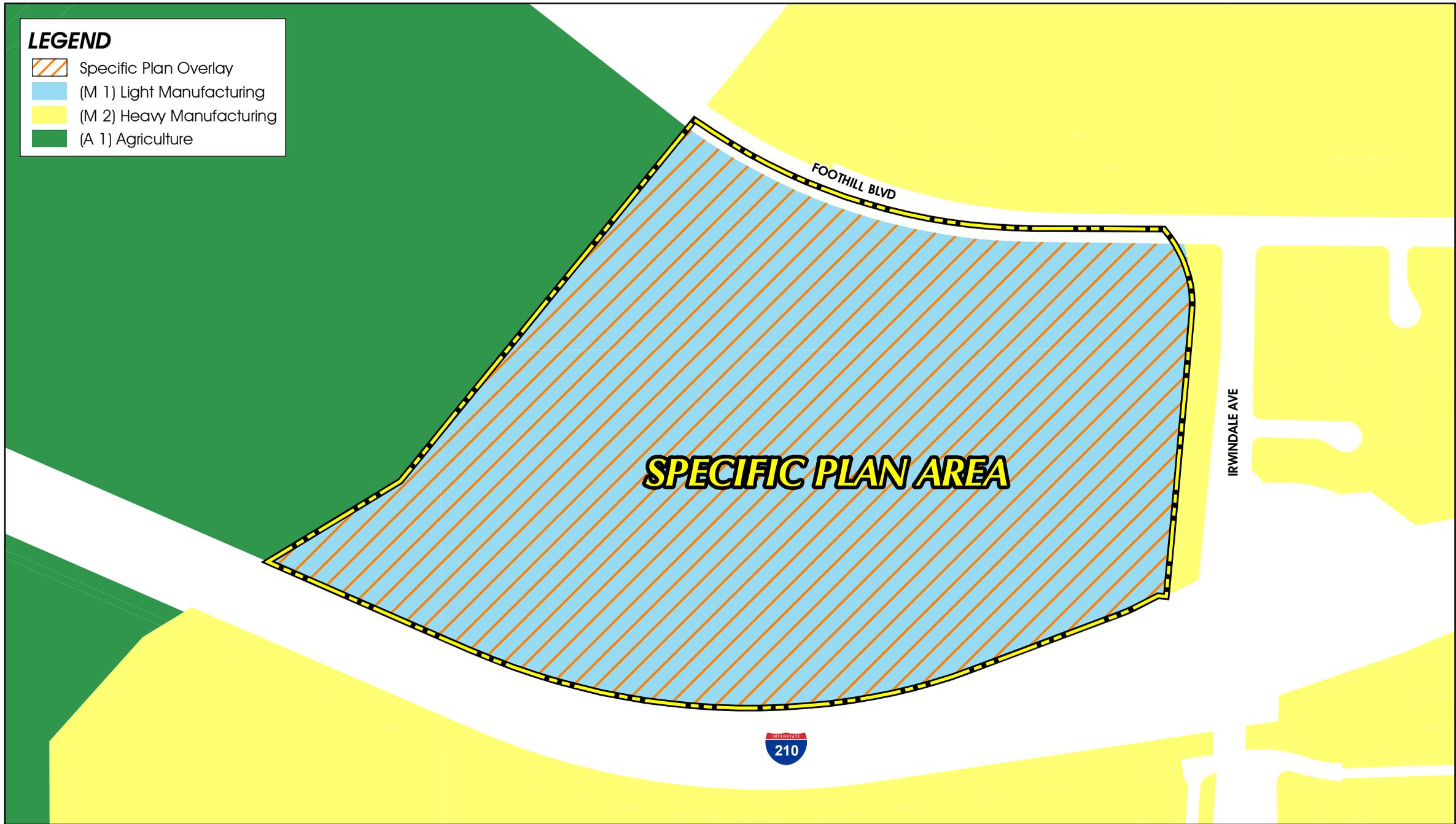


**Exhibit 3-3 -
General Plan
Land Use Map**



LEGEND

-  Specific Plan Overlay
-  (M 1) Light Manufacturing
-  (M 2) Heavy Manufacturing
-  (A 1) Agriculture





Reliance II Specific Plan

City of Irwindale
September 2017



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Introduction

I.

I. INTRODUCTION

This Specific Plan guides the development of a 91.5-acre property located in the City of Irwindale in the heart of the San Gabriel Valley. The San Gabriel Valley is home to approximately 20% of Los Angeles County’s population and is one of the strongest industrial markets in Southern California. The City of Irwindale has long been dominated by mining-related economic activities but is in the midst of transitioning to a post-mining future.

The 91.5-acre Reliance II Specific Plan property is the site of a former quarry that has been depleted of recoverable mineral resources and an inert debris fill operation is underway to enable re-use of the site. Situated in proximity to three major freeways, the property is poised to successfully accommodate uses that rely on access to the local and regional transportation network. Interstate 210 (I-210) forms the southern boundary of the Specific Plan area and the junction of I-210 and Interstate 605 (I-605) is located less than one mile to the southwest. Interstate 10 (I-10) is located a short 4.25 miles to the south. In addition, the property has access to an established local roadway network and is within walking distance (one-quarter mile) to the Irwindale Station of the Foothill Gold Line, a Los Angeles County Metropolitan Transportation Authority (Metro) light rail facility. Further, the Port of Long Beach and the Port of Los Angeles, which serve as major gateways to international trade, are located only 30 miles to the southwest of the site. The site’s location at the junction of these major transportation facilities establishes a clear advantage for land uses that rely on proximity to the transportation network to remain competitive.

The Reliance II Specific Plan brings jobs, sustainable economic growth, and business opportunities to the City of Irwindale. Its contemporary design is an attractive asset for the City and visibly improves the character of the site compared to its past quarry and fill operations, and current vacant disturbed condition.



A. LOCATION AND SETTING

The Reliance II Specific Plan is located in the northeast portion of the City of Irwindale, immediately north of I-210, west of Irwindale Avenue, and south of Foothill Boulevard, as shown on Figure I-1, *Vicinity Map*. Reliance II is located south and east of the City of Duarte and west of the City of Azusa.

As shown on Figure I-2, *Aerial Photograph*, the Reliance II Specific Plan site is located east of the San Gabriel River, west of commercial retail and industrial/office land uses (located on the east side of Irwindale Avenue), south of the Reliance Sand & Gravel Quarry (located on the north side of Foothill Boulevard), and north of I-210 and a Miller-Coors plant.



Source(s): ESR, LA County (2017)



Figure I-1

VICINITY MAP



Source(s): Google Earth (2016), LA County (2017)

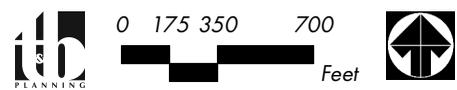


Figure I-2

AERIAL PHOTOGRAPH

B. BACKGROUND

The Reliance II Specific Plan is the site of a former quarry, which operated on the property under the name “Reliance II Quarry” from 1972 until approximately 1988 and later was used as an inert debris landfill known by the name “Reliance II Landfill.” The inert debris deposited at the site consists of a combination of crushed rock, fine silt, and clean construction and demolition waste (e.g., broken concrete, asphalt, brick, soil) that comply with applicable State of California, Los Angeles County, and City of Irwindale standards, as described below in Section 1.C, *Applicable Reclamation Plan Regulatory Requirements*. Prior to backfill, the inert debris was blended, moisture conditioned, and compacted for stability in accordance with State of California and City of Irwindale requirements of graded fill materials.



The former Reliance I and Reliance Azusa Quarries (California Mine Number 91-19-0016 and 91-19-0018) are among Vulcan's oldest mining sites, having first opened in the early 1900s. These quarries were divided by the municipal boundaries of the cities of Irwindale and Azusa. The first permit issued to operate the Reliance I Quarry dates back to 1927 and was issued by the County of Los Angeles. The Reliance I Quarry was operating under CUP No. 70-1-CU (City Council Resolution No. 70-9-693 and Resolution No. 90-1 6-1 189). In order to allow for deeper mining, Reliance I Quarry was issued CUP No. 7-06, Condition No. 65 by the City Council on September 24, 2008. At that time, the Council also approved a new Reclamation Plan and Financial Assurances and Development Agreement (DA No. 2-06). The California Department of Conservation Office of Mine Reclamation recommended to the cities of Irwindale and Azusa that the Reliance I Quarry and Reliance-Azusa Quarry pits be reclassified as a single mine, with a single State mine identification number and single reclamation plan. This recommendation was based upon the fact that the Reliance I Quarry and Reliance-Azusa Quarry share a contiguous parcel, which is not separated by any significant physical boundary.

In response to the State's recommendation and in compliance with SMARA, the cities of Irwindale and Azusa initiated a formal agreement to transfer SMARA Lead Agency status. A Reclamation Plan Amendment for the Landfill was approved by the City of Irwindale with Resolution No. 2012-37-2576, dated July 25, 2012. The Reclamation Plan Amendment’s combined the Reliance I Quarry, Reliance II Landfill in Irwindale, and the Reliance-Azusa Quarry in Azusa into one reclamation plan and one State mine identification number [Reliance Reclamation Plan Amendment (CA Mine ID # 91-19-0016)]. The Reclamation Plan requires the ultimate end use of the site to be a combination of industrial and retail

commercial. The Reclamation Plan was approved independently of, and is being implemented independently of, the Specific Plan. As of 2017, the landfill activities at the Reliance II Specific Plan site were more than halfway complete and were expected to be complete by 2021.

C. APPLICABLE RECLAMATION PLAN REGULATORY REQUIREMENTS

The Reliance Reclamation Plan Amendment is required to comply with the following State of California, Los Angeles County, and City of Irwindale policies and standards:

- **California’s Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code § 2710-2796)** – SMARA is a comprehensive surface mining and reclamation policy that regulates surface mining operations to ensure that adverse environmental impacts are minimized and that mined lands are reclaimed to a condition in which they can be re-used.
- **California Office of Mine Reclamation (OMR) and Department of Conservation (DOC)** - OMR provides a measure of oversight for local governments as they administer SMARA within their respective jurisdictions. This oversight includes comments to lead agencies on mining reclamation plans, financial assurances, and SMARA compliance. Compliance with DOC and OMR requirements are assured through annual inspections.
- **State Mining and Geology Board Regulations for Surface Mining and Reclamation Practice** - State Mining and Geology Board regulations for surface mining and reclamation practice are set forth in California Code of Regulations (CCR), Title 14, Division 2, Chapter 8, Subchapter 1, Section 3500 et seq. The purpose of regulating surface mining and reclamation practices is to establish state policy for the reclamation of mined lands and the conduct of surface mining operations in accord with the general provisions set forth in SMARA.
- **California Integrated Solid Waste Management Board (now CalRecycle)** - All imported inert debris is tested to insure it does not contain any hazardous or dis-allowed material and is in compliance with the California Integrated Solid Waste Management Board’s (now CalRecycle) “Inert Debris” criteria.
- **California, County of Los Angeles, and City of Irwindale Building Codes** - The backfill material for the Reliance Reclamation Plan and its placement as certified engineered fill is in compliance with the 2016 California Building Standard Codes, Los Angeles County Grading Codes and Building Codes as modified by the City of Irwindale’s Grading Ordinance “Appendix J Grading” (2008).
- **City of Irwindale Municipal Code** – The Reliance Reclamation Plan is in compliance with Chapter 17.63 of the City’s Municipal Code, Surface Mining and Reclamation Plans, which includes special geotechnical provisions for deep mine reclamation backfills.
- **City of Irwindale** - The Reliance Reclamation Plan site is inspected weekly by the City’s Mine Backfill Grading Inspector and routinely by the Irwindale Technical Advisory Committee (Geotechnical Engineers and Engineering Geologist) and the City’s Grading and Plan Check Unit and quarterly by the LA County Health Department as well as other water and air quality regulatory agencies. The Reliance Reclamation Plan operator renews its City Mine Reclamation Backfill Grading Permit annually.
- **City of Irwindale’s “Guidelines for Above-Water Backfilling of Open-Pit Mines, Irwindale and California” (2005)** - The Backfilling Guidelines were developed to address the unique aspects of such, large, deep backfills utilizing select inert debris as the primary backfill material. The backfill is in full compliance with the City of Irwindale’s “Guidelines for Above-Water Backfilling of Open-Pit Mines, Irwindale and California” (2005).

D. STATEMENT OF OBJECTIVES

This Specific Plan achieves the following objectives:

- Create a comprehensive master plan for the re-use of a reclaimed quarry.
- Provide state-of-the-art buildings that can accommodate modern business activities, such as E-Commerce, with proximate access to Interstate 210 on- and off-ramps.
- Provide commercial uses that serve users located within and outside the Specific Plan area.
- Provide opportunities for economic growth in the City of Irwindale by diversifying the City's available range of employment-generating land uses.
- Provide employment-generating land uses proximate to the Metro Irwindale Gold Line light rail transit station.
- Identify capital improvements for water, sewer, storm drain, and circulation facilities serving the planned land uses within the Specific Plan area.
- Defining guidelines and standards for architecture, landscaping, entry monuments and signage, and walls and fencing within the Specific Plan Area.

E. SUMMARY OF THE LAND USE PLAN

The 91.5-acre Reliance II Specific Plan distributes up to 1,863,500 square feet of industrial/business park and commercial land uses among five Planning Areas. Refer to Section II, *Development Plan*, for more information about each planning area.

- **Planning Area A** is approximately 21.0 acres and contains a maximum floor area of 496,600 square feet of industrial/business park land uses.
- **Planning Area B** is approximately 18.3 acres and contains a maximum floor area of 358,000 square feet of industrial/business park land uses.
- **Planning Area C** is approximately 2.6 acres and contains a maximum floor area of 10,000 square feet of commercial land uses.
- **Planning Area D** is approximately 13.0 acres and contains a maximum floor area of 254,000 square feet of industrial/business park land uses.
- **Planning Area E** is approximately 35.0 acres and contains a maximum floor area of 744,900 square feet of industrial/business park land uses.

In addition, the Reliance II Specific Plan includes approximately 1.6 acres of internal streets, as well as utility infrastructure, landscaping, signage, lighting, and property walls, fencing, and gates within each of its five planning areas.

F. SPECIFIC PLAN AUTHORITY

This Specific Plan is a regulatory document prepared pursuant to the provisions of California Government Code §§ 65450 through 65457, which grant local government agencies the authority to prepare Specific Plans for the systematic implementation of their General Plan for all or part of the area covered by the General Plan. While the City of Irwindale General Plan covers the entire City, the Reliance II Specific Plan concentrates on the specific development of the approximately 91.5-acre Reliance II property.

California Government Code §§ 65450 through 65457 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to California Government Code § 65451:

- (a) A Specific Plan shall include text and a diagram which specify all the following in detail:
- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures, necessary to carry out items (1), (2), and (3).
- (b) The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

This Specific Plan includes each of the required elements listed above and establishes the essential link between the policies of the City of Irwindale General Plan and the Reliance II property. All future development plans and implementing actions within Reliance II are required to be consistent with the regulations set forth in this Specific Plan and with all other applicable City regulations.

G. SPECIFIC PLAN ORGANIZATION

The Reliance II Specific Plan is a regulatory document that establishes the land use designations, development intensities, development standards, and design guidelines for the 91.5-acre Reliance II property. The adopted Specific Plan would comprise the effective zoning for the subject property. Circulation and other infrastructure improvements such as water, wastewater, and flood control/drainage systems also are addressed by this Specific Plan to ensure their proper size and timely installation.

The Specific Plan is divided into the following sections:

- Section I – Introduction
- Section II – Development Plan
- Section III – Development Standards
- Section IV – Design Guidelines
- Section V – Implementation Plan
- Section VI – General Plan Consistency

Following this introductory section, each Specific Plan section builds from information provided in the proceeding sections. Therefore, this Specific Plan must be read in its entirety to understand the full scope of directives and objectives for the Reliance II Specific Plan. The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Irwindale Zoning Code (hereafter referred to as “Zoning Code”) and the City of Irwindale Commercial and Industrial Design Guidelines unless otherwise defined in this Specific Plan.

H. RELATIONSHIP TO THE CITY OF IRWINDALE GENERAL PLAN

This Specific Plan defines the methods and requirements for development of the Reliance II property to ensure that applicable General Plan policies are implemented and, also, to ensure that development envisions by this Specific Plan is consistent with applicable provisions of the City of Irwindale General Plan (General Plan). The General Plan sets forth long-term goals for the City’s growth and development as

mandated by State law. The General Plan is a long-term policy document that covers the topics of community development, housing, infrastructure, resource management, and public safety.

The City of Irwindale General Plan designates the 91.5-acre Reliance II property for “Regional Commercial” land uses. The General Plan states that the Regional Commercial designation “. . . encourages a balanced mix of commercial, office professional, and light manufacturing uses along a number of high visibility traffic corridors . . .” (General Plan, p. 40). This Specific Plan provides for a mix of industrial/business park and commercial uses consistent with the General Plan’s vision for the property, but requires a General Plan Amendment to change the site’s land use to a new land use designation of “Specific Plan.” The proposed Specific Plan General Plan Land Use designation would reflect uses, development standards, design guidelines and implementation procedures described herein. Consistent with the proposed General Plan Land Use designation of Specific Plan, a Zone Change re-designating the site from M-2 “Heavy Manufacturing” to “Specific Plan” is proposed.

Moreover, the proposed change from M-2 Zoning to Specific Plan zoning facilitates the General Plan’s recognized transition of the City from a mining-centered community to a more inclusive and diversified economic base. In this latter regard, the General Plan notes that “[l]arge expanses of the City’s land area were subsequently zoned for heavy manufacturing uses (M-2, Heavy Manufacturing). This industrial zoning was correctly viewed at the time as being the most appropriate type of land use that would be compatible with the extensive mining operations that were already in place. However, in the future the scope and extent of these sand and gravel extraction activities will diminish. As a result, the City must now look at ways to replace mining and quarry activities, which that for so long have been the mainstay of the local economy, with other generators of economic development” (General Plan, p. 24). The proposed Reliance II Specific Plan would further the General Plan vision to transition areas formerly used for mining and quarry operations to new development that would expand and diversify the City’s economic base.

Please refer also to Specific Plan Section VI, *General Plan Consistency*, for more information.

I. SEVERABILITY CLAUSE

This Specific Plan document enables the City of Irwindale to facilitate the processing and approval of development plans and implementing permits to build out Reliance II. If any regulation, condition, program, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining provisions contained herein.

Development Plan

II.

II. DEVELOPMENT PLAN

The Reliance II Specific Plan represents the productive end use of a former resource extraction site in the City of Irwindale. As designed, the Specific Plan accommodates a mixture of market-driven employment and service land uses arranged in a logical and efficient manner at the northwest juncture of Interstate 210 (I-210) and Irwindale Avenue. The Specific Plan takes advantage of the property’s most valuable asset – its proximity to major transportation corridors and public transit facilities. The Reliance II Specific Plan is designed to be a place where businesses can thrive, attract economic investment to the City of Irwindale, and provide goods and services and employment opportunities to the surrounding community and region.

A. LAND USE PLAN

This Specific Plan establishes two land use districts: Industrial/Business Park and Commercial. For planning purposes, the 91.5-acre Specific Plan area is divided into five (5) planning areas. Figure II-1, Conceptual Land Use Plan, depicts the physical arrangement of the planning areas and the major circulation elements (public and private roads) within and abutting the Specific Plan area. Table II-1, *Land Use Plan Statistical Summary*, lists each planning area and their respective land use category, acreage, and maximum development intensity. Refer to Section III, *Development Standards*, for the specific land use and development standards applicable to each planning area.

Table II-1 Land Use Plan Statistical Summary

| Planning Area | Use Category | Acreage ¹ | Maximum Development Intensity ² |
|---------------|--------------------------|----------------------|--|
| A | Industrial/Business Park | 21.0 ac | 496,600 s.f. |
| B | Industrial/Business Park | 18.3 ac | 358,000 s.f. |
| C | Commercial | 2.6 ac | 10,000 s.f. |
| D | Industrial/Business Park | 13.0 ac | 254,000 s.f. |
| E | Industrial/Business Park | 35.0 ac | 744,900 s.f. |
| - | Circulation | 1.6 ac | -- |
| Total | | 91.5 ac | 1,863,500 s.f. |

Notes:

1. Acreages are approximate and subject to survey verification.
2. Maximum development intensity is presented in terms of gross building floor area (square feet, s.f.).

B. CONCEPTUAL CIRCULATION AND ACCESS PLAN

The Reliance II Specific Plan *Circulation and Access Plan* provides direct, safe, and convenient access for visitors, employees, and goods to and from the Specific Plan’s five planning areas. Components of the Specific Plan’s *Circulation and Access Plan* are discussed and illustrated on the following pages.

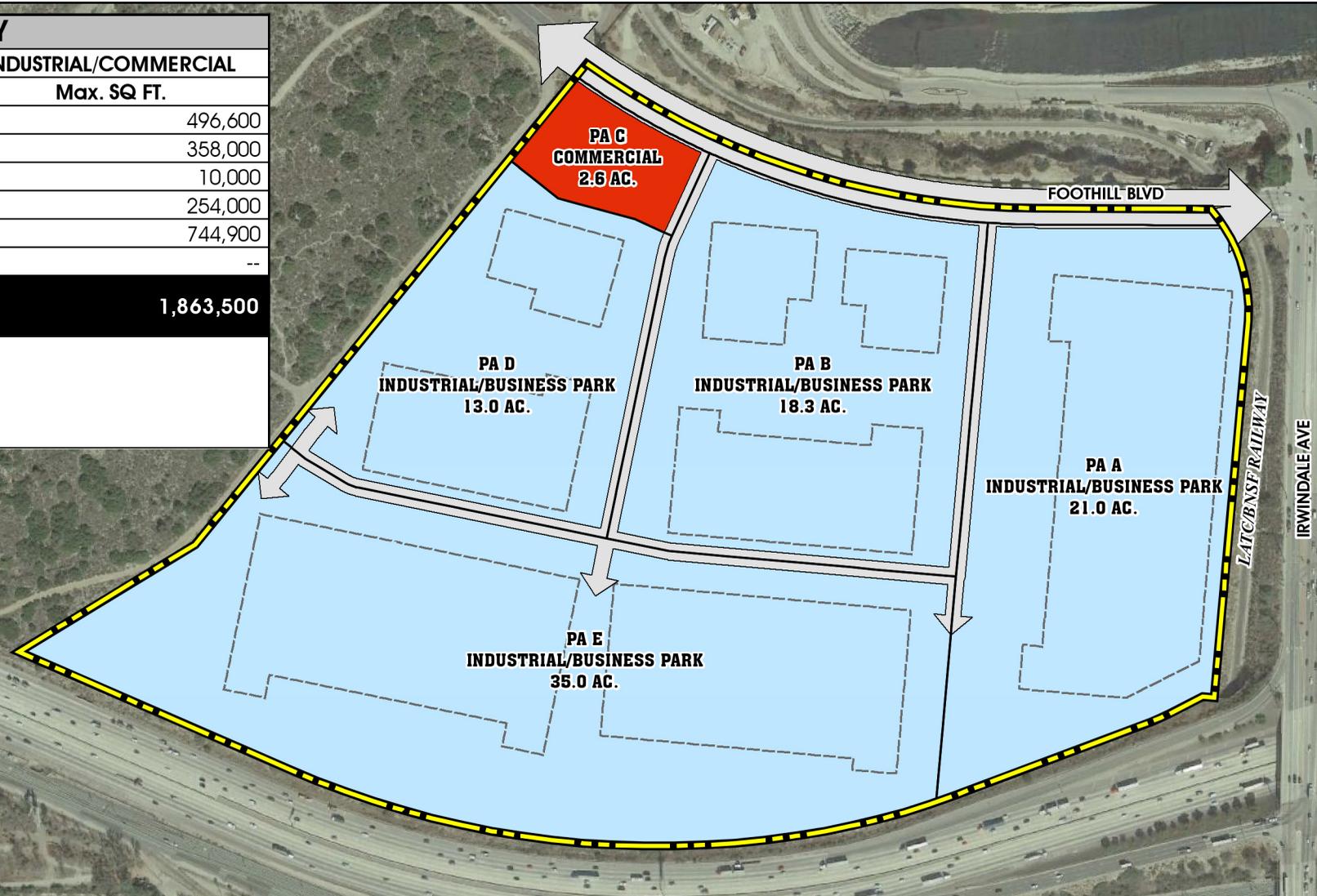
1. Vehicular Circulation

Foothill Boulevard provides direct access to the Reliance II property and parallels the northern boundary of the Specific Plan. Within the Specific Plan area, a private drive is designed as a backbone loop road that surrounds Planning Area B and connects to Foothill Boulevard in two locations, with traffic signals to control entry and exit to and from Foothill Boulevard. In addition, direct driveway connections to Foothill Boulevard occur in Planning Areas A and C, where traffic can enter and exit by right turns only. Figure II-2, *Conceptual Vehicular Circulation and Access Plan*, illustrates the vehicular circulation plan for the Reliance II Specific Plan. Final intersection designs, intersection spacing, and traffic controls would conform to City engineering standards.

| LAND USE SUMMARY | | | |
|------------------|--------------------------|-------------|-----------------------|
| Planning Area | Land Use Designation | Acres | INDUSTRIAL/COMMERCIAL |
| | | | Max. SQ FT. |
| A | Industrial/Business Park | 21.0 | 496,600 |
| B | Industrial/Business Park | 18.3 | 358,000 |
| C | Commercial | 2.6 | 10,000 |
| D | Industrial/Business Park | 13.0 | 254,000 |
| E | Industrial/Business Park | 35.0 | 744,900 |
| Circulation | | 1.6 | -- |
| TOTALS | | 91.5 | 1,863,500 |

NOTES:

Acreages are approximate and subject to survey verification.
 Land Use Plan is for conceptual purposes only.
 Building Footprints are conceptual and subject to change.



Source(s): Google Earth (2016), LA County (2017)

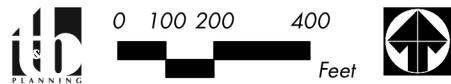


Figure II-1

CONCEPTUAL LAND USE PLAN

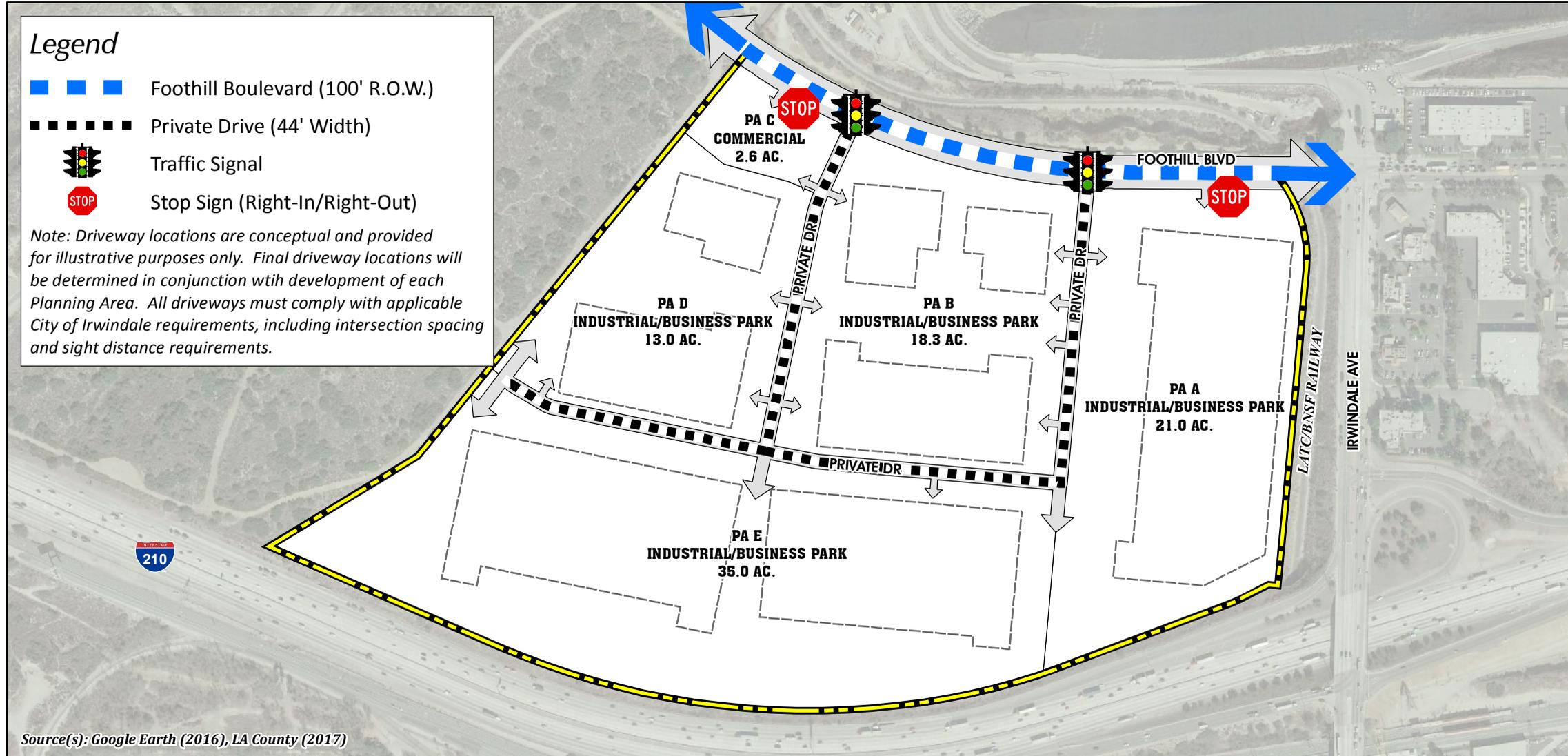


Figure II-2

CONCEPTUAL VEHICULAR CIRCULATION AND ACCESS PLAN



The following facilities are the primary components of the Reliance II Specific Plan’s vehicular circulation network. Refer to Section V, *Implementation Plan*, for additional circulation improvement standards (specifically, see Table V-2, *Environmental Standards*).

- **Foothill Boulevard:** Foothill Boulevard forms the northern boundary of Planning Areas A, B, and C. This public roadway provides access to the Specific Plan area from the west and east, and from off-site areas to the south (via Irwindale Avenue). As of the writing of this Specific Plan, Foothill Boulevard was constructed to its full width as a Major Highway with 84 feet of pavement within a 100-foot-wide public right of way (ROW). Notwithstanding, the Specific Plan will make the following improvements to Foothill Boulevard: 1) construct a 16-foot-wide raised, center median (with landscaping) along the Foothill Boulevard segment that abuts Planning Areas A, B, and C; 2) install landscaping along the Foothill Boulevard segment that abuts Planning Areas A, B, and C within an eight (8)-foot-wide parkway on the south side of the road; 3) construct minimum 150-foot long turn pockets at the intersections with the Private Drive; and 4) construct an eastbound right turn lane at the Foothill Boulevard/Irwindale Avenue intersection. All improvements to Foothill Boulevard shall comply with applicable City of Irwindale requirements, including sight distance requirements.

Planning Areas A and C connect to Foothill Boulevard via direct driveway connections (two total driveways, one in Planning Area A and one in Planning Area C). These driveways are restricted to automobile traffic and right-in/right-out turning movements. The driveway locations shown on Figure II-2 are conceptual; final driveway locations will be determined in conjunction with development of Planning Areas A and C.

- **Private Drive:** The Private Drive is a private road that forms a loop that connects to Foothill Boulevard in two locations and provides access to all planning areas within the Reliance II Specific Plan. Both of the Private Drive’s connection points to Foothill Boulevard will be signalized. The Private Drive features a pavement width of 44-feet and a minimum 20-foot-wide parkway on each side. The parkway includes a five (5)-foot-wide sidewalk flanked by an eight (8)-foot-wide landscaped park strip immediately adjacent to the curb and a minimum seven (7)-foot-wide landscape planter. Each planning area within the Specific Plan will connect directly to the Private Drive via Private Drive Aisles.
- **Private Drive Aisles:** Private Drive Aisles connect individual planning areas to the Private Drive. Within each planning area, Private Drive aisles provide vehicular access for automobiles and trucks to parking lots, truck courts, loading dock areas, etc. Private Drive Aisles will have pavement widths that range between 30 and 40 feet. Private Drive Aisles are not depicted on Figure II-2 because their locations, alignments, and widths will be determined in conjunction with development of individual planning areas.

Interstate 210 is located immediately south of the Reliance II Specific Plan site. Interstate 210 is under the authority of the California Department of Transportation (Caltrans). Because the freeway falls completely outside of the Specific Plan’s boundary, development of the Reliance II site does not affect Caltrans’ plans for the operation and maintenance of Interstate 210. Drivers on Interstate 210 have convenient access to Reliance II via the on-/off-ramps at Irwindale Avenue.

2. Non-Vehicular Circulation

The Reliance II Specific Plan’s *Non-Vehicular Circulation and Mobility Plan* is illustrated on Figure II-3. The non-vehicular circulation plan provides convenient pedestrian movement between the employment uses (i.e., Planning Areas A, B, D, and E) and service uses (i.e., Planning Area C) within the Specific Plan area and also encourages the use of existing mass transit – bus stations along Foothill Boulevard and Irwindale Avenue and a light rail station south of Interstate 210 – proximate to the Reliance II Specific Plan site.

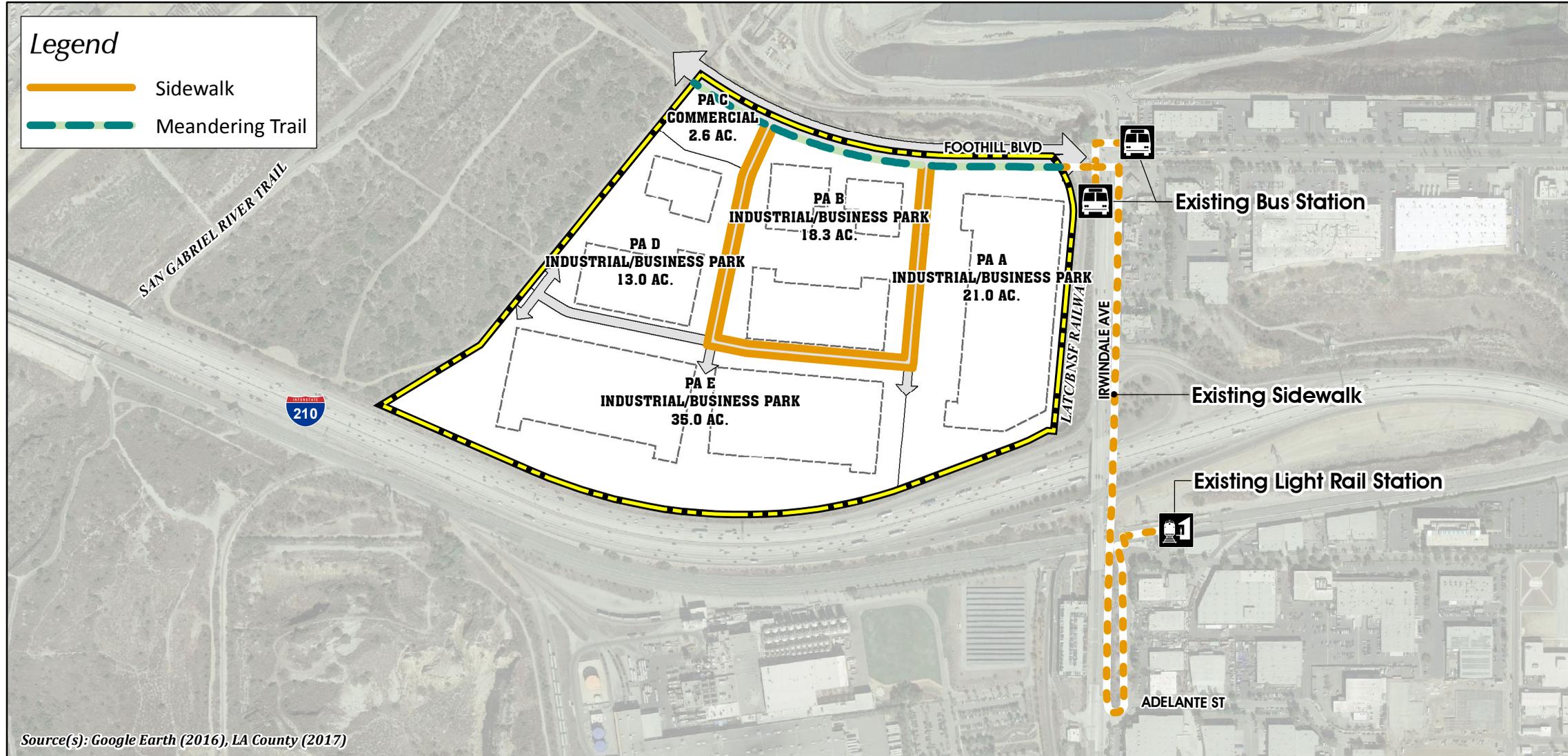


Figure II-3

CONCEPTUAL NON-VEHICULAR CIRCULATION AND MOBILITY PLAN



Given the mixture of land uses and the volume of passenger car and truck traffic circulating within and around the Specific Plan area, pedestrian safety was given careful consideration when preparing the design standards for the Reliance II Specific Plan. Consequently, all primary pedestrian ways, including the meandering trail along Foothill Boulevard and the sidewalks along the on-site Private Drive, are separated from vehicle travel ways by landscaping to maximize pedestrian safety and promote pedestrian movement. Refer to Section IV, *Design Guidelines*, for landscaping standards adjacent to on-site trails and sidewalks.

C. UTILITY INFRASTRUCTURE PLAN

Buildout of the Reliance II Specific Plan requires the installation of on-site water, sewer, drainage, and other utility infrastructure, as described in this section. All utility infrastructure improvements shall be constructed in accordance with applicable City of Irwindale and public service provider design standards and specifications. No substantive improvement to, or realignment of, off-site infrastructure systems is proposed or required. Will-serve letters for water and sewer service will be required of the water and sewer purveyors prior to the commencement of development.

1. Water

a. Potable Water

Potable water service will be provided to the Reliance II Specific Plan area by the Azusa Department of Light and Water. The Specific Plan area receives water service from a 12-inch diameter water line beneath Foothill Boulevard. The Specific Plan's backbone water network connects to the existing water line beneath Foothill Boulevard in two locations, near the Private Drive's connections with Foothill Boulevard, forming a loop on-site beneath the Private Drive. Three (3) secondary loops branch off the main water line loop beneath the Private Drive to provide water service to buildings within Planning Areas A, C, D, and E. The secondary water line loops will be constructed beneath Private Drive Aisles and/or parking lots/truck courts in each planning area to facilitate access for routine maintenance and/or repair. The *Conceptual Water Plan* for the Reliance II is illustrated on Figure II-4.

b. Recycled Water

Recycled water infrastructure was not available to the Specific Plan area at the time this Specific Plan was prepared. However, the Reliance II Specific Plan's irrigation system for outdoor landscaping areas is designed to be converted to reclaimed water conveyance should reclaimed water infrastructure become available to the Specific Plan area in the future.

2. Sanitary Sewer

Wastewater collection and treatment will be provided to the Specific Plan area by the Los Angeles County Sanitation District No. 22. The sanitary sewer system for the Reliance II Specific Plan consists of a gravity network and a force network. The gravity network includes mains beneath the Private Drive that collect wastewater flows from Planning Areas A through E and convey these flows south and west to the western terminus of the Private Drive. Here, the force network begins: A pump station forces the flows from the gravity network west and north to Foothill Boulevard (via the Private Drive and Planning Area A), where a new, approximately 250-foot-long sewer main segment will connect to the existing 8-inch diameter sewer line beneath the Foothill Boulevard/Irwindale Avenue intersection. All sewer line segments will be constructed on-site beneath the Private Drive, beneath Private Drive Aisles, and/or parking lots/truck courts in each planning area to facilitate access for routine maintenance and/or repair. The *Conceptual Sanitary Sewer Plan* for Reliance II is illustrated on Figure II-5.

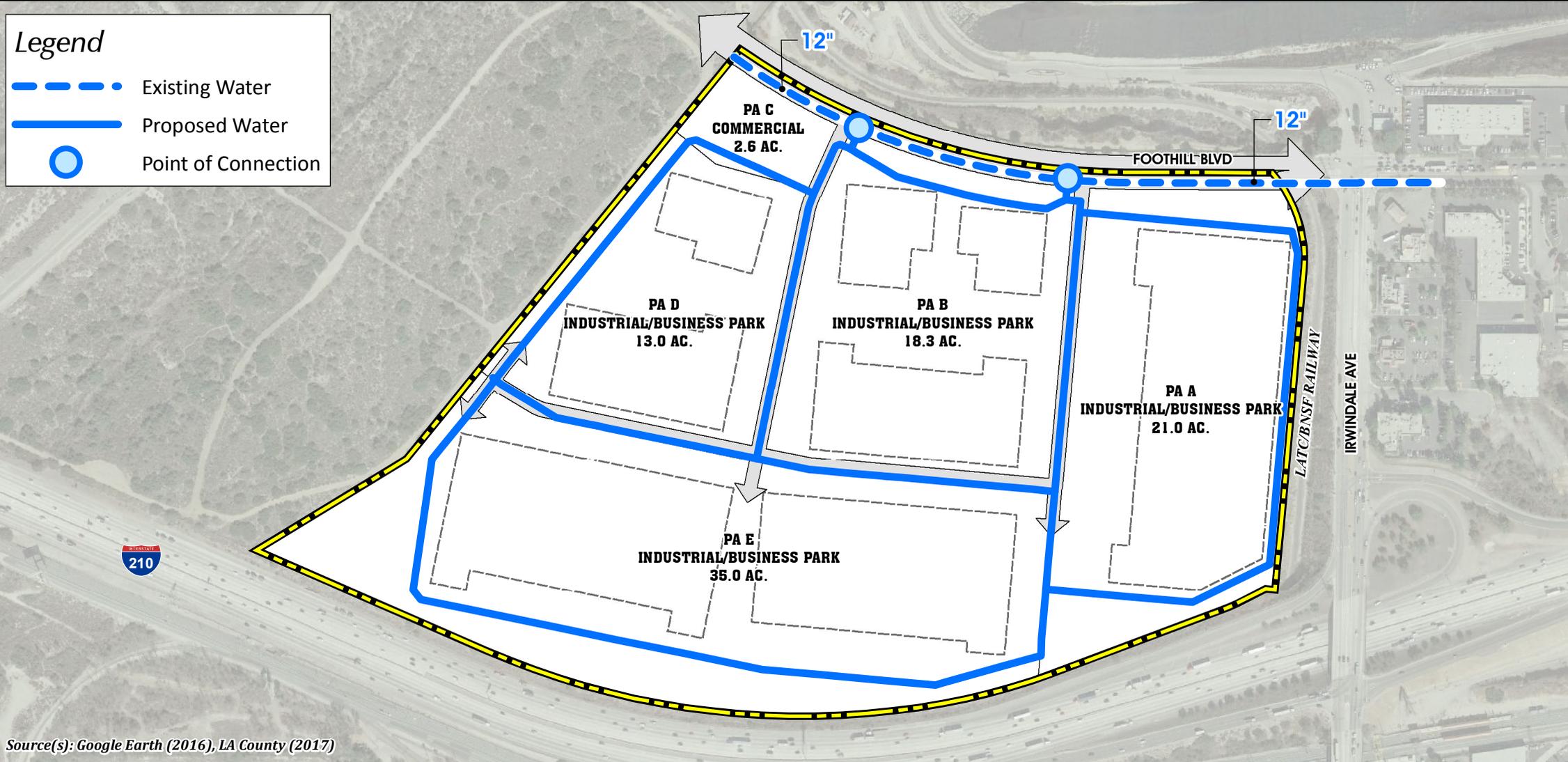


Figure II-4

CONCEPTUAL WATER PLAN



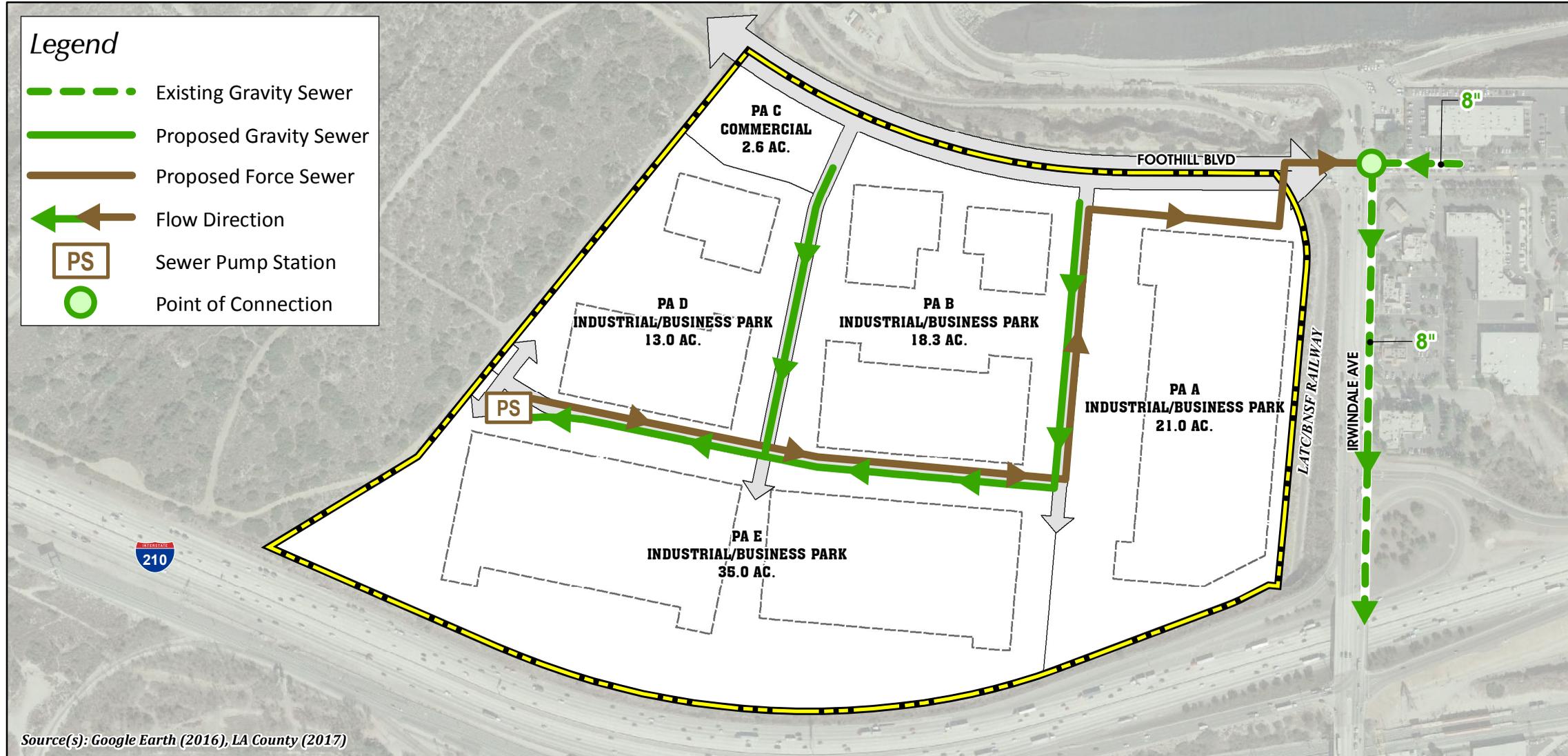


Figure II-5

CONCEPTUAL SANITARY SEWER PLAN



3. Storm Water Management

Prior to use of the Reliance II property as a quarry, storm water traveled across the site from the north and east to the southwest and discharged at the site’s southwest corner to culverts located beneath Interstate 210 and the railway abutting the south side of Interstate 210. These culverts convey storm water flows to the San Gabriel River and the Santa Fe Dam.

The Reliance II Specific Plan’s storm water management system mimics the property’s historical drainage pattern: storm water flows are conveyed across the site via a backbone storm drain network to an approximately 7.0-acre-foot capacity detention/infiltration basin located in the southwest corner of Planning Area E. A portion of the storm water within the basin will infiltrate into the ground with the remainder of the storm water flow being gradually released into the aforementioned downstream culvert network after the peak storm flow has passed. Pursuant to the Specific Plan final storm water management system plan as approved by the City, storm water flows discharged from Reliance II shall not exceed the available capacity of the off-site culvert network and will, thus, not increase the risk of flooding/inundation within the Specific Plan area or downstream of the Specific Plan. The *Conceptual Storm Water Management System* for Reliance II is illustrated on Figure II-6. Alternative outlet options for the *Conceptual Storm Water Management System* are illustrated on Figure II-7 and Figure II-8, respectively. Alternative Outlet Option A conveys storm water flows to the detention/infiltration basin located in the southwest corner of Planning Area E and ultimately releases into the San Gabriel River, whereas Alternative Outlet Option B uses force mains to convey storm water flows eastward, from the detention/infiltration basin in Planning Area E to an existing, off-site basin located east of Irwindale Avenue and north of Interstate 210 that the City of Irwindale calls the “Kincaid Pit.”

4. Dry Utilities

The Reliance II Specific Plan connects to existing dry utilities within Foothill Boulevard, as conceptually illustrated on Figure II-9, *Conceptual Dry Utility Plan*. All dry utilities internal to Reliance II will be installed underground, beneath the Private Drive. The locations of lateral connections, transformers, switches, pull boxes, and dry utility manholes will be determined in conjunction with development of each Planning Area.

D. CONCEPTUAL LANDSCAPE AND GREEN SPACE PLAN

The Reliance II Specific Plan incorporates landscaping as a visual amenity along its perimeter and within its interior to soften and minimize the perceived scale of development. Figure II-10, *Conceptual Landscape and Green Space Plan*, illustrates the location of landscape amenities within the Specific Plan area.

The primary landscape amenity within the Reliance II Specific Plan is the enhanced landscape zone along a majority of the Specific Plan’s Foothill Boulevard frontage. The enhanced landscape zone will vary between 15- and 50-foot-wide (measured from the edge of the Foothill Boulevard ROW) and features a meandering trail, densely planted trees (formally- and informally-spaced), colorful, drought-tolerant/resistant shrubs and groundcovers, and a boulder landscape, and also may incorporate architectural elements like shade canopies and bench seating.

Thematic entry treatments – featuring primary monument signs and landscaping that accents the enhanced landscape zone – occur at the Private Drive’s connection points to Foothill Boulevard to welcome employees and visitors to the Reliance II Specific Plan. The Private Drive is lined with stately accent trees – and may feature decorative paving at internal intersections – to visually differentiate this backbone loop road from drive aisles. Secondary signs along the Private Drive assist with wayfinding throughout the Reliance II Specific Plan.



Along the southern boundary of the Reliance II Specific Plan, layers of large-canopied trees and masses of shrubs provide a green buffer between on-site development and Interstate 210. Landscape buffers – primarily planted with large evergreen trees with overlapping canopies – also are provided along the western and eastern boundaries of Reliance II to soften the views of development as viewed from Irwindale Avenue and open spaces within the San Gabriel River floodplain, respectively.

Refer to Section IV, *Design Guidelines*, for detailed information on the Reliance II Specific Plan’s landscape design.

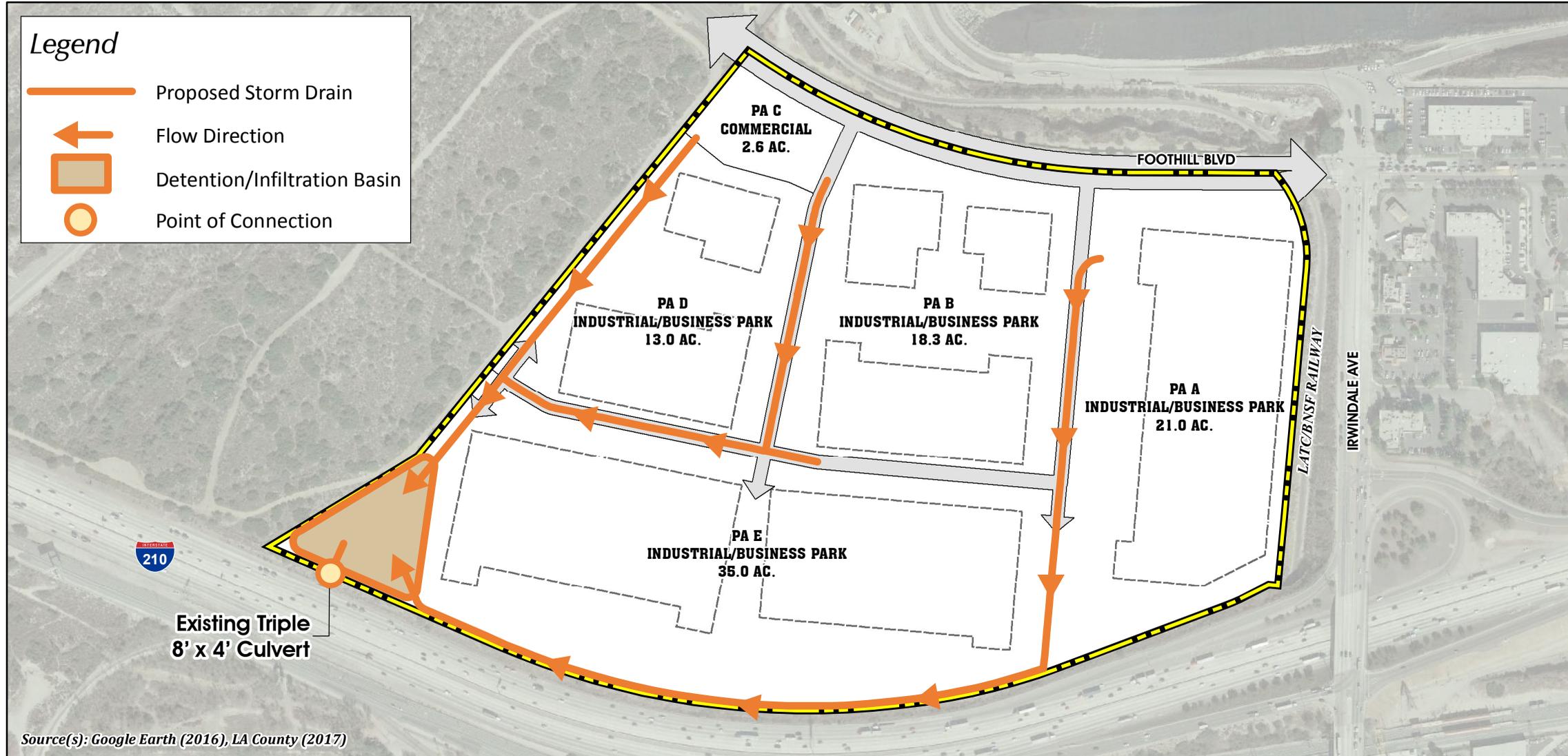


Figure II-6

CONCEPTUAL STORM WATER MANAGEMENT SYSTEM



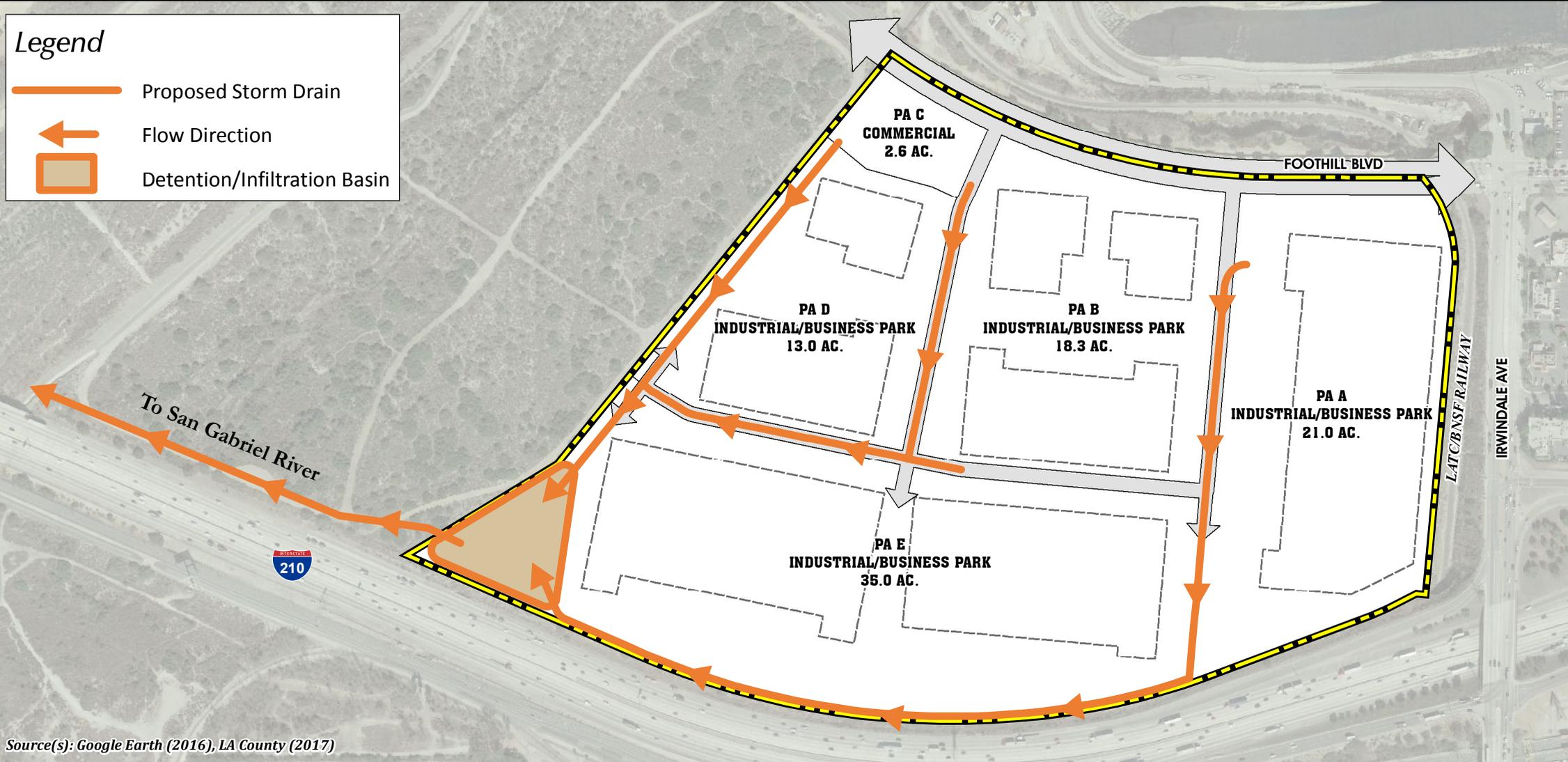


Figure II-7

CONCEPTUAL STORM WATER MANAGEMENT SYSTEM (ALTERNATIVE OUTLET OPTION A)



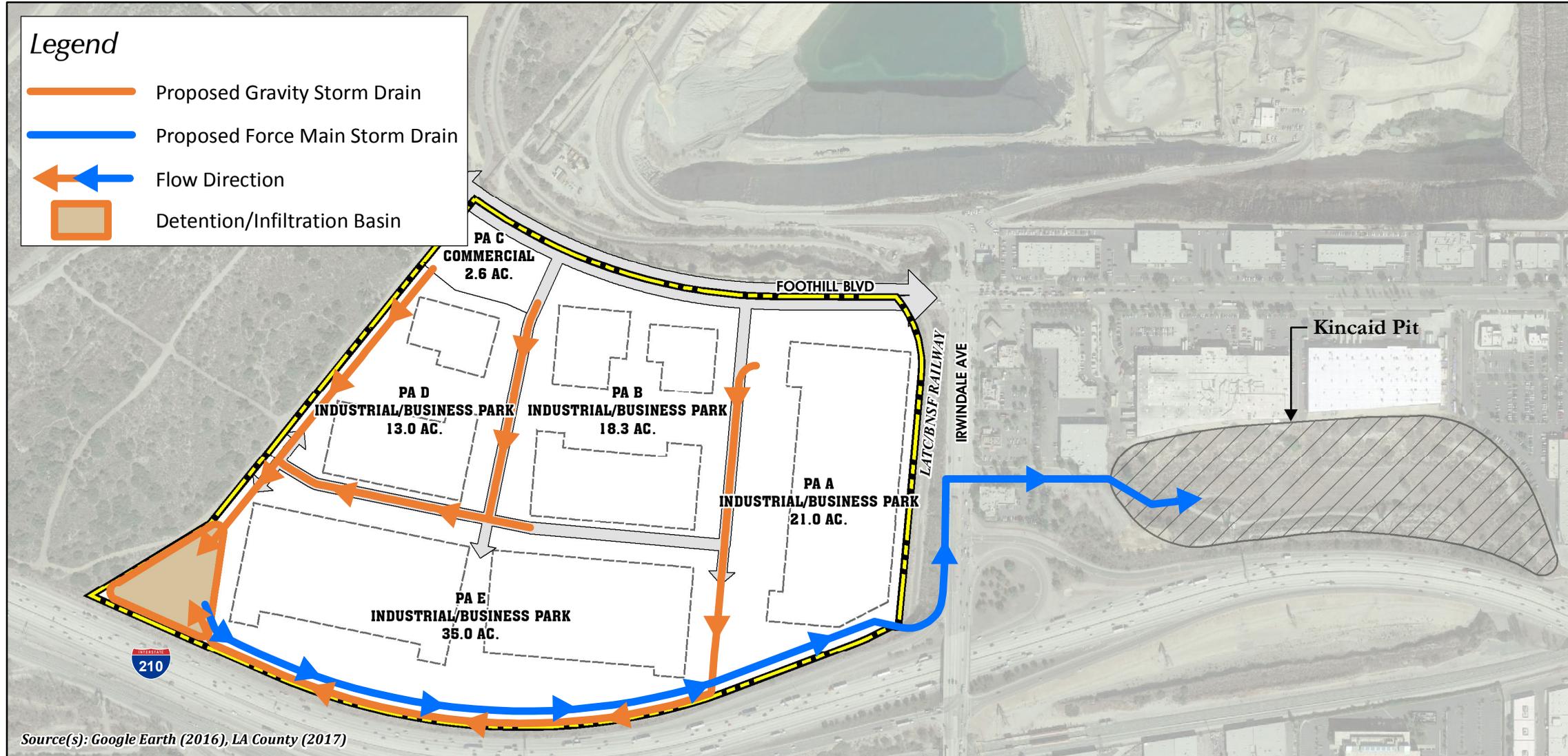
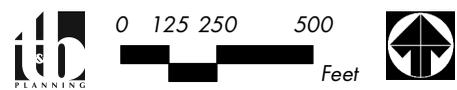


Figure II-8



CONCEPTUAL STORM WATER MANAGEMENT SYSTEM (ALTERNATIVE OUTLET OPTION B)

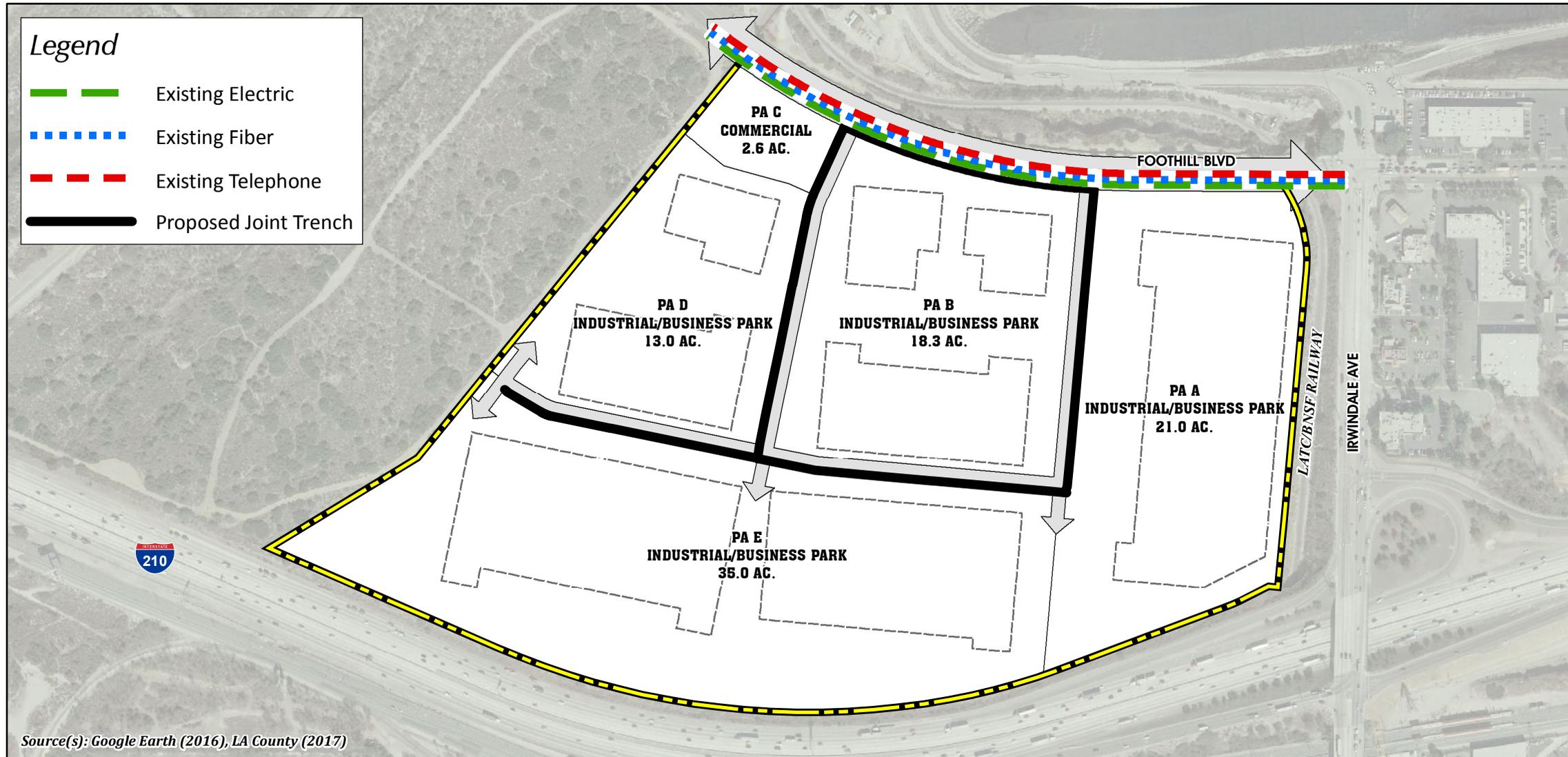
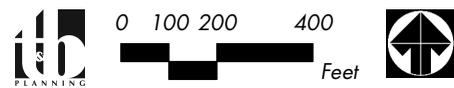


Figure II-9

CONCEPTUAL DRY UTILITY PLAN



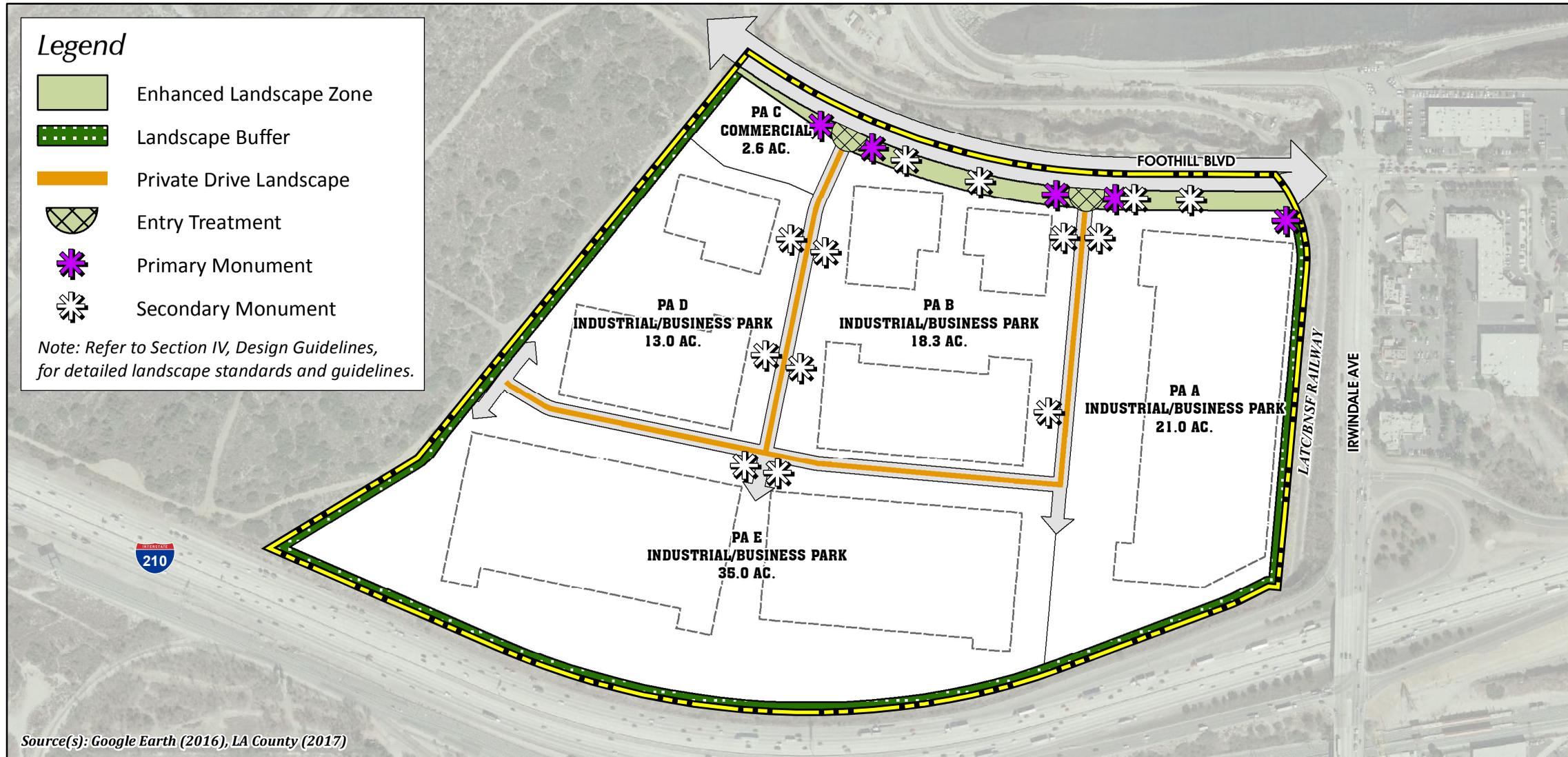
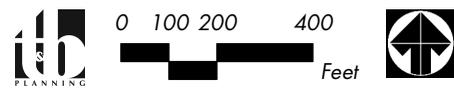


Figure II-10

CONCEPTUAL LANDSCAPE AND GREEN SPACE PLAN



Development Standards

III.

III. DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

This section establishes the use restrictions, development standards, and Planning Area standards for the Reliance II Specific Plan. The regulations provided herein work in concert with the architecture and landscape guidelines set forth in Section IV, *Design Guidelines*, of this Specific Plan to achieve the vision of Reliance II.

B. DEFINITION OF TERMS

The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Irwindale Zoning Code (hereafter referred to as “Zoning Code”) and the City of Irwindale Commercial and Industrial Design Guidelines unless otherwise defined in this Specific Plan.

C. APPLICABILITY

The regulations set forth in this section shall apply to all development plans or agreements, parcel or tract maps, site plans, or any other action requiring discretionary or administrative approval within the 91.5-acre Reliance II Specific Plan area. Whenever the development standards contained herein differ from those contained in the Zoning Code, the provisions of this Specific Plan shall take precedence. Any development standard, condition, or situation not explicitly addressed herein shall be subject to the applicable Zoning Code requirement(s).

D. PERMITTED, CONDITIONAL, AND ANCILLARY USES

Land within the Reliance II Specific Plan area and structures/facilities thereon may only be developed and/or used for those activities listed in Table III-1, *Permitted Uses*. The symbols shown in Table III-1 are defined as follows:

- “P” means the land use is permitted by right, subject to applicable development standards.
- “C” means the land use is conditionally permitted, subject to the filing of a Conditional Use Permit in accordance with the requirements of the City of Irwindale Zoning Code, and must be approved by the City of Irwindale Planning Commission before the use can be established.
- “A” means the land use is permitted by right, provided the use is ancillary to the primary or conditionally permitted use of the property.
- “--” means the land use is prohibited.

A use that is not specifically listed in Table III-1 is deemed a prohibited use unless otherwise allowed by the City of Irwindale Development Services Director.

Table III-1 Permitted Uses

| Use Legend: P: Permitted Use C: Conditional Use A: Ancillary --: Prohibited | | | |
|---|-------------------|----------------------------|---|
| Use | Land Use District | | Additional Notes |
| | Commercial | Industrial / Business Park | |
| Administrative and professional offices | P | A | |
| Bakery and confectionary shops | P | -- | Baking per se shall be permitted only when incidental to retail sales |
| Bakeries, wholesale | -- | P | |
| Barbershops and beauty/nail salons | P | -- | |



Table III-1 Permitted Uses

| Use Legend: P: Permitted Use C: Conditional Use A: Ancillary --: Prohibited | | | |
|---|-------------------|----------------------------|---|
| Use | Land Use District | | Additional Notes |
| | Commercial | Industrial / Business Park | |
| Banks and financial institutions | P | -- | Excludes check-cashing services |
| Bottling plants | -- | P | |
| Computer and electronic products manufacturing | -- | P | |
| Cosmetics and beauty supplies stores | P | -- | |
| Check-cashing services | C | -- | |
| Courier and messenger services | P | -- | |
| Data processing/storage services | -- | P | |
| Dental offices/clinics | P | -- | |
| Distributing plant | -- | P | Total distribution storage capacity limited to 250,000 gallons |
| Distribution center | -- | P | Includes high-cube distribution centers |
| Dry goods manufacture, sale at wholesale, and storage | -- | P | |
| Dry goods stores, retail | P | -- | |
| Dry cleaning establishments, retail | P | -- | |
| E-commerce/Fulfillment Center | -- | P | |
| Electrical equipment, appliance, and component manufacturing | -- | P | |
| Fabricated metal product manufacturing | -- | P | |
| Fast food and specialty food restaurants | P | -- | With or without drive-through |
| Florist shops | P | -- | |
| Full service (sit down) restaurants | P | -- | |
| Furniture and related products manufacture | -- | P | Includes, but is not limited to, household and institutional furniture, kitchen cabinet, and related products manufacture |
| Garment manufacture | -- | P | |
| Gift and novelty shops | P | -- | |
| Hobby, toy, and game shops | P | -- | |
| Industrial retail sales (direct to consumer sales of goods and/or products either manufactured, warehoused, or wholesaled on-site), excludes E-commerce | -- | A | Maximum 25% of building floor area or 15,000 square feet per building, whichever is less |
| Jewelry stores | P | -- | |
| Machinery manufacture | -- | P | |
| Medical offices/clinics | P | -- | |
| Motor vehicle storage | -- | P | Indoor storage only |
| Motor vehicle washing, cleaning, and detailing | -- | A | Associated with routine operation or permitted use only |
| Non-store retailers | -- | P | Includes catalog and mail-order houses |
| Pet shops | P | -- | |



Table III-1 Permitted Uses

| Use Legend: P: Permitted Use C: Conditional Use A: Ancillary --: Prohibited | | | |
|---|-------------------|----------------------------|--|
| Use | Land Use District | | Additional Notes |
| | Commercial | Industrial / Business Park | |
| Photocopying, printing, and duplicating services | P | -- | |
| Photographic shops and studios | P | -- | |
| Plastics, fabrication from and molding | -- | P | Includes the light manufacture of products thereof provided all grinding and operations are conducted within enclosed building |
| Postal products, supplies, and services | P | -- | |
| Shoe stores or shoe repair shops | P | -- | |
| Shipping/Parcel Delivery | -- | P | |
| Telecommunications facilities/cell site | A | A | |
| Tobacco products stores | P | -- | Excludes hookah bars, smoking lounges, and similar facilities |
| Warehousing and storage | -- | P | Includes food cold storage |

E. INDUSTRIAL/BUSINESS PARK DEVELOPMENT STANDARDS

I. Site Development Standards

The following standards establish the development criteria that shall apply within the Industrial/Business Park land use district (Planning Areas A, B, D, and E).

Table III-2 Industrial/Business Park Site Development Standards

| Legend: ac.: acre ft.: feet s.f.: square feet | |
|---|---|
| Site Requirements | |
| Minimum Lot Size | n/a ¹ |
| Maximum Floor Area Ratio | 0.50 average for Planning Areas A, B, D, and E combined |
| Minimum Setback Requirements | |
| Foothill Boulevard Setback ² | |
| Building | 50 ft. |
| Drive Aisle and Parking ³ | 25 ft. ^{4,5} |
| I-210 Setback ² | |
| Building | 50 ft. |
| Drive Aisle and Parking | 20 ft. ⁴ |
| San Gabriel River Setback ⁶ | |
| Building | 40 ft. |
| Drive Aisle and Parking | 15 ft. ⁴ |
| Railway Setback ² | |
| Building | 40 ft. |
| Drive Aisle and Parking | 10 ft. ⁴ |
| Allowable architectural encroachments into setbacks (e.g., cornices, eaves, canopies) | 5 ft. ⁷ |
| Minimum Building Separation Requirements | |
| Distance Between Structures ⁸ | 50 ft. |
| Drive Aisle/Parking Space Separation | |
| Adjacent to building office element | 10 ft. |
| Adjacent to building wall or screen wall/fence | 5 ft. |
| Within screened/enclosed yards | 0 ft. |
| Maximum Building Height Requirements | |
| Building Height ⁹ | 50 ft. |

Table III-2 Industrial/Business Park Site Development Standards

| Legend: ac.: acre ft.: feet s.f.: square feet | |
|--|---|
| Minimum Parking and Access Requirements | |
| Automobile Parking Ratio | |
| Office portion of building | 1 space per 250 s.f. |
| Non-office portion of building | 1 space per 1,000 s.f. for the first 20,000 s.f. of gross floor area; then 1 space per 2,000 s.f. for the next 20,000 s.f. of gross floor area; then 1 space per 4,000 s.f. for all floor area over 40,000 s.f. of gross floor area |
| Automobile Parking Stall Size | 9 ft. x 19 ft. (standard) 9 ft. x 18 ft. with 1 ft. overhang (alternative standard) 8 ft. x 15 ft. (compact) ¹⁰ |
| Drive Aisle Width | 26 ft. |
| Fire Lane Width | 26 ft. (buildings up to 35 ft. tall) 28 ft. (buildings taller than 35 ft.) |

Notes:

1. Lot size shall be large enough to accommodate the proposed land use and meet all the minimum development standards imposed by this Specific Plan.
2. As measured from the edge of right-of-way.
3. Minimum setback does not apply to driveways that are perpendicular to and connect to public streets.
4. Entire setback shall be landscaped. Landscaping shall include plantings (trees, shrubs, groundcovers, and/or vines) and may include walkways, benches, trellises, thematic fencing and/or walls, and related amenities.
5. Minimum setback may be reduced to 15 feet abutting dedicated turn pockets.
6. As measured from the Specific Plan boundary.
7. Encroachments into required setbacks shall only be permitted where adequate emergency access can be maintained.
8. Includes structures in abutting planning areas. Ancillary structures, including but not limited to trash enclosures, are exempt from the structure-to-structure separation requirements.
9. Building height shall be measured from finished floor to the highest point of building, including any roof-mounted mechanical equipment and vertical architectural features (e.g., parapets).
10. Compact spaces shall comprise no more than 25 percent of all required automobile parking spaces.

2. Other Industrial/Business Park Development Standards

- (a) Buildings may be constructed across planning area boundaries within the Industrial/Business Park land use district. Allocation of building square footage to each planning area can be combined or transferred to other planning areas as long as the entire square footage allocated to the Land Use District is not exceeded.
- (b) Loading docks and truck parking areas shall be visually screened from Foothill Boulevard, Irwindale Avenue, and I-210 by walls, landscaping, and/or other screening features or barriers (such as berms).
- (c) The outdoor storage of materials and equipment shall be permitted ancillary to the land uses allowed pursuant to Table III-1, *Permitted Uses*.
- (d) Outdoor loading /storage areas and loading doors shall be screened from public view by decorative concrete or masonry walls with lockable view obstructing gates. Such walls shall be minimum eight feet (8') in height.
- (e) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air condition, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from Foothill Boulevard, Irwindale Avenue, or I-210 or other off-site locations.
- (f) In the event that direct access is provided to any individual building's truck yard from Foothill Boulevard, entry gates shall be positioned to allow enough distance for the stacking of at least two (2) trucks on site.
- (g) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and freeways.
- (h) Any manufacturing and processing activities shall only be conducted within a wholly enclosed building.

F. COMMERCIAL DEVELOPMENT STANDARDS

I. Site Development Standards

The following standards establish the development criteria that shall apply within the Commercial land use district (Planning Area C).

Table III-3 Commercial Site Development Standards

| Legend: ac.: acre ft.: feet s.f.: square feet | |
|---|--|
| Site Requirements | |
| Minimum Lot Size | n/a ¹ |
| Maximum Floor Area Ratio | n/a ² |
| Maximum Lot Coverage | n/a ² |
| Minimum Setback Requirements | |
| Foothill Boulevard Setback³ | |
| Building | 25 ft. |
| Drive Aisle and Parking ⁴ | 25 ft. ^{5,6} |
| San Gabriel River Setback⁷ | |
| Building | 40 ft. |
| Drive Aisle and Parking | 15 ft. ⁶ |
| Allowable architectural encroachments into setbacks (e.g., cornices, eaves, canopies) | 5 ft. ⁸ |
| Minimum Building Separation Requirements | |
| Distance Between Structures⁹ | |
| Front to Front | 25 ft. |
| Front to Rear | 25 ft. |
| Other | 15ft. |
| Drive Aisle/Parking Space Separation | |
| Parking stall to Building | 5 ft. |
| Drive Aisle to Building | 10 ft. (front) 5 ft. (side and rear) |
| Maximum Building Height Requirements | |
| Building Height ¹⁰ | 35 ft. |
| Minimum Parking and Access Requirements | |
| Automobile Parking Ratio | |
| Restaurants | 1 space per 100 s.f. of public seating area; a minimum of 10 spaces |
| Other uses | 1 space per 250 s.f. |
| Automobile Parking Stall Size | 9 ft. x 19 ft. (standard) 9 ft. x 18 ft. with 1 ft. overhang (alternative standard) 8 ft. x 15 ft. (compact) ¹¹ |
| Drive Aisle Width | 26 ft. |
| Fire Lane Width | 26 ft. |

Notes:

1. Lot size shall be large enough to accommodate the proposed land use and meet all the minimum development standards imposed by this Specific Plan.
2. Development shall not exceed 10,000 s.f. of building area.
3. As measured from the edge of right-of-way.
4. Minimum setback does not apply to driveways that are perpendicular to and connect to public streets.
5. Minimum setback may be reduced to 15 feet abutting dedicated turn pockets.
6. Entire setback shall be landscaped. Landscaping shall include plantings (trees, shrubs, groundcovers, and/or vines) and may include walkways, benches, trellises, thematic fencing and/or walls, and related amenities.
7. As measured from the Specific Plan boundary.
8. Encroachments into required setbacks shall only be permitted where adequate emergency access can be maintained.
9. Includes structures in abutting planning areas. Ancillary structures, including but not limited to trash enclosures, are exempt from the structure-to-structure separation requirements.



- 10. Building height shall be measured from finished floor to the highest point of building, including any roof-mounted mechanical equipment and vertical architectural features (e.g., parapets).
- 11. Compact spaces shall comprise no more than 25 percent of all required automobile parking spaces.

2. Other Commercial Development Standards

- (a) Loading doors/docks and loading areas shall be visually screened from Foothill Boulevard by walls, landscaping, and/or other screening features or barriers (such as berms).
- (b) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air condition, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from Foothill Boulevard or other off-site locations.
- (c) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and freeways.
- (d) All business activities shall be conducted within a wholly enclosed building, with the exception of outdoor cafes and eating areas.

G. PLANNING AREA STANDARDS

1. Planning Area A

a. Descriptive Summary

Planning Area A comprises approximately 21.0 acres in the eastern portion of the Specific Plan area. As illustrated on Figure III-1, Planning Area A is bordered on the north by Foothill Boulevard, a railway corridor on the east, and I-210 south.

Planning Area A is designated for Industrial/Business Park land uses and may be developed with up to 496,600 square feet of floor area. Planning Area A is designed to accommodate large-scale light industrial, manufacturing, and/or warehouse distribution operations. These types of uses typically attract both passenger car and truck traffic that benefit from a short, direct route to the regional transportation (freeway) system.

The Private Drive located along Planning Area A’s western boundary provides primary access to the Planning Area. The Private Drive connects to Foothill Boulevard and also forms a loop that provides an interconnection to all other planning areas within Reliance II. All truck traffic accessing Planning Area A is required to utilize the Private Drive. A driveway with a direct connection to Foothill Boulevard also may be developed in Planning Area A for secondary access, but shall be restricted to automobiles and limited to right-in/right-out turn movements.

Due to its prominent location adjacent to two major thoroughfares and I-210, Planning Area A provides landscape buffers along its northern, southern, and eastern boundaries to soften and screen interior land uses. Enhanced landscaping is provided along Planning Area A’s northern boundary as an amenity along Foothill Boulevard.

b. Planning Standards

- (1) Land uses within Planning Area A shall comply with Table III-1, *Permitted Uses*.
- (2) Development within Planning Area A shall comply with Section III.E, *Industrial/Business Park Development Standards*.
- (3) Primary access to Planning Area A shall be provided via the Private Drive as shown on Figure II-2, *Conceptual Vehicular Circulation and Access Plan*. Driveway connections to the Private Drive and drive aisles within Planning Area A will be designed and provided, as needed, in conjunction with development of this Planning Area.



- (4) Any secondary driveways within Planning Area A that connect directly to Foothill Boulevard shall be restricted to automobile use and right-in/right-out turn movements and shall meet all applicable City of Irwindale intersection spacing and sight distance requirements.
- (5) The locations of primary and secondary monuments in Planning Area A are conceptually illustrated on Figure II-10, *Conceptual Landscape and Green Space Plan*. The final location(s) of all monuments will be determined in conjunction with development of this Planning Area.
- (6) Walls/fences along the exterior of Planning Area A shall be provided as shown in Figure IV-5, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area A will be determined in conjunction with development of this Planning Area.
- (7) Landscaping shall be provided along Foothill Boulevard as conceptually illustrated on Figure IV-7, *Interface with Foothill Boulevard*.
- (8) A landscaped transition shall be provided between Planning Area A and I-210 to the south, as conceptually illustrated in Figure IV-8, *Interface with I-210*.
- (9) A landscaped transition shall be provided between Planning Area A and the railway corridor to the east, as conceptually illustrated in Figure IV-10, *Interface with Railway*.

2. Planning Area B

a. Descriptive Summary

Planning Area B comprises approximately 18.3 acres, and is the visual centerpiece of the Reliance II Specific Plan, flanked on the west and east by decorative entry treatments and with frontage along Foothill Boulevard. Planning Area B also is bordered by Planning Area A on the east, Planning Areas C & D on the west, and Planning Area E on the south (refer to Figure III-2).

Planning Area B is designated for Industrial/Business Park land uses. Planning Area B is anticipated to be developed with multiple buildings of varying sizes; but, alternatively may be developed with a single, large building. The maximum floor area within Planning Area B is 358,000 square feet.

The Private Drive that forms the western, eastern, and southern boundary of Planning Area B provides access to/from Foothill Boulevard as well as access to other planning areas within the Specific Plan. No other driveway access to Planning Area B is planned from Foothill Boulevard.

Planning Area B provides enhanced landscaping along its northern boundary with Foothill Boulevard and also includes decorative entry treatments where the Private Drive meets Foothill Boulevard that combine architectural and landscaping visual elements.

b. Planning Standards

- (1) Land uses within Planning Area B shall comply with Table III-1, *Permitted Uses*.
- (2) Development within Planning Area B shall comply with Section III.E, *Industrial/Business Park Development Standards*.
- (3) Primary access to Planning Area B shall be provided via the Private Drive as shown on Figure II-2, *Conceptual Vehicular Circulation and Access Plan*. Driveway connections to the Private Drive and drive aisles within Planning Area B will be designed and provided, as needed, in conjunction with development of this Planning Area.
- (4) Direct driveway connections between Planning Area B and Foothill Boulevard shall be permitted only when a traffic impact analysis prepared by a qualified, professional transportation engineer demonstrates that the driveway(s) will not result in substantial adverse effects to vehicular



Source(s): Google Earth (2016), LA County (2017)

LAND USE SUMMARY

| Planning Area | Land Use Designation | Acres | INDUSTRIAL/COMMERCIAL |
|---------------|--------------------------|-------------|-----------------------|
| | | | Max. SQ FT. |
| A | Industrial/Business Park | 21.0 | 496,600 |
| TOTALS | | 21.0 | 496,600 |

NOTES:
 Acreages are approximate and subject to survey verification.
 Land Use Plan is for conceptual purposes only.
 Building Footprints are conceptual and subject to change.

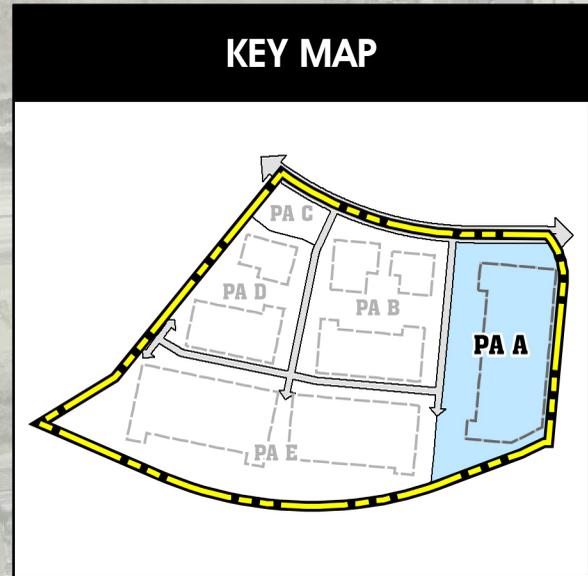


Figure III-1

PLANNING AREA A

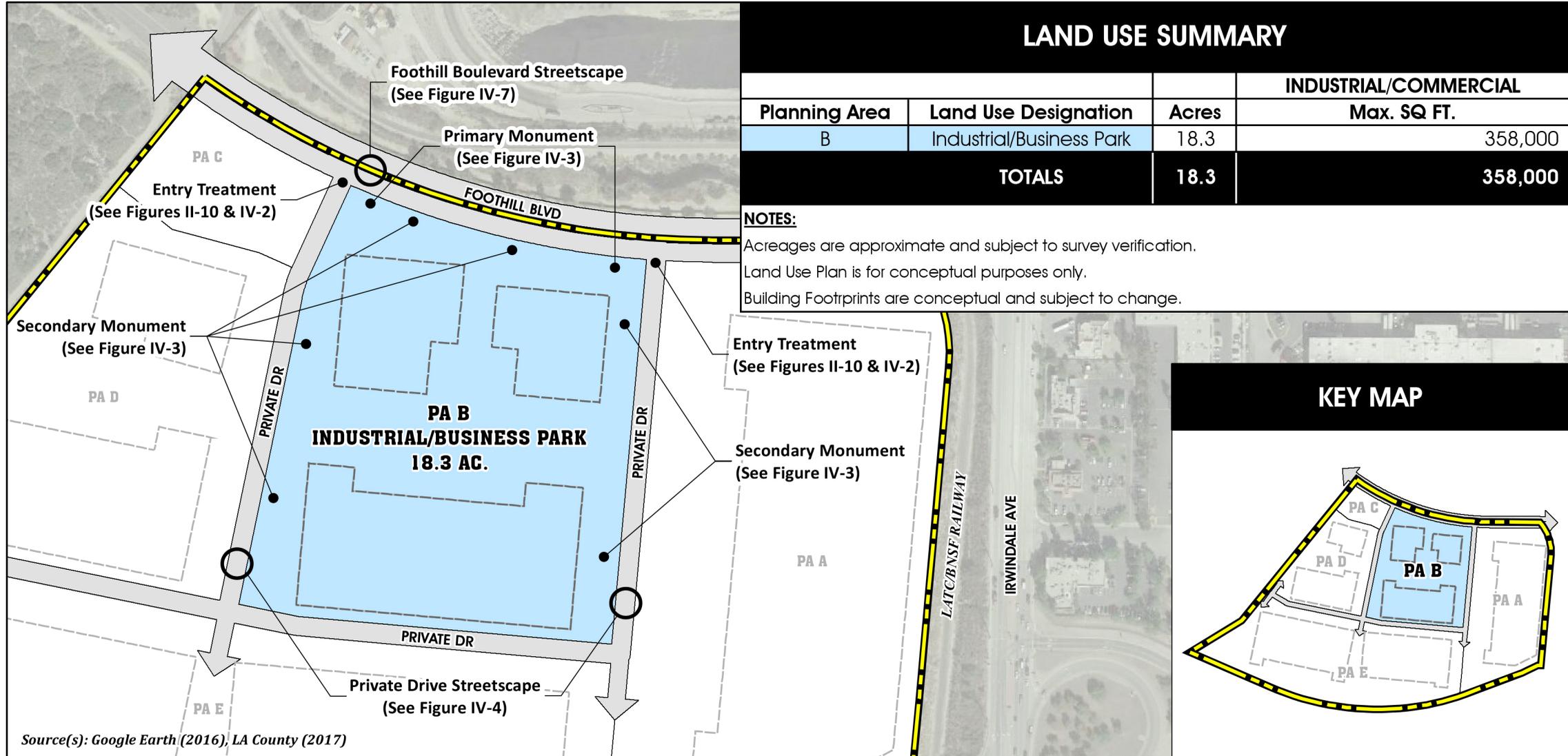


Figure III-2

PLANNING AREA B





circulation in and around Reliance II. Any driveway connections to Foothill Boulevard from Planning Area B shall be restricted to right-in/right-out turn movements and median cuts shall be prohibited.

- (5) The locations of primary and secondary monuments in Planning Area B are conceptually illustrated on Figure II-10, *Conceptual Landscape and Green Space Plan*. The final location(s) of all monuments will be determined in conjunction with development of this Planning Area.
- (6) The location(s) of walls/fences interior to Planning Area B will be determined in conjunction with development of this Planning Area.
- (7) Landscaping shall be provided along Foothill Boulevard as conceptually illustrated on Figure IV-7, *Interface with Foothill Boulevard*.

3. Planning Area C

a. Descriptive Summary

Planning Area C comprises approximately 2.6 acres, and provides up to 10,000 square feet of Commercial land uses in the northwest corner of the Specific Plan area (see Figure III-3). Planning Area C is designed to offer market-driven commercial uses to serve employees within and visitors to Reliance II, nearby (off-site) industrial and office land uses, and passing motorists. The range of Commercial land uses allowed within Planning Area C is intended to capitalize on Planning Area C's prominent visibility from adjacent Foothill Boulevard and easy access from other planning areas within the Reliance II Specific Plan via the Private Drive.

The Private Drive located along Planning Area C's eastern boundary provides primary access to the Planning Area. The Private Drive connects to Foothill Boulevard and also forms a loop that provides an interconnection to all other planning areas within the Specific Plan. A driveway with a direct connection to Foothill Boulevard also may be developed in Planning Area C, but shall be restricted to automobiles and is limited to right-in/right-out turn movements.

Planning Area C provides enhanced landscaping along its frontage with Foothill Boulevard as a visual amenity and a decorative landscape entry treatment where the Private Drive connects to Foothill Boulevard. Planning Area C also provides a landscape buffer along its western boundary to provide a visual transition between off-site open space land uses within the San Gabriel River floodplain and development within Reliance II.

b. Planning Standards

- (1) Land uses within Planning Area C shall comply with Table III-1, *Permitted Uses*.
- (2) Development within Planning Area C shall comply with Section III.F, *Commercial Development Standards*.
- (3) Primary access to Planning Area C shall be provided via the Private Drive as shown on Figure II-2, *Conceptual Vehicular Circulation and Access Plan*. Driveway connections to the Private Drive and drive aisles within Planning Area C will be designed and provided, as needed, in conjunction with development of this Planning Area.
- (4) Any secondary access driveways within Planning Area C that connect directly to Foothill Boulevard shall be restricted to automobile use and right-in/right-out turn movements and shall meet all applicable City of Irwindale intersection spacing and sight distance requirements.
- (5) The locations of primary and secondary monuments in Planning Area C are conceptually illustrated on Figure II-10, *Conceptual Landscape and Green Space Plan*. The final location(s) of all monuments will be determined in conjunction with development of this Planning Area.

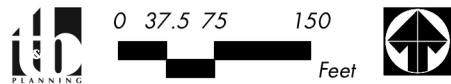
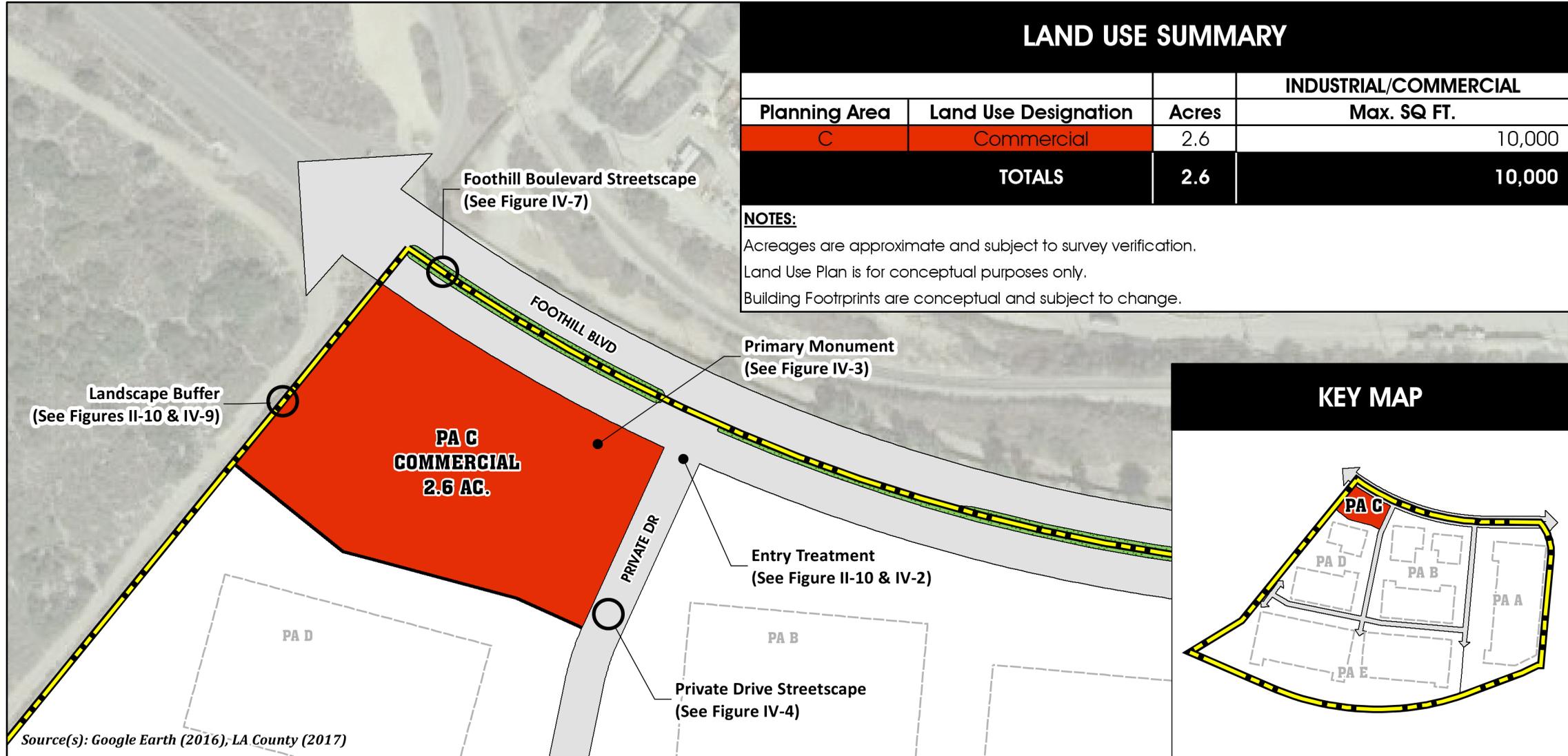


Figure III-3

PLANNING AREA C



- (6) Walls/fences along the exterior of Planning Area C shall be provided as shown in Figure IV-5, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area C – if any – will be determined in conjunction with development of this Planning Area.
- (7) A conveyor system may operate along the western boundary of Planning Area C provided that it is adequately screened from off-site public viewing areas with landscaping, walls/fences, and/or other screening features (e.g., berms). The conveyor system is not subject to the minimum setback requirements listed in Table III-3.
- (8) Landscaping shall be provided along Foothill Boulevard as conceptually illustrated on Figure IV-7, *Interface with Foothill Boulevard*.
- (9) A landscaped transition shall be provided between Planning Area C and the San Gabriel River floodplain to the east, as conceptually illustrated in Figure IV-9, *Interface with San Gabriel River*.

4. Planning Area D

a. Descriptive Summary

Located in the western portion of the Specific Plan area (refer to Figure III-4), the 13.0-acre Planning Area D will accommodate up to 254,000 square feet of Industrial/Business Park land uses. Planning Area D is anticipated to be developed with multiple buildings of varying sizes; but, alternatively may be developed with a single, large building.

The Private Drive located along Planning Area D's eastern and southern boundaries provides primary access to the Planning Area. The Private Drive connects to Foothill Boulevard and also forms a loop that connects Planning Area D to all other planning areas within the Reliance II Specific Plan.

Planning Area D provides a landscape buffer along its western boundary to provide a visual transition between off-site open space land uses within the San Gabriel River floodplain and development within the Specific Plan area.

b. Planning Standards

- (1) Land uses within Planning Area D shall comply with Table III-1, *Permitted Uses*.
- (2) Development within Planning Area D shall comply with Section III.E, *Industrial/Business Park Development Standards*.
- (3) Primary access to Planning Area D shall be provided via the Private Drive as shown on Figure II-2, *Conceptual Vehicular Circulation and Access Plan*. Driveway connections to the Private Drive and drive aisles within Planning Area D will be designed and provided, as needed, in conjunction with development of this Planning Area.
- (4) The locations of secondary monuments within Planning Area D are conceptually illustrated on Figure II-10, *Conceptual Landscape and Green Space Plan*. The final location(s) of all monuments will be determined in conjunction with development of this Planning Area.
- (5) Walls/fences along the exterior of Planning Area D shall be provided as shown in Figure IV-5, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area D will be determined in conjunction with development of this Planning Area.
- (6) A conveyor system may operate along the western boundary of Planning Area C provided that it is adequately screened from off-site public viewing areas with landscaping, walls/fences, and/or other screening features (e.g., berms). The conveyor system is not subject to the minimum setback requirements listed in Table III-2.
- (7) A landscaped transition shall be provided between Planning Area D and the San Gabriel River floodplain to the east, as conceptually illustrated in Figure IV-9, *Interface with San Gabriel River*.

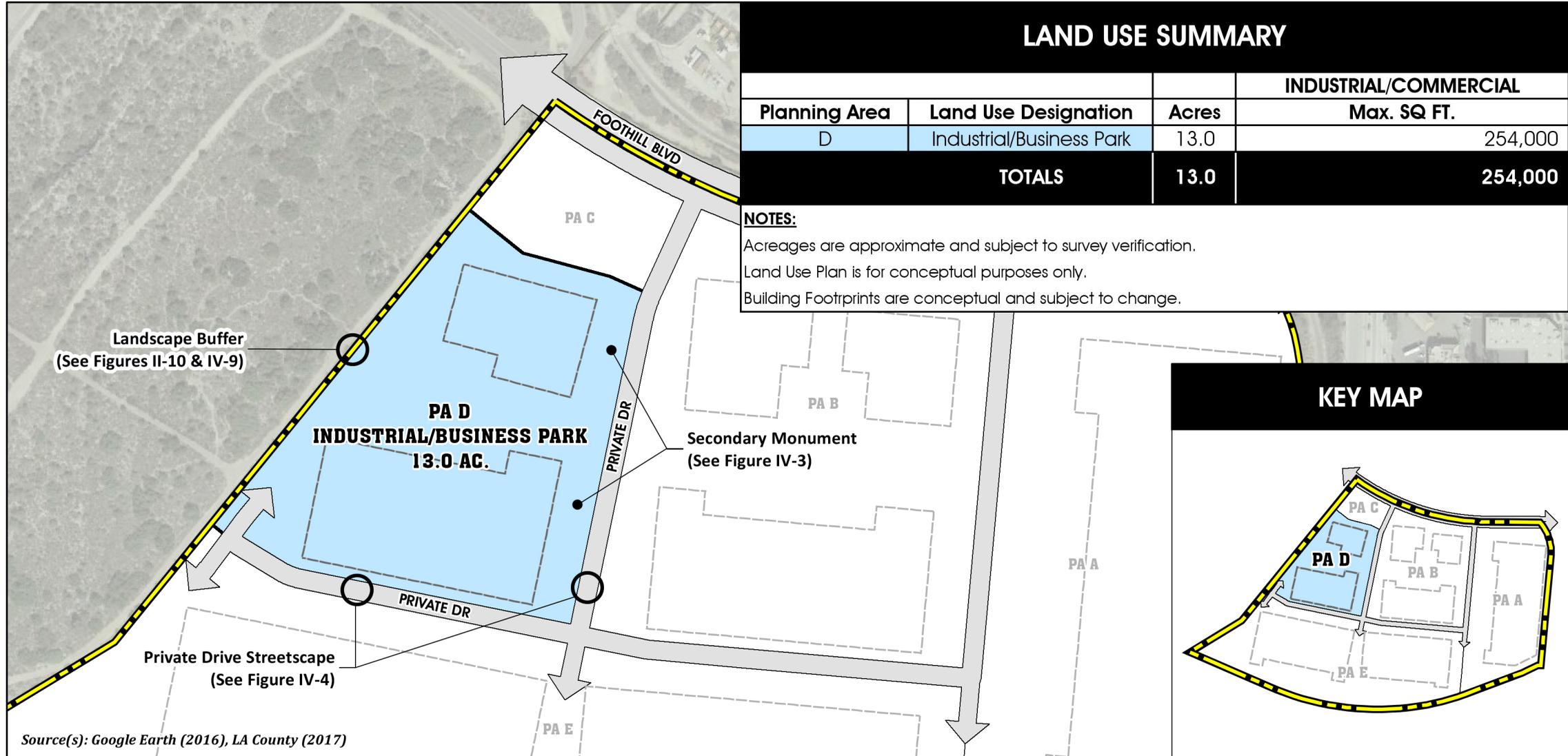


Figure III-4

PLANNING AREA D

5. Planning Area E

a. Descriptive Summary

Planning Area E comprises approximately 35.0 acres in the southern portion of the Specific Plan area. As illustrated on Figure III-5, Planning Area E is bordered by Planning Areas B and D on the north, I-210 on the south, Planning Area A on the east, and the San Gabriel River floodplain on the west.

Planning Area E is designated for Industrial/Business Park land uses and may be developed with up to 744,900 square feet of floor area. Planning Area E is designed to accommodate large-scale light industrial, manufacturing, and/or warehouse distribution operations. These types of uses typically attract both passenger car and truck traffic that benefit from a short, direct route to the regional transportation (freeway) system.

The Private Drive located along Planning Area E's northern boundary provides access to the Planning Area. This Specific Plan anticipates that Planning Area E will include multiple connections to the Private Drive. The Private Drive connects to Foothill Boulevard at two locations to provide easy access to/from Planning Area E.

Due to its prominent location adjacent to I-210, Planning Area E provides a landscape buffer along its interface with the freeway to soften and screen interior land uses. In addition, Planning Area E provides a landscape buffer along its western boundary to provide a visual transition between off-site open space land uses within the San Gabriel River floodplain and development within the Reliance II Specific Plan area.

b. Planning Standards

- (1) Land uses within Planning Area E shall comply with Table III-1, *Permitted Uses*.
- (2) Development within Planning Area E shall comply with Section III.E, *Industrial/Business Park Development Standards*.
- (3) Access to Planning Area E shall be provided via the Private Drive as shown on Figure II-2, *Conceptual Vehicular Circulation and Access Plan*. Driveway connections to the Private Drive and drive aisles within Planning Area E will be designed and provided, as needed, in conjunction with development of this Planning Area.
- (4) The locations of secondary monuments in Planning Area E are conceptually illustrated on Figure II-10, *Conceptual Landscape and Green Space Plan*. The final location(s) of all monuments will be determined in conjunction with development of this Planning Area.
- (5) Walls/fences along the exterior of Planning Area E shall be provided as shown in Figure IV-5, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area E will be determined in conjunction with development of this Planning Area.
- (6) A conveyor system may operate along the western boundary of Planning Area C provided that it is adequately screened from off-site public viewing areas with landscaping, walls/fences, and/or other screening features (e.g., berms). The conveyor system is not subject to the minimum setback requirements listed in Table III-2.
- (7) A landscaped transition shall be provided between Planning Area E and I-210 to the south, as conceptually illustrated in Figure IV-8, *Interface with I-210*.

A landscaped transition shall be provided between Planning Area E and the San Gabriel River floodplain to the east, as conceptually illustrated in Figure IV-9, *Interface with San Gabriel River*.

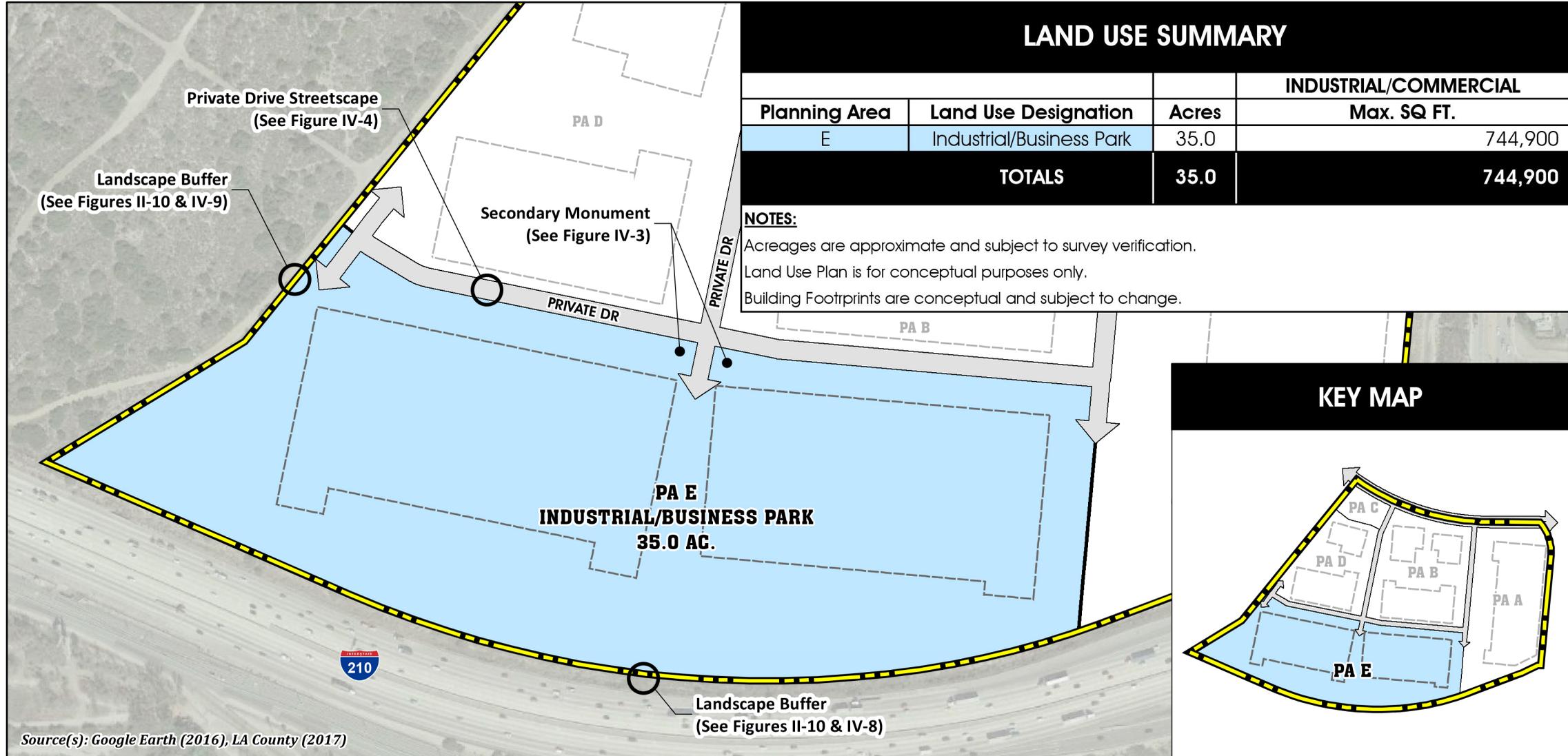


Figure III-5

PLANNING AREA E

Design Guidelines

IV.

IV. DESIGN GUIDELINES

A. PURPOSE AND INTENT

The *Design Guidelines* presented in this Section establish the expectations for the quality and character of development within the Reliance II Specific Plan. By following these *Design Guidelines*, the Reliance II Specific Plan will be constructed with an attractive and aesthetically cohesive appearance.

More specifically, the objectives of these *Design Guidelines* are:

- To provide the City of Irwindale with assurance that the Reliance II Specific Plan will develop in accordance with the quality and character described within this Specific Plan.
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals to achieve and maintain the desired design quality.
- To provide guidance to City staff in the review of future implementing development projects within the Specific Plan area.
- To provide clear, understandable and achievable direction for development in the Specific Plan’s five planning areas to achieve a cohesive appearance while allowing flexibility for practical application and creative expression.
- To provide guidelines for energy efficiency that can be implemented in the site planning, design, and construction phases of the Specific Plan to minimize waste deposited at landfills, decrease energy use and fossil fuel consumption, and reduce domestic water consumption.

These *Design Guidelines* provide criteria for architecture, lighting, signage, landscape design, and energy efficiency, while allowing flexibility for architects, landscape architects, developers, builders, and others involved in designing and developing the details of the Specific Plan’s built environment. Future projects implementing this Specific Plan will depict detailed building footprints, parking lot layouts, internal circulation flow patterns, and landscaping, and should be in substantial conformance with these *Design Guidelines*.

These *Design Guidelines* may be subject to modification and contemporary interpretation to allow for responses to unanticipated conditions, including but not limited to changes in the real estate market, needs and desires of building users, technological advancements, and fluctuations in economic conditions. All photographs, illustrations, and diagrams contained in these *Design Guidelines* serve as visual aids to convey the overall theme. Exact replication of the examples provided herein is neither required nor anticipated.

The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Irwindale Zoning Code (hereafter referred to as “Zoning Code”) and the City of Irwindale Commercial and Industrial Design Guidelines unless otherwise defined in this Specific Plan.

B. DESIGN THEME

Reliance II features a contemporary design aesthetic that provides architectural styling with attractive detailing, a light-toned color palette, and timeless features. Signs are modern, lighting is focused and directed, landscaping is colorful and drought-tolerant, and design features are applied that lower energy use demands of building operations.

Reliance II’s design theme complements the City of Irwindale’s character and the surrounding region. When viewed from surrounding public streets, the Reliance II Specific Plan area is perceived as an inviting place to work, visit, and invest time and resources.

C. ARCHITECTURE DESIGN GUIDELINES

1. Design Theme

The architectural style of the Reliance II Specific Plan emphasizes building massing over structural articulation. Buildings are characterized by simple and distinct cubic masses with interlocking volumes of wall planes, colors, and materials to create visual appeal. Exterior building colors are light and warm tones with darker or more vibrant accent colors on wall planes at focal points, such as around building entrances and near outdoor gathering spaces. Additionally, architectural designs may mix colors, materials, and textures to articulate façades and create visual appeal.

Design elements applied within planning areas and among adjacent planning areas shall be compatible in character, massing, and materials in order to promote a clean and contemporary feel. Creativity and design element variation is encouraged to visually differentiate individual buildings, but care must be taken to maintain design integrity and compatibility among all buildings and planning areas to reinforce a unified image within the Specific Plan area. Generally, buildings within the Specific Plan area shall not be overly “trendy” or strongly historical; however subtle references to the history of the region are acceptable. Architectural styles should complement, not detract from, the general architectural character found in the City of Irwindale and along the Interstate 210 corridor. Figure IV-1, *Conceptual Building Elevations*, illustrates building elevation concepts that comply with these *Architectural Design Guidelines*.

2. Building Form

Building form is one of the primary elements of architecture style and numerous design aspects associated with that style. Shape, mass (size), scale, proportion, and articulation, are all elements of a building’s “form.” The following guidelines pertaining to building form are applicable to Reliance II:

- (1) Geometric forms shall constitute the overall building form. Rectangular forms are encouraged to promote balance and visual interest. Arbitrary, complicated building forms should be avoided.
- (2) Building planes visible from Foothill Boulevard, Irwindale Avenue, Interstate 210, the San Gabriel River Trail, or the Private Drive shall be articulated by changes in exterior building materials, color, decorative accents, and/or articulated features (e.g., pop-outs and recesses, breaks, overhangs, height changes)
- (3) Modulation and variation of building masses between adjacent buildings visible from public streets, the Private Drive, and San Gabriel River Trail is encouraged.
- (4) Pedestrian entrances to buildings should be made obvious through changes in massing, color, and/or building materials.
- (5) Pedestrian and ground-level building entries should be recessed or covered by architectural projections or roofs in order to provide shade and visual relief.
- (6) Architectural and trim detailing on building façades shall be clean, simplistic, and not overly complicated.
- (7) Materials applied to any elevations shall turn the corner of the building to a logical termination point in relation to architectural features or massing.

Note that building faces that orient inward to truck courts or service areas and that are not visible from public roads or other publicly accessible viewing areas are not required to adhere to the preceding building form guidelines.



Source(s): RGA (05-21-2017)

Figure IV-1

CONCEPTUAL BUILDING ELEVATIONS



3. Building Materials, Colors, and Textures

The use of complementary building materials and colors plays a key role in developing a clean, contemporary visual environment. Accordingly, the selected exterior materials, colors, and textures should complement one another among all buildings within the Reliance II Specific Plan area. Slight variations in materials, colors, and/or textures from building to building are encouraged to provide visual interest within the Specific Plan area.

- (1) Appropriate primary exterior building materials include stucco, concrete, and similar materials, including concrete tilt-up panels. On building facades that are visible from public streets, the Private Drive, or the San Gabriel River Trail, primary materials shall be accented by secondary materials such as glass or glazing units, glass block, natural or fabricated stone, metal, and tile or tile panel systems.
- (2) The use of metal and/or glass fabrications for storefronts or curtain wall areas are appropriate.
- (3) Trim details may include metal finished in a consistent color, plaster, or concrete elements finished consistently with the building treatment. Use of overly extraneous “themed” detailing, like oversized or excessive foam cornice caps, foam molding, and window detailing is discouraged.
- (4) Material changes should occur at intersecting planes, preferably at the inside corners of change of wall planes, or where architectural elements intersect.
- (5) Primary exterior building colors shall be light and warm tones. Darker and/or more vibrant accent colors may be provided in focal point areas, such as around building entrances and near outdoor gathering spaces.
- (6) Bright primary colors, garish use of color and arbitrary patterns or stripes that will clash with this color palette are discouraged, except in signage logos.
- (7) Exposed downspouts, service doors and mechanical screen colors shall be the same color as the adjacent building wall.

4. Windows and Doors

The patterns of openings – windows and doors (excluding trailer-loading dock doors) – shall correspond with the overall rhythm of the building and should be consistent in form, pattern, and color within a planning area. Guidelines for windows and doors used in the Reliance II Specific Plan area are as follows:

- (1) Recessed window and door openings are encouraged to enhance the visual play of light and shadow.
- (2) When possible, the layout of doors and windows on individual building façades should be placed in a repetitive pattern to create continuity.
- (3) Window styles and trims shall be consistent in form and color within each Planning Area.
- (4) Gold or unfinished/untreated metal window or door frames are prohibited. Clear silver anodized frames are allowed.
- (5) Glass shall be clear or colored with medium to high performance glazing. Mirrored glass is prohibited.
- (6) Pedestrian entrances to buildings shall be clearly defined by features such as overhangs, awnings, and canopies or embellished with decorative framing treatments – including but not limited to accent trim. Dark and confined entries, flush doorways, and tacked-on entry alcoves are discouraged.

5. Functional Elements

The design and location of functional elements common to Industrial/Business Park and Commercial buildings should be carefully considered. Examples of functional elements include loading doors, service docks, ground or wall-mounted equipment, rooftop equipment, and trash enclosures. The design and placement of these elements should minimize their prominence when viewed from public roads and other public viewing areas.

a. Loading Doors and Service Docks

- (1) Loading doors, service docks, and equipment areas should be oriented or screened so they are not easily visible from public roads, the San Gabriel River Trail, and publicly accessible locations within the Reliance II Specific Plan area. Screening may be accomplished with solid walls or fences that are compatible with the architectural expression of the building or by any effective combination of walls, fences, landscaping, and berms.
- (2) Docks and truck courts should be separated from visitor and customer parking areas and pedestrian circulation areas (e.g., walkways) through the use of walls, fences and/or landscaping.
- (3) No direct loading or unloading activity is permitted to take place from Foothill Boulevard or the Private Drive. Trucks and service vehicles shall have clear and convenient access into and within truck courts or loading areas of every building within Reliance II and should not disrupt vehicular and pedestrian circulation.

b. Ground or Wall-Mounted Equipment

- (1) Ground-mounted equipment, including but not limited to mechanical equipment, electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, but specifically excluding electrical transformers, shall be screened so as to not be visible from off-site public viewing areas. Screening may be accomplished with site walls or landscape elements that are consistent with these *Design Guidelines*.
- (2) Electrical equipment rooms shall be located within the building. Pop-outs or shed-like additions are discouraged, unless fully incorporated in the architectural concept of the building.
- (3) Wall-mounted items, such as roof ladders or electrical panels, shall not be located on the building façade facing adjacent public roads or the San Gabriel River Trail when alternative locations are practical and safe. Wall-mounted items should be screened or incorporated into the architectural elements of the building so as not to be visually obvious from public streets, the Private Drive, or other publicly accessible areas within or adjacent to the Reliance II Specific Plan area.

c. Rooftop Equipment

- (1) Rooftop equipment, including but limited to mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, skylights, vents, exhaust fans, smoke hatches, and mechanical ducts, shall be screened so as not to be visible from public roads, the Private Drive, or visitor parking lots within Reliance II.
- (2) Rooftop screens (i.e., parapet walls) shall be integrated into the architecture of the main building.
- (3) Wood finished rooftop screens are prohibited.

d. Trash Enclosures

- (1) All outdoor refuse containers shall be screened within a permanent, durable enclosure and should be oriented so they are not easily visible from public roads or other public viewing areas.
- (2) The design of trash enclosures shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.
- (3) Refuse collection areas shall be located behind or to the side of buildings, away from the building’s main entrance.
- (4) All outdoor trash enclosures shall be constructed with solid roofs to prevent exposure of dumpster contents to rainfall and prevent polluted storm water runoff from these structures.

D. LANDSCAPE DESIGN GUIDELINES

1. Plant Palette

The plant palette for the Reliance II Specific Plan includes colorful shrubs and groundcovers, ornamental grasses and succulents, and evergreen and deciduous trees – including flowering accent varieties – that complement the Specific Plan’s design theme and setting. The plants used within the Reliance II Specific Plan are water-efficient species that can thrive in the arid southern California climate.



Table IV-1, *Plant Palette*, provides a list of plants approved for use in the Reliance II Specific Plan area. The plants listed in Table IV-1 establish a base palette for the Specific Plan’s landscape design. Other similar plant materials may be substituted for species listed in Table IV-1, provided the alternative plants are water-efficient and complement the Specific Plan’s design theme and subject to the City of Irwindale Development Services Director designee’s discretion in consultation with the City Landscape Architect.



Table IV-1 Plant Palette

| Botanical Name | Common Name | Application |
|--|-----------------------------|------------------|
| Trees | | |
| Cercidium Floridum | Blue Palo Verde | -- |
| Rhus Lancea | African Sumac | -- |
| Quercus Virginiana | Southern Live Oak | -- |
| Prosopis Hybrid 'Phoenix' | Phoenix Mesquite | -- |
| Tipuana Tipu | Tipu Tree | -- |
| Washingtonia Filifera | California Fan Palm | -- |
| Phoenix Dactylifera 'Medjool' | Date Palm | -- |
| Acacia Stenophylla | Shoe String Acacia | -- |
| Casuarina Glauca | Grey Oak | -- |
| Olea Europea 'Swan Hill' | Swan Hill Olive | -- |
| Shrubs | | |
| Agave Americana var. Medio-Picta 'Alba | White-Striped Century Plant | Accent |
| Baccharus Pilularis 'Twin Peaks' | Dwarf Coyote Brush | Midground |
| Callistemon 'Little John' | Dwarf Bottlebrush | Midground |
| Ceanothus Griseus 'Santa Ana' | Prostrate Wild Lilac | Midground |
| Dasyliirion Wheeleri | Desert Spoon | Accent |
| Festuca Mairei | Atlas Fescue | Ornamental Grass |
| Hesperaloe Parviflora | Red Yucca | Foreground |
| Lantana 'New Gold' | NCN | Foreground |
| Lantana Montevidensis | NCN | Foreground |
| Leucophyllum Frutescens | Texas Ranger Sage | Background |
| Micanthus S. 'Morning Light' | Japanese Silver Grass | Ornamental Grass |
| Muhlenbergia 'Regal Mist' | Pink Muhly | Ornamental Grass |
| Pennisetum 'Fairy Tails' | Evergreen Fountain Grass | Ornamental Grass |
| Rhaphiolepis Umbellata 'Minor' | Yeddo Hawthorn | Midground |
| Rosmarinus 'Tuscan Blue' | Tuscan Blue Rosemary | Background |
| Salvia 'Allen Chickering' | Allen Chickering Sage | Midground |
| Salvia Clevelandii | Cleveland Sage | Background |
| Salvia Greggii 'Furmans Red' | Magenta / Red Texas Sage | Foreground |
| Yucca Pendula | Yucca | Accent |
| Vines | | |
| Ficus Pumila | Creeping Fig | -- |
| Distictis Buccinatoria | Blood Red Trumpet | -- |
| Parthenocissus Tricuspidata | Boston Ivy | -- |
| Groundcovers | | |
| Acacia Redolens 'Low Boy' | Prostrate Acacia | -- |
| Rosmarinus Officinalis 'Prostratus' | Prostrate Rosemary | -- |

2. Entries and Monuments

The Reliance II Specific Plan provides entry treatments at Foothill Boulevard to identify the Specific Plan area and additional monuments throughout the Specific Plan to distinguish individual planning areas and/or building users. The entry treatment and monument concepts described and illustrated on the following pages reinforce the Specific Plan’s general architectural and landscape design aesthetic. Entry treatments and monuments should be flexible to respond to physical contexts and the needs and desires of specific building users and, therefore, may differ slightly from the concepts presented herein. However, all entry treatments and monuments within the Specific Plan area shall be consistent in theme and character and shall comply with the signage criteria presented in Subsection IV.F, *Signage*.

a. Foothill Boulevard Entry Treatments

Entry treatments are located at the Private Drive’s western and eastern connections with Foothill Boulevard. The entry treatments utilize a complementary mix of palm trees, accent trees and desert plants, architectural/sculptural features (including Primary Monuments, as described below, and a

boulder landscape), and decorative paving to strongly establish a sense of arrival to employees, visitors, and passing motorists. The entry treatments also link the sidewalks along the Private Drive to the meandering trail along the south side of Foothill Boulevard. Figure IV-2, *Conceptual Foothill Boulevard Entry Treatment*, illustrates the conceptual plan for the entry treatments at Foothill Boulevard. All hardscape and landscape features in these areas shall provide adequate line of sight for motorists in accordance with applicable City of Irwindale design standards and specifications. Decorative paving at the entry treatments shall be located outside of the Foothill Boulevard public right-of-way.

b. Primary Monuments

Primary monuments are located at the Foothill Boulevard entry treatments and also at the northwest corner of the Specific Plan area (near the Foothill Boulevard/Irwindale Avenue intersection). The conceptual locations of primary monuments were previously shown on Figure II-8. The primary monuments feature a contemporary design aesthetic and utilize geometric forms mounted on a masonry base. The sign face features contrasting colors to maximize legibility. Boulders frame the primary monuments as accents. Figure IV-3, *Conceptual Monumentation*, illustrates the design concept for the primary monuments.

c. Secondary Monuments

Secondary monuments are intended to identify the various buildings and users within the Reliance II Specific Plan area. As previously shown on Figure II-8, secondary monuments are expected to be installed at several locations within each Planning Area, primarily at driveway connections from the Private Drive. Secondary monuments will utilize a similar color scheme and font as primary monuments. The design concept for secondary monuments is illustrated on Figure IV-3.

3. Streetscapes

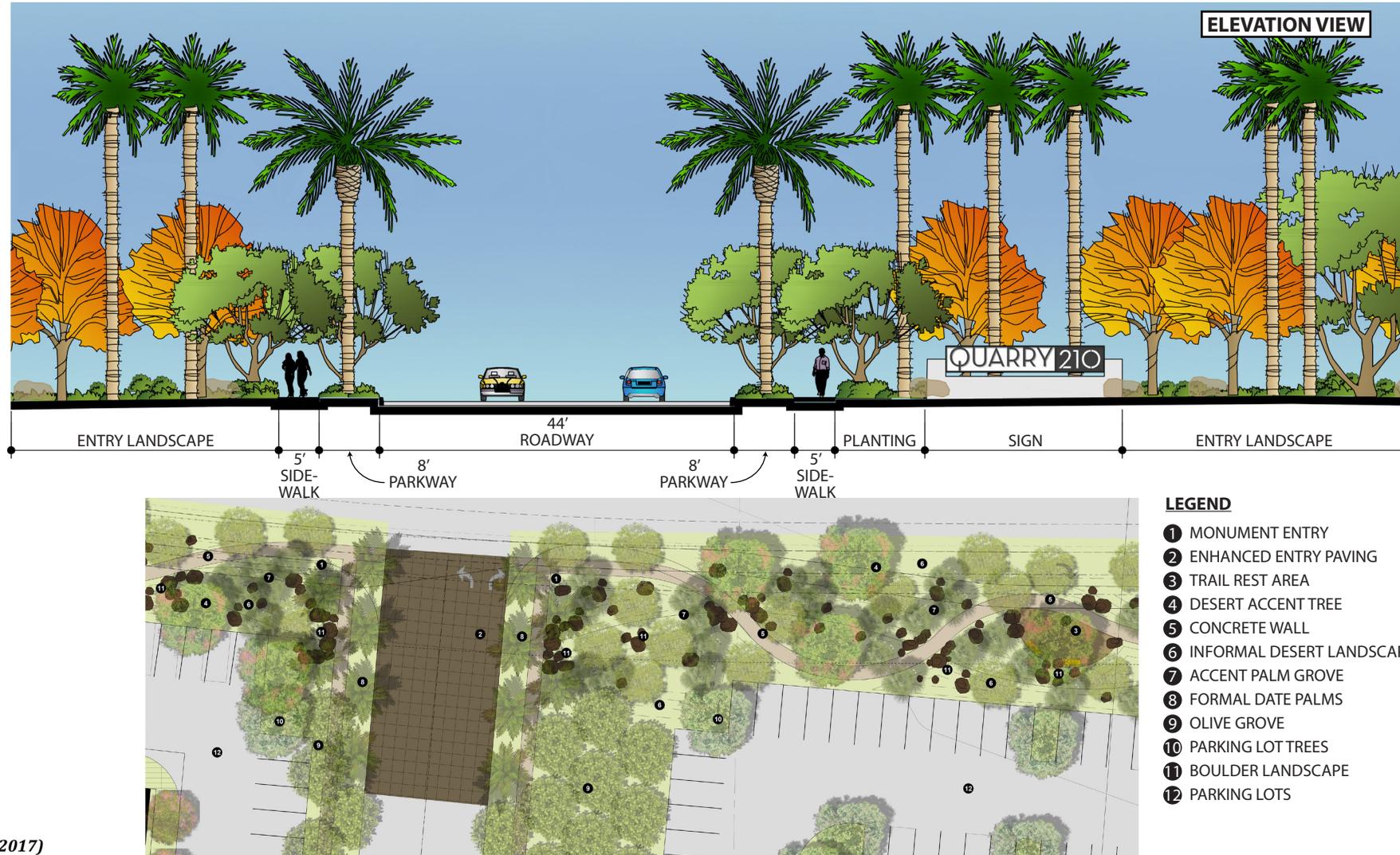
Streetscape landscaping plays an important role in creating a sense of place. Within the Reliance II Specific Plan area, streetscapes are planted with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to create a visually pleasing experience for pedestrians and passing motorists. The conceptual streetscape landscape treatments within Reliance II are presented on the following pages.

a. Foothill Boulevard Streetscape

The typical segment of Foothill Boulevard abutting the Reliance II site features two landscape components: 1) a raised center median; and 2) an enhanced landscaped parkway on the south side of the street. The raised median features a complementary mix of evergreen trees and low shrubs (maximum 24-inch height) with low maintenance requirements. The landscaped parkway includes evergreen and deciduous trees (formally- and informally-spaced), low shrubs and groundcover, and a meandering trail (with pedestrian nodes, such as benches). A berm – planted with trees and other landscaping – also may be provided along portions of the parkway to maximize screening of on-site uses and increase the separation between pedestrians and motorists. The Reliance II Specific Plan will not modify the parkway on the north side of the street. Figure IV-4, *Conceptual Roadway Streetscapes*, illustrates the typical, conceptual streetscape for Foothill Boulevard.

b. Private Drive Streetscape

The Private Drive serves as the backbone street for the Reliance II Specific Plan and provides direct access to all Planning Areas; as such, the streetscape for the Private Drive is designed to facilitate operations within the Specific Plan area, assist in wayfinding, and provide opportunities for screening. As illustrated on Figure IV-4, the Private Drive is lined with a single accent tree species (palm trees are shown on Figure IV-4), which help distinguish the Private Drive from drive aisles interior to individual Planning Areas.

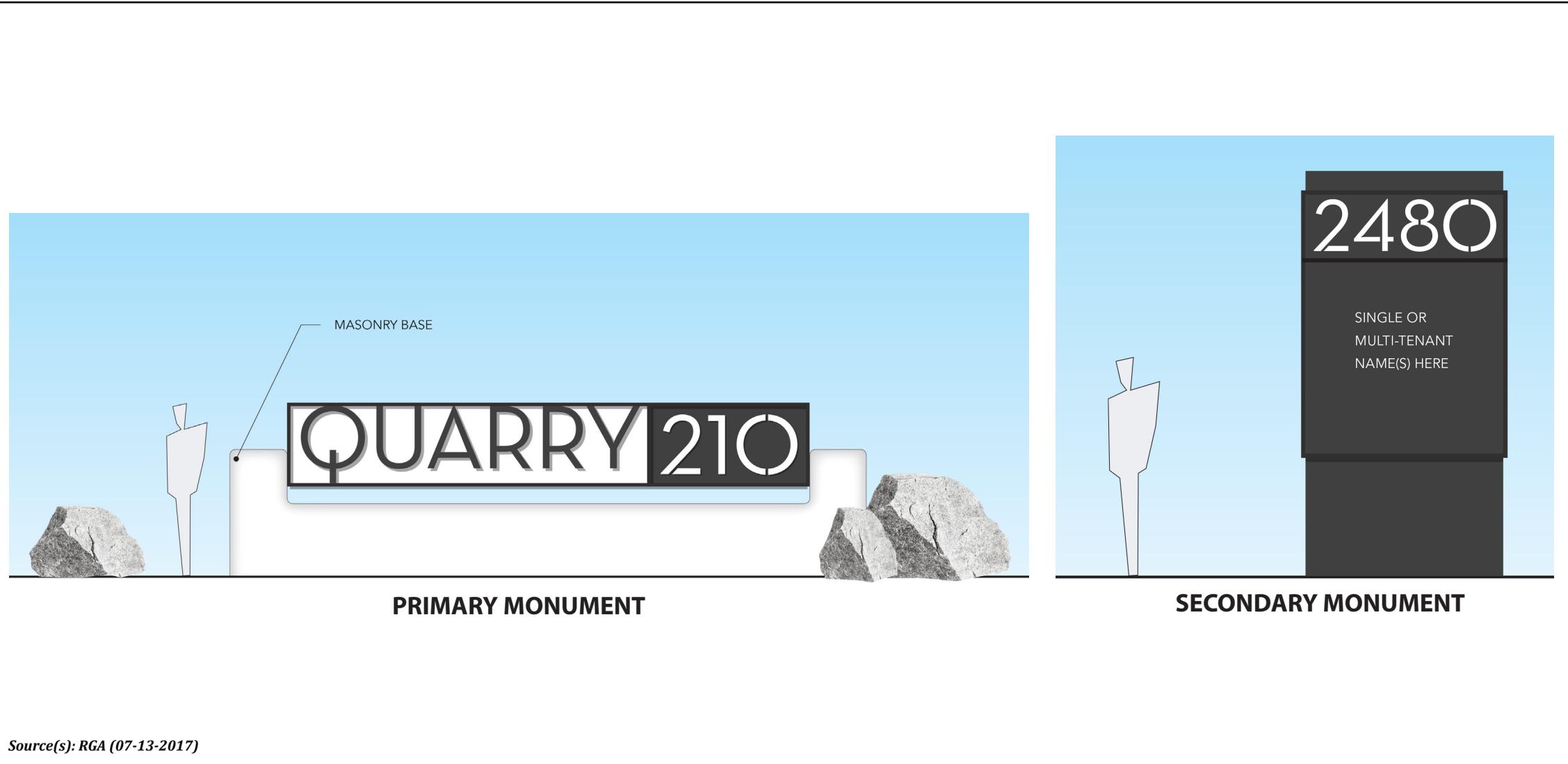


Source(s): RGA (07-18-2017)

Figure IV-2



CONCEPTUAL FOOTHILL BOULEVARD ENTRY TREATMENT

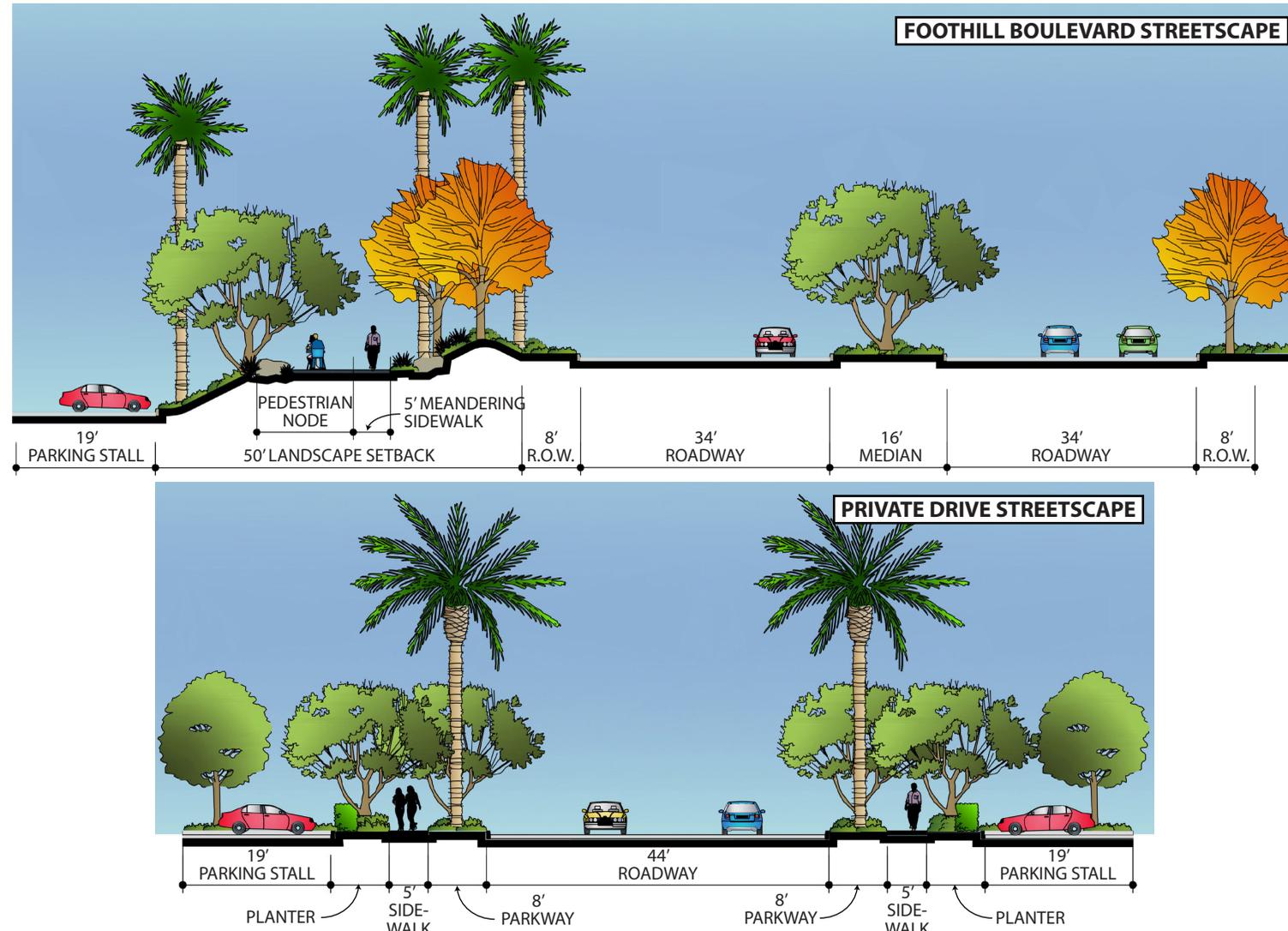


Source(s): RGA (07-13-2017)

Figure IV-3



CONCEPTUAL MONUMENTATION



Source(s): RGA (07-18-2017)

Figure IV-4



CONCEPTUAL ROADWAY STREETSAPES

The palm trees along the Private Drive are planted within an eight (8)-foot-wide park strip that abuts the curb; the park strip also is planted with low shrubs. Beyond the park strip is a five (5)-foot-wide sidewalk and a minimum seven (7)-foot-wide landscaped planter. The landscaped planter is planted primarily with evergreen trees with dense canopies – such as olive trees –to maximize screening of automobile parking areas as viewed from the Private Drive and also features shrubs and groundcover. Species selection should be non-fruit or flower-bearing to minimize ground maintenance and clean-up.

4. Wall and Fences

The conceptual locations and details of perimeter walls and fences are illustrated on Figure IV-5, *Conceptual Wall and Fence Plan*, and Figure IV-6, *Conceptual Wall and Fence Details*, respectively, and are described below. The final locations and details of walls and fences will be determined during implementation of the Reliance II Specific Plan when building footprints and orientations are known. Implementing projects may modify the locations and/or details of the walls and fences described below and illustrated on Figure IV-5 and Figure IV-6 provided that any modifications are consistent with the spirit and intent of these guidelines.

A tubular steel fence is provided in the western portion of the Specific Plan area along the eastern edge of the conveyor easement and the infiltration basin to separate these uses from the on-site Industrial/Business Park and Commercial land uses in Planning Areas C, D, and E. A tubular steel fence also is provided along the southern boundary of Planning Area A and a portion of the southern boundary of Planning Area E to secure the southern edge and increase safety by preventing pedestrian access to/from the Interstate 210 right-of-way.

Depending on the use and orientation of buildings in Planning Area D, a tubular steel fence may also be provided between Planning Areas C and D to secure parking, loading, and/or storage areas of either Planning Area. Tubular steel fencing within the Specific Plan area is constructed from steel pickets, painted black, and is eight (8) feet tall.

An approximately seven (7)-foot-tall security fence is placed along the entire eastern boundary of Planning Area A to prevent entry into the railway right-of-way that abuts the Specific Plan area on the east. The fence is constructed to Los Angeles County Metropolitan Transportation Authority standards and features tubular steel pickets with a curved picket top and is painted black.

A 10-foot-tall, solid wall occurs along a majority of the southern boundary of Planning Area E to screen and secure Reliance II from motorists on Interstate 210. The screen wall may be constructed of masonry or concrete tilt-up panels and is surface coated to match the color of nearby business park buildings. Landscaping, including trees, are planted along the outer face of the screen wall (i.e., facing Interstate 210) to minimize the perceived size and scale of the wall.

The locations and details of wall and fences internal to the Reliance II Specific Plan area will be determined in conjunction with development of each Planning Area. Internal walls and fences may be provided along the perimeter of parking and loading areas and between Planning Areas for screening and security. All internal walls visible from public streets, public viewing areas, or the Private Drive shall be built with attractive, durable materials that are compatible with other design elements of the Specific Plan. Chain link fencing is only permitted in areas not within public view.

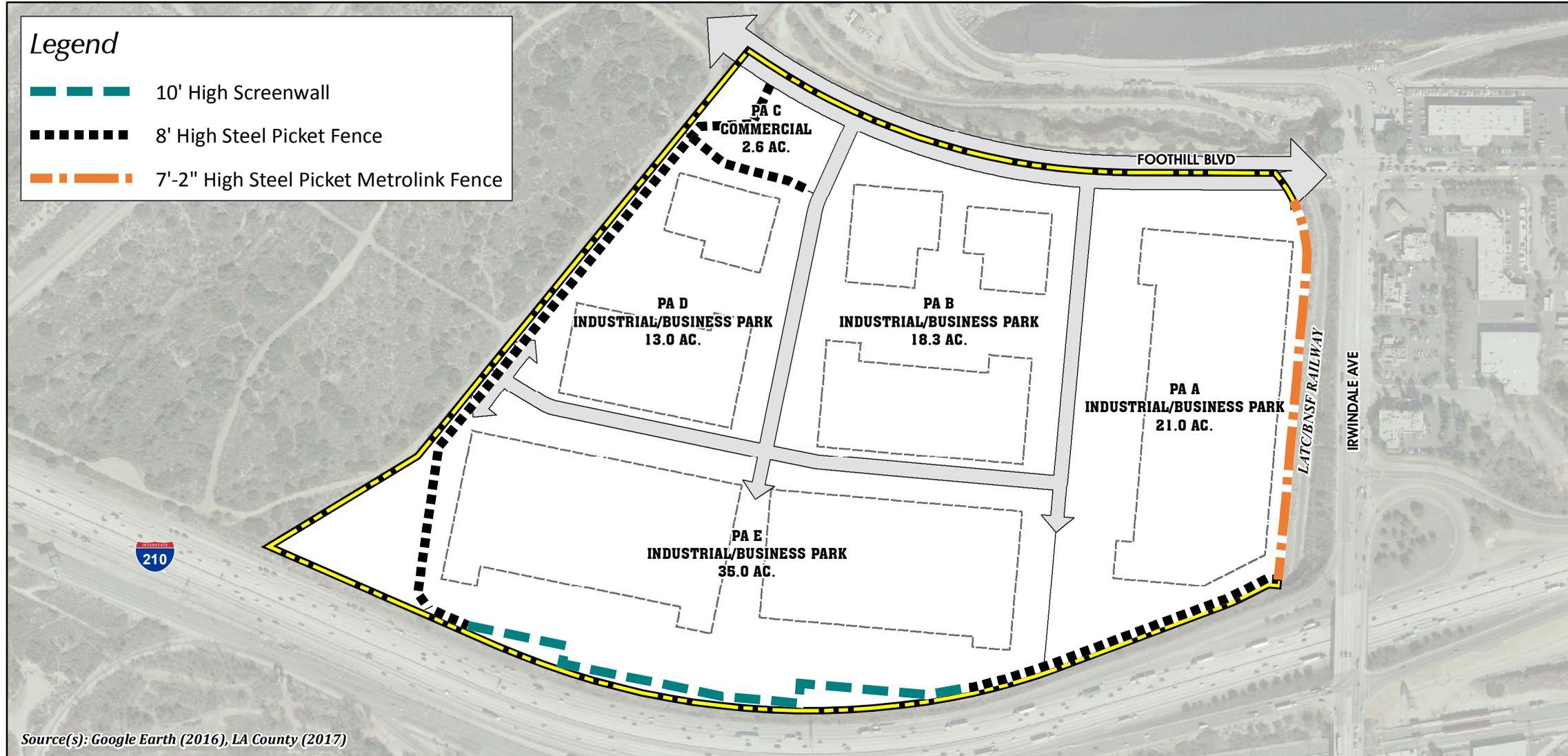
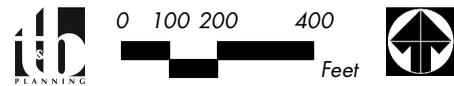
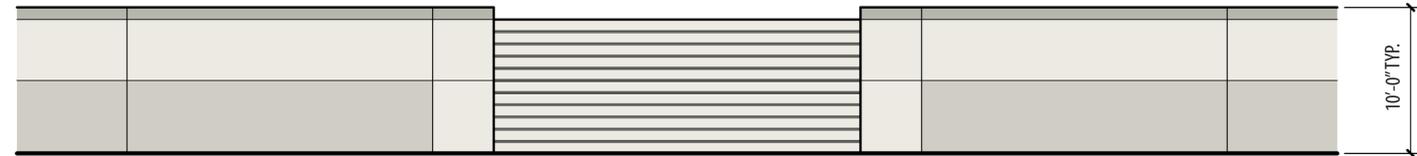


Figure IV-5

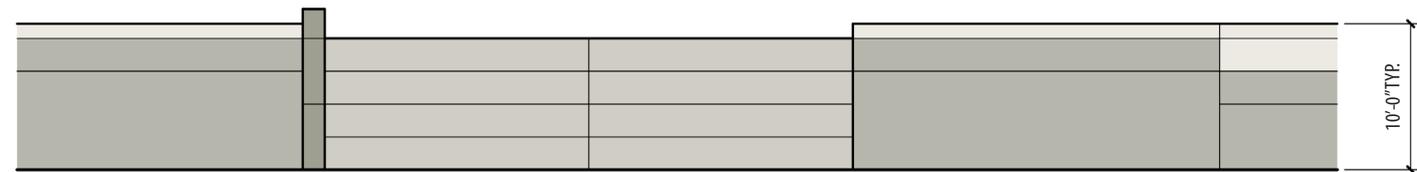
CONCEPTUAL WALL AND FENCE PLAN





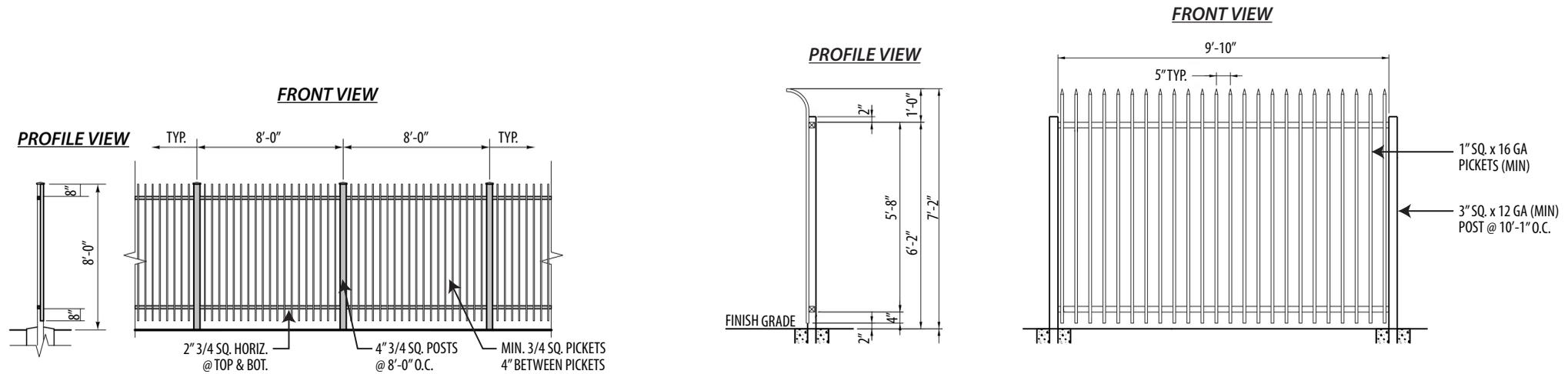
SITE SCREENWALL CONCEPT 1

10' HIGH SCREENWALL - OPTION 1



SITE SCREENWALL CONCEPT 2

10' HIGH SCREENWALL - OPTION 2



8' HIGH STEEL PICKET FENCE

7'-2\"/>

Source(s): RGA (09-07-2017)

Figure IV-6



CONCEPTUAL WALL AND FENCE DETAILS

E. LIGHTING

Outdoor lighting of the Reliance II Specific Plan is an important architectural element that creates visual appeal, facilitates safe pedestrian and vehicular circulation, and improves security. The following guidelines provide effective and visually appealing outdoor lighting that serve a variety of spaces such as public streets, parking lots, loading docks, walkways, courtyards/patios, building entries, rooftops, and building-mounted façade lights. These guidelines do not apply to the billboards located in easements in the southern portion of the Reliance II property.

- (1) The maximum height of free-standing, outdoor light fixtures shall be 35 feet. The maximum height for outdoor bollard-type lighting shall be four (4) feet. Overall, light fixtures shall be the minimum height necessary to maintain pedestrian and motorist safety and facilitate site operations and security.
- (2) All outdoor lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas, shall feature cutoff devices (if appropriate for the fixture design) and be focused, directed, and arranged to prevent glare and “spill over” to public streets or adjoining property.
- (3) Low intensity, energy-conserving night lighting is preferred, such as fixtures equipped with light emitting diodes (LED).
- (4) All lighting fixtures shall be from the same – or complementary – family of fixtures with respect to design, materials, fixture color, and light color.
- (5) Lights shall be unbreakable, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.
- (6) Neon and similar types of lighting are prohibited.
- (7) All light switch/control equipment shall be located with minimum public visibility if possible or shall be screened with appropriate plant materials.
- (8) Lighting within the Foothill Boulevard public right-of-way shall adhere to applicable City of Irwindale requirements.
- (9) Parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks shall be illuminated to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted.
- (10) Building-mounted lights generally shall be for architectural accent purposes. Building-mounted lights are permissible for general illumination on building façades that are not fronting public roads, so long as the light is directed downward and concentrated so “spill over” to other properties does not occur.
- (11) Exterior lights should be used to accent entrances, plazas, activity areas, and special features.

F. SIGNAGE

Clear, concise and easy-to-understand signage that is also visually appealing is vitally important for positive employee and visitor experiences at Reliance II. General design requirements for signage within Reliance II are as follows. These guidelines do not apply to the billboards located in easements in the southern portion of the Reliance II property.

- (1) Signage shall be compatible with and complementary to the building’s exterior materials, colors and finishes.
- (2) The dimensions and shape of free-standing signs and sign panels or elements mounted on building façades or marquees shall be scaled proportionately to the architecture.

- (3) Building user identification signage shall be in keeping with the character established for Reliance II with variations allowed to accommodate individual user identities/corporate branding standards.
- (4) All traffic control signs, whether on public or private property, shall conform to the California Manual on Uniform Traffic Control Devices (MUTCD).
- (5) At intersections of the Private Drive and exit driveways with Foothill Boulevard, signs reading “To I-210 →” should be installed to direct truck drivers to turn right to access the nearest on-ramp to Interstate 210 (at Irwindale Avenue).
- (6) All direction signs and general information signs (e.g., restrooms, telephones, fire extinguishers, elevators, escalators, stairs) used throughout the Reliance II Specific Plan area shall incorporate the appropriate identity symbol as established by the Society of Environmental Graphic Design (SEGD) and comply with all state, local and federal regulations.
- (7) Signs with visible moving parts or simulated moving parts by means of fluttering, rotation, or reflecting devices are prohibited.
- (8) Signs with flashing, flickering, blinking, rotating, moving lights, or any other illuminating device that changes light intensity or color are prohibited, except for parts designed to give public service information such as time, date, temperature, or similar information.

G. LAND USE TRANSITIONS

The Reliance II Specific Plan uses landscape treatments to provide visual and physical buffers between on-site land uses and various abutting, off-site land uses. The conceptual interface conditions are described below and illustrated on the following pages.

1. Interface with Foothill Boulevard

An enhanced landscape zone is provided between Planning Areas A, B, and C and Foothill Boulevard. This enhanced landscape zone effectively serves as an extended parkway and is intended to provide a physical separation and visual buffer between on-site land uses and Foothill Boulevard and promote pedestrian activity within the public right-of-way. The enhanced landscape zone may feature a meandering sidewalk with pedestrian nodes (such as benches/seating areas) and extensive landscaping, including evergreen trees and deciduous accent trees, shrubs, and groundcover. The conceptual interface condition is illustrated on Figure IV-7, *Interface with Foothill Boulevard* and previously depicted on Figure IV-4).

2. Interface with Interstate 210

The Reliance II Specific Plan’s southern boundary abuts Interstate 210. At this interface, layers of shade trees and shrub masses provide a green buffer between on-site land uses and the freeway. In addition, portions of the Specific Plan’s interface with Interstate 210 will feature solid screen walls – with landscaping planted along the outer wall face – to provide additional screening from the freeway. The conceptual interface condition along the southern edge of Reliance II is illustrated on Figure IV-8, *Interface with I-210*.

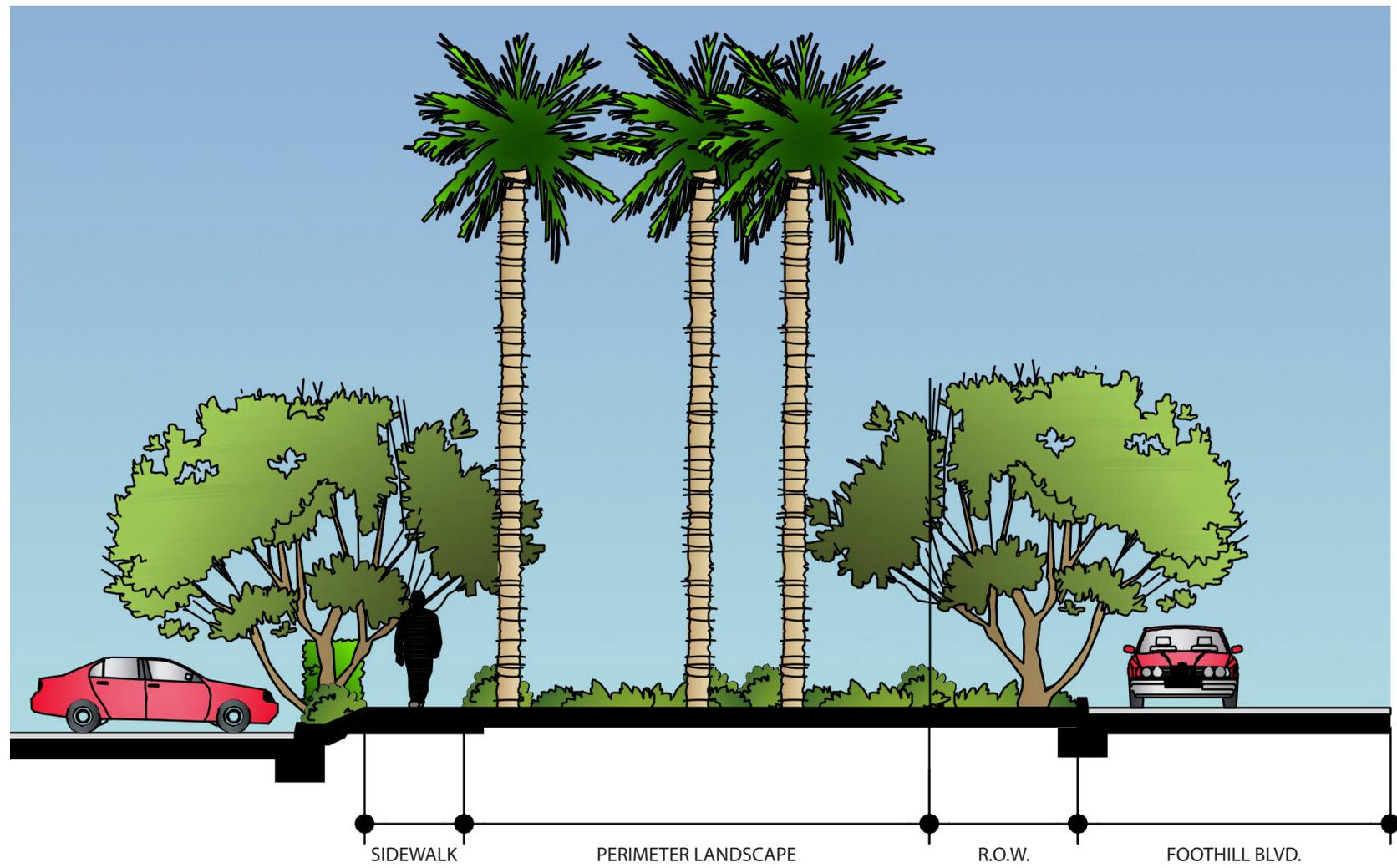
3. Interface with San Gabriel River

Landscaping and a building setback area are provided along the western boundary of the Reliance II Specific Plan to minimize visibility of on-site land uses from the San Gabriel River Trail and to separate the River corridor from the on-site Industrial/Business Park and Commercial land uses. The setback contains the conveyor system easement, drive aisles, and multiple strips of landscaping, including evergreen shade/screening trees, shrubs and groundcovers. Landscaping in this area should to be comprised of non-

invasive species for compatibility with the natural functions of the San Gabriel River. This conceptual interface condition is illustrated on Figure IV-9, *Interface with San Gabriel River*.

4. Interface with Railway

Figure IV-10, *Interface with Railway*, illustrates the conceptual interface condition along the Specific Plan's eastern edge, which abuts a railway right-of-way and is visible from Irwindale Avenue. As illustrated, security fencing is provided along Reliance II's property boundary to prevent access to/from the railway corridor and dense landscaping is provided along the property boundary to minimize the visibility of on-site land uses from Irwindale Avenue.

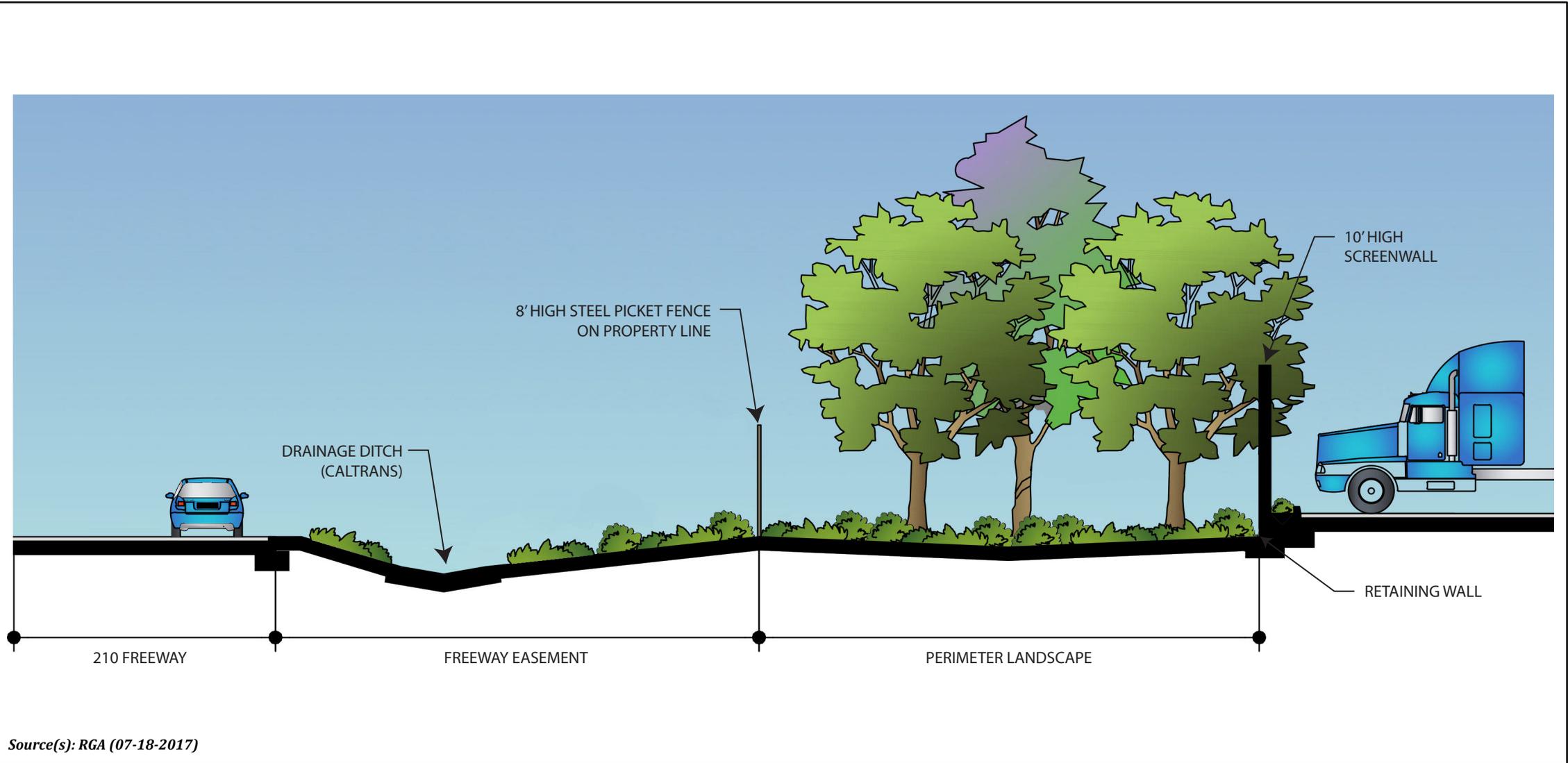


Source(s): RGA (07-18-2017)

Figure IV-7



INTERFACE WITH FOOTHILL BOULEVARD

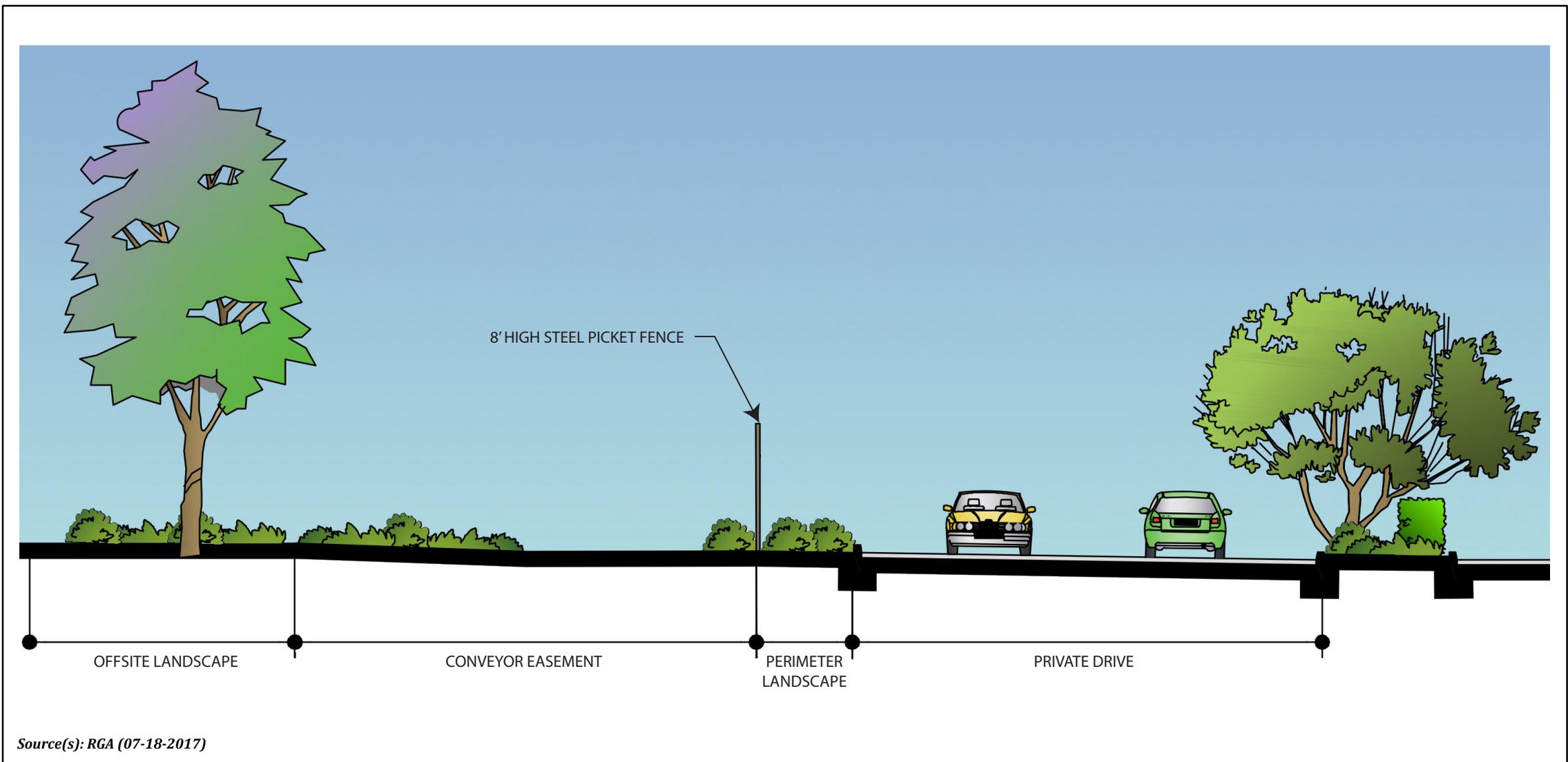


Source(s): RGA (07-18-2017)

Figure IV-8

NOT TO SCALE

INTERFACE WITH I-210



Source(s): RGA (07-18-2017)

Figure IV-9



INTERFACE WITH SAN GABRIEL RIVER

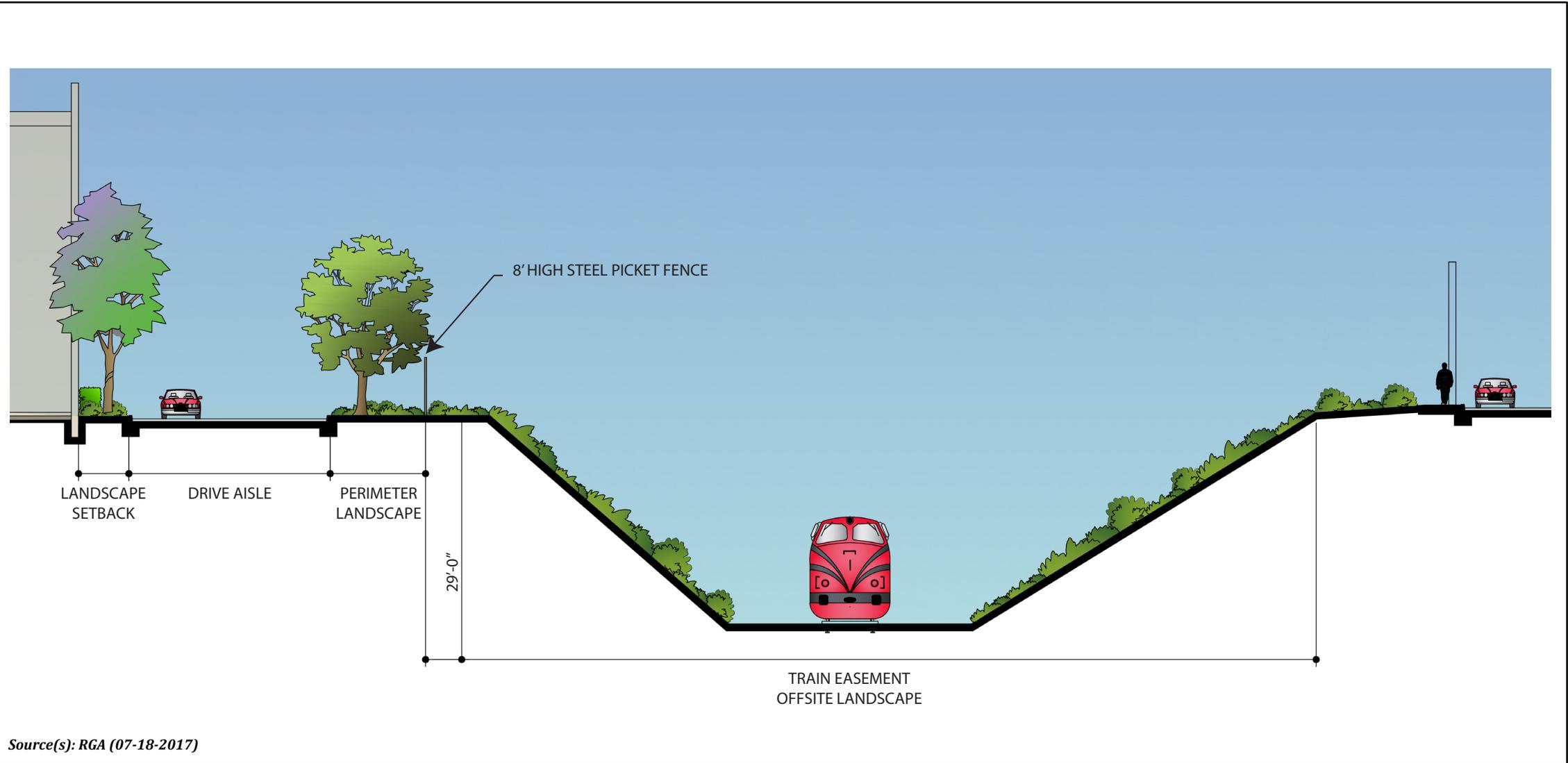


Figure IV-10

INTERFACE WITH RAILWAY



Implementation

V.

V. IMPLEMENTATION

Approval of the Reliance II Specific Plan reflects the City of Irwindale’s approval of a general framework for the development of the 91.5-acre Reliance II property. The provisions contained within this Specific Plan document regulate development within the Specific Plan area and Section III, *Development Standards*, constitutes the zoning regulations for the Specific Plan area.

Development within the Specific Plan area will be implemented through the City’s administrative approval of lot line adjustments, site plans, plot plans, building permits, and other permits that may be required by the City of Irwindale. The implementation process described herein provides the mechanisms for review and approval of development within the Reliance II Specific Plan.

A. SEVERABILITY

If any portion of this Specific Plan document is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

B. SUBSTANTIAL CONFORMANCE DETERMINATION

1. Purpose

All development under the Specific Plan is subject to a Substantial Conformance Determination, considered and approved by the Development Services Director or designee. The Substantial Conformance Determination is also a mechanism that allows for the approval of minor modifications for development under the Specific Plan. Substantial Conformance Determinations may include, but are not limited to:

- Modification of design criteria such as architectural details, landscape treatments, fencing, lighting, and entry treatments so long as the intent of the Specific Plan’s *Design Guidelines* is met.
- Location and size of conceptual building footprints, including the transfers of square footage between the Planning Areas, as long as they meet the Specific Plan’s *Development Standards*.
- Addition of and changes to landscape materials, wall materials, wall alignment, entry monument design, and streetscape design that meet the intent of the Specific Plan’s *Design Guidelines*.
- Final infrastructure facility sizing and precise location and/or conveyance direction of utilities, including water, sewer, storm water, and dry (electric, communications, etc.)
- Modification to the location, design, and size, of detention basin(s) and water quality treatment features.
- Private Drive roadway alignment and width modifications, provided the changes meet the requirements of the Fire Department.
- Revisions to exhibits that do not substantially change the intent of the Specific Plan.
- Changes to the assignment of maintenance responsibility.
- Modifications of a similar nature to those listed above which are deemed minor by the Director of Community Development, which are in keeping with the intent of this Specific Plan and which are in conformance with the City of Irwindale General Plan.

The use of Substantial Conformance Determination is intended to ensure orderly development, quality aesthetic design, and safe and harmonious placement of uses within the Specific Plan area. Substantial Conformance Determination (unless specifically noted otherwise) shall be made by the Development Services Director or designee administratively, without the need for a public hearing. Furthermore, the Substantial Conformance Determination will be final unless appealed to the City Council within 10 working days. The right of appeal is only available to a project applicant. In making a Substantial Conformance Determination, the Development Services Director or designee shall first make all of the required findings set forth in this section.

2. Guidelines for Substantial Conformance Determination

The following guidelines define the provisions of the Specific Plan subject to Substantial Conformance Determination, and the limits placed on the degree of variance from the provisions of the Specific Plan that can occur through the Substantial Conformance Determination procedure.

a. Permitted Land Uses

Land uses not listed as permitted in Section III, *Development Standards*, of this Specific Plan may be permitted, subject to a Substantial Conformance Determination, provided that the Development Services Director or designee makes the following findings:

- The proposed use is compatible with the uses permitted described in Section III of this Specific Plan; and
- The proposed use is similar to and will not cause environmental impacts substantially greater than the other permitted uses set forth within Section III of this Specific Plan.

b. Infrastructure

Any modifications to the alignment of access roads or access points; parking lot configurations, or adjustments to individual infrastructure facilities plans such as drainage, sewer, water, and utilities shall be subject to Substantial Conformance Determination by the Development Services Director or designee. Prior to a Substantial Conformance Determination, the Development Services Director or designee shall make the finding that the proposed modification will not result in any environmental impacts substantially greater than those which would occur in the absence of the Substantial Conformance Determination.

c. Environmental Standards

The Development Services Director or designee may approve minor variations from the Environmental Standards set forth in this Specific Plan, subject to a Substantial Conformance Determination. In making such a determination, the Development Services Director or designee shall first find that the proposed variation provides substantially equivalent environmental protection as the originally approved standard.

d. Conceptual Plans and Other Specific Plan Provisions

Provisions of the Specific Plan including, but not limited to, minor modifications to the conceptual plans, architectural details; landscape palette; building size, height, bulk, and orientation; parking lot layout; and other plan details may be modified utilizing a Substantial Conformance Determination. In making such a determination, the Development Services Director or designee shall be required to find that the revisions requested under a Substantial Conformance Determination are consistent with the provisions of the Irwindale General Plan, and will not create impacts substantially greater than those that would have resulted from the original approval of the Specific Plan.

A maximum 10 percent modification to permitted lot coverage, setbacks, floor area (other than the maximum allowable with the Specific Plan area site), and fence and wall heights may be permitted subject to a Substantial Conformance Determination by the Development Services Director or designee. In making such a determination, the Development Services Director or designee shall make the finding that the revisions requested under Substantial Conformance Determination are consistent with the provisions of the Irwindale General Plan, and will not create impacts substantially greater than those that would have resulted from the original approval of the Specific Plan.

C. SUBSTANTIAL CONFORMANCE DETERMINATION PROCESSING

A Substantial Conformance Determination can be initiated by the filing of an application and the payment of a fee in an amount equivalent to the fee required for Site Plan & Design Review and governed by Irwindale Municipal Code Section 17.70.040. All other Substantial Conformance Determination processes are governed by this Specific Plan. The Substantial Conformance Determination application shall be processed by the City per the applicable state Permit Streamlining Act requirements. When considering a Substantial Conformance Determination for approval, the Development Services Director or designee shall make, in addition to the other findings required in this section, the necessary findings that the Substantial Conformance Determination is consistent with the General Plan and this Specific Plan. In the event that the Development Services Director or designee can make such findings then the Director shall also make the requested Substantial Conformance Determination.

D. AMENDMENTS TO THE SPECIFIC PLAN

All modifications to this document that do not meet the criteria of a Substantial Conformance Determination as defined in this Section shall be deemed to require a Specific Plan Amendment. This document was prepared pursuant to California Code § 65450, *et. seq.* Amendments shall be processed in accordance with the applicable requirements of the law, which include § 65450, *et. seq.* of the California Government Code.

Specific Plan Amendments shall be subject to the review and approval of the City Council. The Planning Commission should first hear and consider applications for Specific Plan Amendments and provide a recommendation to the City Council. As required by the California Government Code, all government agencies significantly affected by the proposed Amendment shall be notified of the proposed action prior to the approval.

Any Specific Plan Amendment initiated by an applicant requires the filing of a City application and required materials supporting the amendment, submittal of a fee deposit, Planning Commission review and recommendations, and City Council review and final decision.

Amendments also may be initiated by the City Council or Planning Commission by majority vote. The City of Irwindale shall notify the property owner(s) of any amendment initiated by the City Council or Planning Commission. All Planning Commission-requested amendments shall be submitted and considered by the City Council and accepted for processing by a majority vote. City staff may initiate an amendment by submitting the requested amendment to the Planning Commission for a vote. Only amendments accepted by a majority vote of the Planning Commission shall be submitted to the City Council for consideration; however, the Applicant shall have the right of appeal to City Council if the Planning Commission fails to approve.

When considering approval of Specific Plan Amendments, the City Council shall find that the request is:

- Consistent with the City’s General Plan in effect at the time of consideration, unless a concurrent General Plan Amendment application is filed to ensure compatibility between the Specific Plan and General Plan.
- Compatible with surrounding land uses with respect to use, development standards, intensity, or issues of health, public safety, and general welfare.
- Consistent with the overall design character and general structure of the Reliance II Specific Plan as set forth in Section IV, *Design Guidelines*, of this document.

E. CONDITIONAL USE PERMITS

Uses specified as conditionally permitted uses within Section III, *Development Standards*, of this Specific Plan shall be considered by the City pursuant to the requirements of the City’s Municipal Code.

F. DEVELOPMENT AGREEMENT(S)

Approval of a statutory development agreement, authorized pursuant to California Government Code Sections 65864 *et seq.*, may be approved as it is applicable to the entire Reliance II Specific Plan and to a single planning area or collection of planning areas therein. The development agreement may include, but not be limited to, methods for financing, acquisition, and construction of infrastructure, and the provision of economic opportunities for the City of Irwindale and employment and/or housing opportunities for community residents.

G. CONCEPTUAL PHASING PLAN

Development of Reliance II is expected to occur in two phases in response to the site’s reclamation schedule.

- **Phase 1** – Planning Area A
- **Phase 2** – Planning Areas B, C, D, and E

Sub-phases may be implemented in each of the two main phases in response to market demands and according to a logical and orderly installation of internal roadways, public utilities, and infrastructure.

Infrastructure to support build out of the Specific Plan shall be phased to support the development within each planning area and in accordance with the Development Agreement for the Reliance II Specific Plan. Descriptions of the backbone dry utilities, domestic water services, sanitary sewer services, and storm drain facilities, are described in Section II, *Development Plan*, of this document. Each planning area shall be responsible for roadway improvements fronting its individual planning area.

In addition, each phase of development shall pay its fair share of major infrastructure costs for the Specific Plan area if the phases are developed by different entities and there is not one “Master Developer” for the entire Reliance II Specific Plan area. If Phase 1 is developed separately from the balance of the Specific Plan area, the Phase 1 buyer, developer, or seller will be responsible for funding and completing all of the required Phase I infrastructure. If separate parcels are sold off in Phase 2 of the Reliance II Specific Plan, either a “Phase 2 Master Developer” will complete all required approved infrastructure at its expense, or the buyer(s) of each parcel will be responsible for completing and funding all required infrastructure for their portion of the Specific Plan area. The major infrastructure costs are intended to be privately financed, but may be offset by public assistance such as a special district to provide funding for infrastructure installation and the provision of public services.

H. MAINTENANCE PLAN

A summary of maintenance responsibilities is presented in Table V-1, *Maintenance Responsibility Matrix*. Various entities have maintenance responsibilities within Reliance II.

Table V-1 Maintenance Responsibility Matrix

| Facility | Private Maintenance Association | Building User | City of Irwindale | Public Utility | Other Maintenance Entity |
|---|---------------------------------|---------------|-------------------|----------------|--------------------------|
| Circulation & Related Facilities | | | | | |
| Foothill Boulevard | | | | | |
| Pavement & Curbs | | | X | | |
| Landscaping within public right-of-way, including medians and parkways | X | | X | | |
| Sidewalks | X | | X | | |
| Interior Private Streets | X | | | | |
| Drive Aisles | X | X | | | |
| Parking Lots, including landscaping | X | X | | | |
| Traffic Signals | | | X | | |
| Traffic Signs | | | | | |
| Within public right-of-way | | | X | | |
| Outside public right-of-way | X | | | | |
| Street Lights | | | | | |
| Within public right-of-way | | | X | | |
| Outside public right-of-way | X | | | | |
| Landscaping & Related Facilities | | | | | |
| Common area landscaping, including entry treatments at Foothill Boulevard | X | | | | |
| Monuments and Signage | X | X | | | |
| Walls and Fences | X | X | | | |
| Utility Infrastructure | | | | | |
| Water facilities/infrastructure | X | | X | | |
| Sanitary sewer facilities/infrastructure | X | | X | | |
| Storm water drainage facilities/infrastructure | X | | X | | X ¹ |
| Dry utilities (electricity, natural gas, communications systems) | | | | | X |
| Other Facilities | | | | | |
| Conveyor system easement | | | | | X ² |
| Billboards | | | | | X |

Notes:

1. California Department of Transportation (Caltrans) is responsible for maintaining the existing, off-site triple 48-inch box culvert that receives storm water discharge from Reliance II.
2. The Developer or their designee shall be responsible for maintenance within the conveyor system easement.

I. ENVIRONMENTAL STANDARDS

The Reliance II Specific Plan’s implementing projects/actions shall adhere to the standards presented in Table V-2, *Environmental Standards*.

Table V-2 Environmental Standards

| ID # | Environmental Standards | Timing | Implementation Entity | Monitoring Agency |
|--|-------------------------|--------|-----------------------|-------------------|
| General Notes: To facilitate coordination and effective implementation of Environmental Standards (Standards), the Standards provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the City prior to issuance of the first development permit for each increment of development, or development action. Implementation Entities shall comply with listed Standards. | | | | |
| Project Applicant: General authority and responsibility for overall Project site planning, development of concept plans, | | | | |

and area-serving infrastructure.
Contractors/Developers: General authority and responsibility for development of individual sites, buildings, and site-specific infrastructure components.
Building Owners/Lessees: General authority and responsibility for on-going operations and maintenance of buildings and facilities.
Lead Agency/City: City of Irwindale.

Air Quality

| | | | | |
|------|---|---|---|---|
| AQ-1 | Construction equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. | On-going during Project construction. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| AQ-2 | On-site truck idling shall not exceed 5 minutes. All facilities shall post signs requiring that trucks shall not be left idling for more than 5 minutes pursuant to Title 13, California Code of Regulations (CCR) Section 2485. | On-going during Project operations. | Building Owners or Lessees. | City of Irwindale Public Works Dept. |
| AQ-3 | On-Road Heavy-Duty Diesel Vehicles accessing the Project site shall conform to CARB Truck and Bus Regulation requirements (Title 13, CCR, Section 2025). | On-going during Project construction and operations. | Contractors/Developers; Building Owners or Lessees. | City of Irwindale Public Works Dept. |
| AQ-4 | The following measures shall be implemented in order to reduce Project operational-source NOx and Diesel air pollutant emissions. Other Project air pollutant emissions may also be generally reduced through the implementation of these measures: <ul style="list-style-type: none"> The final Project site plan(s) shall be designed such that any truck check-in points are located sufficiently interior to the Project site to preclude queuing of trucks onto public streets and minimize truck idling times. Electrical service for the Project warehouse facilities shall be appropriately sized to allow for future electric charging for trucks and to provide power for future onboard auxiliary equipment. | Prior to issuance of building permit(s) for warehouse facilities. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| AQ-5 | Incentives and phase-in schedules for alternatively fueled trucks shall be considered. Further, truck operators with eligible year 2006 or older trucks shall apply in good faith for Carl Moyer, VIP, Prop 1B or similar funding to replace/retrofit their trucks with cleaner-than-required engines, equipment, and emission reduction technologies. Should funds be awarded, the recipient shall accept and use them for their intended purpose(s). | On-going during Project operations. | City of Irwindale - Community Development Dept. | City of Irwindale Community Development Dept. |
| AQ-6 | Ridesharing and transit incentives for construction crews shall be considered. Suggested incentives include: <ul style="list-style-type: none"> Provision of ridesharing and transit information via bulletin boards, email notification, or other social media. Full or partial subsidization of transit fares. | On-going during Project construction. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| AQ-7 | Contractors/developers and building owners or lessees shall comply with SCAQMD Rule 401 – <i>Visible Emissions</i> . A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three minutes in any 1 hour that is as dark or darker in shade as that designated No. 1 on the Ringelmann Chart, as published by the U. S. Bureau of Mines. | On-going during Project construction and operations. | Contractors/Developers; Building Owners or Lessees. | City of Irwindale Public Works Dept. |

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| AQ-8 | Contractors/developers and building owners or lessees shall comply with SCAQMD Rule 402 – <i>Nuisance</i> . A person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any such persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule do not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals. | On-going during Project construction and operations. | Contractors/Developers; Building Owners or Lessees. | City of Irwindale Public Works Dept. |
| AQ-9 | <p>Contractors/developers and building owners or lessees shall comply with SCAQMD Rule 403 – <i>Fugitive Dust</i>. Rule 403 applies to any activity or human-made condition capable of generating fugitive dust. Applicable dust suppression requirements from Rule 403 are summarized below.</p> <ul style="list-style-type: none"> • Nontoxic chemical soil stabilizers shall be applied according to manufacturers’ specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Active sites shall be watered at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.) • All trucks hauling dirt, sand, soil, or other loose materials shall be covered, or at least 0.6 m (2 ft) of freeboard (vertical space between the top of the load and top of the trailer) maintained in accordance with the requirements of California Vehicle Code (CVC) Section 23114. • Construction access roads shall be paved at least 30 m (100 ft) onto the site from the main road. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. | On-going during Project construction and operations. | Contractors/Developers; Building Owners or Lessees. | City of Irwindale Public Works Dept. |
| AQ-10 | Contractors/developers shall comply with Rule 1301 – <i>General</i> . This Rule is intended to provide that pre-construction review requirements ensure that new or relocated facilities do not interfere with progress in attainment of the NAAQS, while future economic growth within SCAQMD is not unnecessarily restricted. The specific air quality goal is to achieve no net increases from new or modified permitted sources of nonattainment air contaminants or their precursors. Rule 1301 also limits emission increases of ammonia, and Ozone Depleting Compounds (ODCs) from new, modified or relocated facilities by requiring the use of Best Available Control Technology (BACT). | Prior to issuance of grading permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| AQ-11 | Project buildings and facilities shall comply with incumbent CCR Title 24, <i>Building Energy Efficiency Standards for Residential and Non-Residential Buildings</i> . | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| AQ-12 | For construction equipment greater than 150 horsepower (>150 HP), Contractors shall use off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer’s specifications. | On-going during Project construction. | Contractors/Developers. | City of Irwindale Public Works Dept. |

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| AQ-13 | Contractors/developers and building owners or lessees shall utilize "Super-Compliant" low VOC paints that have been reformulated to surpass the minimum regulatory VOC limits established pursuant to SCAQMD Rule 1113. Super-Compliant low VOC paints meet the SCAQMD VOC standard of <10g/L. Alternatively, Contractors may utilize tilt-up concrete buildings that do not require the use of architectural coatings. | On-going during Project construction and operations. | Contractors/Developers; Building Owners or Lessees. | City of Irwindale Public Works Dept. |
| AQ-14 | Contractors/developers shall rely on the electricity infrastructure surrounding the construction site, if available, rather than electrical generators powered by internal combustion engines. | On-going during Project construction. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| AQ-15 | Prior to the issuance of any grading permits, construction plans and a construction vehicle management plan shall be submitted to the City of Irwindale denoting the proposed schedule and projected equipment use. The construction vehicle management plan shall include such things as: idling time requirements; requiring hour meters on equipment; documenting the serial number, horsepower, age, and fuel of all onsite equipment. The plan shall include specific notification that California state law requires equipment fleets to limit idling to no more than 5 minutes. Contractors shall provide evidence that low emission mobile construction equipment will be utilized, or shall substantiate to the satisfaction of the City that their use was investigated and found to be infeasible for the Project. Contractors shall also conform to any additional or supplemental measures imposed by the SCAQMD or the City. | Prior to issuance of grading permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| AQ-16 | Heavy duty vehicles accessing the Project site shall comply with applicable provisions of the CARB <i>Tractor-Trailer Greenhouse Gas Regulation</i> . | On-going during Project construction and operations. | Contractors/Developers; Building Owners or Lessees. | City of Irwindale Public Works Dept. |
| AQ-17 | The Project shall provide electric vehicle charging stations for passenger cars per the requirements of the California Building Standards Code (CalGreen). In addition, conduit shall be provided in each Industrial/Business Park planning area to accommodate the potential future installation of electric charging stations for medium, heavy, and heavier-duty trucks. | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| Geotechnical | | | | |
| GEO-1 | Site and development-specific Geotechnical Investigations (Investigations) shall be prepared for all development proposed within the Specific Plan Area. Prior to the issuance of grading permits, Investigations shall be reviewed and approved by the City, and all Investigation requirements and recommendations shall be incorporated in affected development plans. | Prior to issuance of grading permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| Hydrology/Water Quality | | | | |
| H-1 | Prior to issuance of a grading permit for each increment of development, Developers shall file a Notice of Intent (NOI) with the Los Angeles Regional Water Quality Control Board (LARWQCB) to be covered under the National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of storm water associated with construction activities. Developers shall submit to the City the Waste Discharge Identification Number(s) issued by the State Water | Prior to issuance of grading permit(s). | Developers. | City of Irwindale Public Works Dept. |

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| | Quality Control Board (SWQCB) as proof that the development NOI is to be covered by the General Construction Permit that has been filed with the SWQCB. | | | |
| H-2 | <p>Prior to issuance of grading permit(s), Developers shall submit to the LARWQCB and receive approval for development-specific Storm Water Pollution Prevention Plan(s) (SWPPPs). SWPPP(s) shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion for the duration of construction activities.</p> <p>The SWPPP shall incorporate structural and nonstructural best management practices (BMPs) to control sediment and nonvisible discharges from the site. BMPs to be implemented may include (but shall not be limited to) the following:</p> <ul style="list-style-type: none"> • Off-site sediment release and on-site erosion shall be controlled through temporary sediment basins, filter screens, and gravel bags. • Control devices shall be placed at the facility entrance to restrict off-site tracking of sediment on vehicles exiting the site. • Disturbed areas shall be watered on a regular basis and as necessary to control windblown dust. • Construction vehicles shall be fueled and maintained in a designated area to avoid and contain spills. • All hazardous materials shall be properly stored and contained on site. • Spill containment and cleanup tools and materials shall be kept at the vehicle fueling and maintenance area on the site. • Construction contractors shall implement good housekeeping programs to reduce litter and contaminants. • All solid wastes shall be placed in designated storage containers until removed from the site. • On-site portable toilet facilities shall be provided during construction. • Designated concrete washout areas or containers shall be provided on-site. • Following a major storm event, all physical BMPs shall be inspected and repaired, as necessary, to assure that they would continue to function properly. • Employees shall be trained in Best Management Practices. | Prior to issuance of grading permit(s). | Developers. | City of Irwindale Public Works Dept. |
| H-3 | <p>Developers shall prepare and implement development-specific Standard Urban Stormwater Mitigation Plan(s) (SUSMPs). SUSMPs shall conform to applicable provisions of City of Irwindale Municipal Code Chapter 8.28 - Storm Water and Urban Runoff Pollution, Section 8.28.130 - Control of Pollutants from New Developments/Redevelopment Projects. See: https://library.municode.com/ca/irwindale/codes/code_of_ordinances?nodeId=TIT8HESA_CH8.28STWAURRUP_O_8.28.130COPONEDEREPR</p> <p>SUSMPs shall Incorporate necessary design features and operational programs (Best Management Practices,</p> | Prior to issuance of grading permit(s). | Developers. | City of Irwindale Public Works Dept. and Planning Division. |

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| | <p>BMPs) ensuring that stormwater discharges do not degrade or otherwise adversely affect the quality of receiving waters. To the satisfaction of the City, Site Design, Source Control, and Treatment Control BMPs incorporated in SUSMPs may include, but would not be limited to, the following:</p> <p>Site Design BMPs</p> <ul style="list-style-type: none"> • Minimize Impervious Area/Maximize Permeability • Minimize Directly Connected Impervious Areas (DCIAs) • Create Reduced or “Zero Discharge” Areas <p>Source Control BMPs</p> <p>Non-structural and structural source control BMPs to be employed would at a minimum, address the following issues/development elements:</p> <p>Non-structural Source Control BMPs</p> <ul style="list-style-type: none"> • Non-Stormwater Discharges • Spill Prevention, Control and Cleanup • Outdoor Loading/Unloading • Waste Handling and Disposal • Building and Grounds Maintenance • Building Repair and Construction • Parking/Storage Area Maintenance • Drainage System Maintenance <p>Structural Source Control BMPs</p> <ul style="list-style-type: none"> • Site Design and Landscape Planning • Roof Runoff Controls • Efficient Irrigation • Storm Drain Signage • Maintenance Bays and Docks • Trash Enclosures <p>Treatment Control BMPs</p> <p>Treatment Control BMPs shall be implemented by Developers. Treatment Control BMPs shall be designed to treat the stormwater quality design storm volume (SWQDv). Pursuant to City and LARWQCB requirements, treatment control BMPs shall be implemented to remove any anticipated pollutants of concern that may result from development storm water discharges.</p> | | | |
| H-4 | <p>A Stormwater Management Plan System Concept for the Project site in total shall be developed and submitted to the City. At a minimum, the Plan will indicate anticipated backbone stormwater system line sizes and alignments, and proposed design concepts for area-serving detention/retention facilities. The Plan shall limit stormwater discharges from the Project site to available capacity(ies) at the most restrictive downstream receiving facilities. The Stormwater Management Plan System Concept shall be reviewed and approved by the City prior to issuance of the first grading permit.</p> | <p>Prior to issuance of the first grading permit.</p> | <p>Project Applicant.</p> | <p>City of Irwindale Public Works Dept. and Planning Division.</p> |
| H-5 | <p>Site and development-specific stormwater management plans shall be prepared for each increment of development, and shall conform to overall requirements and performance standards of the Project Stormwater Management Plan System Concept as</p> | <p>Prior to issuance of grading permit(s).</p> | <p>Developers.</p> | <p>City of Irwindale Public Works Dept. and Planning Division.</p> |



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| | approved by the City. Development-specific stormwater management plans shall be subject to review and approval by the City prior to the issuance of grading permits. | | | |
| H-6 | Stormwater management system improvements necessary to support each increment of development shall be completed prior to issuance of Certificate(s) of Occupancy for affected area of development. | Prior to issuance of Certificate(s) of Occupancy. | Developers. | City of Irwindale Public Works Dept. |
| Noise | | | | |
| N-1 | All construction equipment shall be properly maintained, including the use of properly operating mufflers. | On-going during Project construction. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| N-2 | The Project shall prepare, and shall have approved by the City, a Construction Equipment Access Plan (Access Plan). The Access Plan shall identify routes, timing, and other information as may be required by the City acting to minimize potential noise intrusion into sensitive areas, such as residential neighborhoods, schools, and parks. | Prior to issuance of first grading permit. | Project Applicant. | City of Irwindale Public Works Dept. |
| Public Services, Utilities, & Service Systems | | | | |
| PS-1 | Prior to construction, developers within the Specific Plan Area shall contact the Fire District for verification of current fire protection development requirements. All new construction shall comply with all applicable statutes, codes, ordinances, and/or County of Los Angeles Fire Department (Fire Department) standards. | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| PS-2 | Water lines within the Specific Plan Area shall be designed to meet applicable Fire Department requirements. | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| PS-3 | Fire hydrants within the Specific Plan Area shall be designed and placed as specified by the Fire Department at the time water lines are built or as a condition of development Project approval. | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| PS-4 | Consistent with SB 221, development projects within the Specific Plan Area shall substantiate the availability of sufficient water supplies to meet project water need. | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| PS-5 | Where deemed appropriate by, and to the satisfaction of, the City, development within the Specific Plan Area shall incorporate design elements and/or operational programs that encourage and promote groundwater replenishment. | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| PS-6 | Where deemed appropriate by, and to the satisfaction of, the City, development within the Specific Plan Area shall incorporate water conservation techniques including, but not limited to: <ul style="list-style-type: none"> • Installing flow restrictors in showers. • Repairing leaky water fixtures. • Promoting drought resistant low maintenance vegetation. | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| PS-7 | Where deemed appropriate by, and to the satisfaction of, the City, development within the Specific Plan Area shall connect to available recycled water distribution systems. | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |
| PS-8 | Water Conservation Required: Subsequent development proposals within the Specific Plan Area shall incorporate a Water Conservation Strategy and demonstrate a minimum 30 percent reduction in outdoor water use when compared to baseline water | Prior to issuance of building permits. | Contractors/Developers. | City of Irwindale Public Works Dept. |

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| | <p>demand (total expected water demand without implementation of the Water Conservation Strategy). Development proposals within the Specific Plan Area shall also implement the following:</p> <ul style="list-style-type: none"> • Landscaping palette emphasizing drought-tolerant plants; • Use of water-efficient irrigation techniques; • U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. | | | |
| PS-9 | <p>Future developments shall provide sufficient area to accommodate storage of multiple solid waste containers, allowing for segregation of solid waste types and separation of recyclable materials. This system reduces waste production by encouraging recycling of material.</p> | <p>Prior to approval of individual development site plan(s).</p> | <p>Contractors/Developers.</p> | <p>City of Irwindale Public Works Dept.</p> |
| Traffic | | | | |
| T-1 | <p>The construction of the following improvements shall be complete and accepted by the City prior to the issuance of the first Certificate of Occupancy.</p> <p>The Project Applicant shall be responsible for the design and construction of the following improvements at the intersection of N. Irwindale Avenue & E. Foothill Boulevard:</p> <ul style="list-style-type: none"> • Construct a 2nd exclusive northbound left turn lane. Consistent with the improvements required as part of the Project Development Agreement, the northbound approach would accommodate 2 left turn lanes, one through lane, and two right turn lanes with overlap phasing; • Construct an eastbound free-right turn lane; • Remove SB sidewalk (west leg). <p>(The above improvements are wholly located within the City of Irwindale.)</p> <p>Plans and specifications for all improvements shall conform to City of Irwindale Public Works/Engineering requirements.</p> | <p>Prior to issuance of first Certificate of Occupancy.</p> | <p>Project Applicant.</p> | <p>City of Irwindale Public Works Dept.</p> |
| T-2 | <p>Prior to the issuance of building permits:</p> <p>The Project Applicant shall participate in the City’s DIF program by paying requisite fees and in addition, shall pay the Project’s fair share amount, estimated at \$206,574, or in the amount as otherwise agreed to by the City and Project Applicant. Project fair share fees shall be assigned by the City toward completion of the improvements at the locations listed below:</p> <ul style="list-style-type: none"> • Intersection of Encanto Pkwy. & Huntington Drive: <ul style="list-style-type: none"> - Construct a new traffic signal (This traffic signal is a multi-jurisdictional improvement shared by the Cities of Irwindale, Azusa, and Duarte). • Intersection of N. Irwindale Av. & E. Foothill Boulevard: <ul style="list-style-type: none"> - Construct 3rd EB through lane; - Modify existing traffic signal to implement overlap phasing on the EB right turn lane; | <p>Prior to issuance of building permits, or as otherwise agreed to by the Applicant and the City.</p> | <p>Project Applicant.</p> | <p>City of Irwindale Public Works Dept.</p> |



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| | <ul style="list-style-type: none"> - Construct 3rd WB through lane; - Construct WB through lane. <p>(The above improvements are wholly located within the City of Irwindale.)</p> <ul style="list-style-type: none"> • Intersection of N. Irwindale Av. & Arrow Hwy. <ul style="list-style-type: none"> - Construct 3rd WB through lane. <p>(The above improvement is wholly located within the City of Irwindale.)</p> <p>All plans and specifications for improvements located wholly within the City of Irwindale shall conform to City of Irwindale Public Works/Engineering requirements. Plans and specifications for Improvements at extra-jurisdictional and/or shared jurisdictional locations shall be coordinated between affected jurisdictions to ensure timely, safe, and efficient implementation, operation, and maintenance of required improvements.</p> | | | |
| T-3 | <p>Phase I Site Access Improvements: Project Phase I reflects development of up to approximately 496,576 gross square feet of warehouse use within Specific Plan Planning Area “A.”</p> <p>Prior to issuance of the first Certificate of Occupancy for buildings within Planning Area “A,” the Applicant shall construct the following improvements:</p> <ul style="list-style-type: none"> • Project Driveway 3 at Foothill Boulevard: Install a traffic signal and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: One left turn lane and one right turn lane. - Southbound Approach: Not Applicable (N/A). - Eastbound Approach: One through lane and one shared through-right turn lane. - Westbound Approach: One left turn lane with a minimum of 300-feet of storage and two through lanes. • Project Driveway 4 at Foothill Boulevard – Install a stop control on the northbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: One right turn lane. - Southbound Approach: N/A - Eastbound Approach: One through lane and one shared through-right turn lane. - Westbound Approach: Two through lanes. • N. Irwindale Avenue at Foothill Boulevard– Maintain the existing traffic signal and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: One left turn lane, one shared left-through lane, and two right turn lanes with overlap phasing. - Southbound Approach: One shared left through lane and one shared through-right turn lane. - Eastbound Approach: One left turn lane, three through lanes, and one right turn lane with overlap phasing. (The third through lane can be accommodated by restriping the existing pavement, however, additional pavement would be needed to accommodate the recommended | Prior to issuance of the first Certificate of Occupancy within Planning Area “A.” | Project Applicant. | City of Irwindale Public Works Dept. |

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| | <p>right turn lane.)</p> <ul style="list-style-type: none"> - Westbound Approach: Two left turn lanes, one through lane, and one shared through-right turn lane. <p>(The above improvements are wholly located within the City of Irwindale.)</p> <p>Plans and specifications for all improvements listed shall conform to City of Irwindale Public Works/Engineering requirements.</p> | | | |
| T-4 | <p>Phase II Site Access Improvements: Development Phase II assumes up to half of the remaining Project uses: 372,433 sf of warehouse use, 306,029 sf of industrial park, and 5,000 sf of fast-food without-drive-through/commercial retail use.</p> <p>Prior to issuance of the first Certificate of Occupancy for Phase II buildings, the Applicant shall construct the following improvements:</p> <ul style="list-style-type: none"> • Driveway 3 & Foothill Boulevard – Install a traffic signal and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: One left turn lane and two right turn lanes with overlap phasing. - Southbound Approach: N/A - Eastbound Approach: Two through lanes and one shared through-right turn lane. Third through lane can be accommodated by restriping the existing pavement. - Westbound Approach: One left turn lane with a minimum of 300-feet of storage and two through lanes. • Driveway 4 & Foothill Boulevard – Install a stop control on the northbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: One right turn lane. - Southbound Approach: N/A - Eastbound Approach: Two through lanes and one shared through-right turn lane. Third through lane can be accommodated by restriping the existing pavement. - Westbound Approach: Two through lanes. • N. Irwindale Avenue & Foothill Boulevard – Maintain the existing traffic signal and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: One left turn lane, one shared left-through lane, and two right turn lanes with overlap phasing. - Southbound Approach: One shared left-through lane and one shared through-right turn lane. - Eastbound Approach: One left turn lane, three through lanes, and one free-right turn lane. Third through lane can be accommodated by restriping the existing pavement, however, additional pavement would be needed to accommodate the recommended free-right turn lane. - Westbound Approach: Two left turn lanes, one through lane, and one shared through-right turn | <p>Prior to issuance of the first Certificate of Occupancy for Phase II buildings.</p> | <p>Project Applicant.</p> | <p>City of Irwindale Public Works Dept.</p> |



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| | <p>lane.</p> <p>(The above improvements are wholly located within the City of Irwindale.)</p> <p>Plans and specifications for all improvements shall conform to City of Irwindale Public Works/Engineering requirements.</p> | | | |
| T-5 | <p>Phase III (Project Buildout) Improvements: Development Phase III represents the Project Buildout Condition.</p> <p>Prior to issuance of the first Certificate of Occupancy for Phase III buildings, the Applicant shall construct the following improvements:</p> <ul style="list-style-type: none"> • Driveway 1 & Foothill Boulevard (#3) – Install a stop control on the northbound approach and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: One right turn lane. - Southbound Approach: N/A - Eastbound Approach: Two through lanes and one shared through-right turn lane. Third through lane can be accommodated by restriping the existing pavement. - Westbound Approach: Three through lanes. • Driveway 2 & Foothill Boulevard – Install a traffic signal and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: One left turn lane and two right turn lanes with overlap phasing. - Southbound Approach: N/A - Eastbound Approach: Three through lanes and one right turn lane with a minimum of 150-feet of storage. Third through lane can be accommodated by restriping the existing pavement, however, additional pavement would be needed to accommodate the recommended right turn lane. - Westbound Approach: One left turn lane with a minimum of 360-feet of storage and three through lanes. • Driveway 3 & Foothill Boulevard – Install a traffic signal and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: One left turn lane and two right turn lanes with overlap phasing. - Southbound Approach: N/A - Eastbound Approach: Three through lanes and one right turn lane with a minimum of 150-feet of storage. Third through lane can be accommodated by restriping the existing pavement, however, additional pavement would be needed to accommodate the recommended right turn lane. - Westbound Approach: One left turn lane with a minimum of 300-feet of storage and three through lanes. • Driveway 4 & Foothill Boulevard – Install a stop control on the northbound approach and construct the intersection with the following geometrics: | Prior to issuance of the first Certificate of Occupancy for Phase III buildings. | Project Applicant. | City of Irwindale Public Works Dept. |



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| | <ul style="list-style-type: none"> - Northbound Approach: One right turn lane. - Southbound Approach: N/A - Eastbound Approach: Two through lanes and one shared through-right turn lane. Third through lane can be accommodated by restriping the existing pavement. - Westbound Approach: Three through lanes. <ul style="list-style-type: none"> • N. Irwindale Avenue & Foothill Boulevard– Maintain the existing traffic signal and construct the intersection with the following geometrics: <ul style="list-style-type: none"> - Northbound Approach: Two left turn lanes, one through lane, and two right turn lanes with overlap phasing. - Southbound Approach: One shared left-through lane and one shared through-right turn lane. - Eastbound Approach: One left turn lane, three through lanes, and one free-right turn lane. Third through lane can be accommodated by restriping the existing pavement, however, additional pavement would be needed to accommodate the recommended free-right turn lane. - Westbound Approach: Two left turn lanes, three through lanes, and one right turn lane with a minimum of 80-feet of storage. <p>(The above improvements are wholly located within the City of Irwindale.)</p> <p>Plans and specifications for all improvements shall conform to City of Irwindale Public Works/Engineering requirements.</p> | | | |
| T-6 | <p>Other access requirements and performance standards:</p> <ul style="list-style-type: none"> • On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the Project site. • Sight distance at each project access point shall be reviewed with respect to standard Caltrans and City of Irwindale sight distance standards at the time of preparation of final grading, landscape and street improvement plans. <p>Plans and specifications for all improvements shall conform to City of Irwindale Public Works/Engineering requirements.</p> | Prior to issuance of building permits. | Project Applicant. | City of Irwindale Public Works Dept. |
| T-7 | <p>Project traffic would potentially affect intersections partially or wholly located within the City of Duarte. To address these effects, the City of Irwindale shall participate in a multi-jurisdictional effort with the City of Duarte to develop a Fee-Assignment/Fee Sharing Study (Study) to identify fair share contribution funding sources attributable to and paid from private and public development to supplement other regional and State funding sources necessary to implement improvements located partially or wholly within the City of Duarte.</p> <p>The Study shall include fair-share contributions related to private and or public development based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4) and, to this end, the Study shall recognize that impacts attributable to City of Duarte facilities that are not attributable to development located within the City of Irwindale are not paying in excess of such</p> | Study to be completed prior to issuance of the final Certificate of Occupancy. | City of Irwindale and City of Duarte. | City of Irwindale and the City of Duarte Planning Depts. |

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| | <p>developments’ fair share obligations. The Study shall also be compliant with Government Code § 66001(g) and any other applicable provisions of law. The Study shall set forth a timeline and other agreed-upon relevant criteria for implementation of the recommendations contained within the Study to the extent the other agencies agree to participate in the Study program.</p> <p>Because the City of Irwindale and the City of Duarte are responsible to implement this Environmental Standard, the Applicant shall have no compliance obligations with respect to this Environmental Standard.</p> | | | |
| <p>T-8</p> | <p>Required improvements that are partially or wholly located in the City of Duarte are listed below.</p> <ul style="list-style-type: none"> • Intersection of Mt. Olive Dr./I-605 Ramps & Huntington Drive: <ul style="list-style-type: none"> - Modify existing traffic signal to implement overlap phasing on the NB and EB right turn lanes; - Construct 2nd WB left turn lane. <p>(The above improvements are located wholly within the City of Duarte.)</p> <ul style="list-style-type: none"> • Intersection of Encanto Pkwy. & Huntington Drive: <ul style="list-style-type: none"> - Construct a new traffic signal. <p>(This traffic signal is a multi-jurisdictional improvement shared by the Cities of Irwindale, Azusa, and Duarte.)</p> <p>The Applicant’s fair share cost for the above improvements is estimated at \$47,791. This amount, or amount otherwise agreed to by the Applicant and the City of Irwindale, shall be paid to the City of Irwindale prior to issuance of the Project final Certificate of Occupancy. The City of Irwindale shall hold the Applicant’s fair share contribution in trust and shall apply Applicant’s fair share contribution to any fee program adopted or agreed upon by the City of Irwindale and the City of Duarte as the result of Environmental Standard T-2. If, within five years of the date of Applicant’s fair share contribution, the City of Irwindale and the City of Duarte do not comply with Environmental Standard T-2, the Applicant’s fair share contribution shall revert to the Applicant.</p> <p>Plans and specifications for Improvements at extra-jurisdictional and/or shared jurisdictional locations shall be coordinated between affected jurisdictions to ensure timely, safe, and efficient implementation, operation, and maintenance of required improvements.</p> | <p>Fee payment prior to issuance of the final Certificate of Occupancy.</p> | <p>Project Applicant.</p> | <p>City of Irwindale Public Works Dept.</p> |
| <p>T-9</p> | <p>Project traffic would potentially affect intersections partially or wholly located within the City of Azusa. To address these effects, the City of Irwindale shall participate in a multi-jurisdictional effort with the City of Azusa to develop a Fee-Assignment/Fee Sharing Study (Study) to identify fair share contribution funding sources attributable to and paid from private and public development to supplement other regional and State funding sources necessary to implement improvements located partially or wholly within the City of Azusa.</p> <p>The Study shall include fair-share contributions related to private and or public development based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4) and, to this end, the Study shall recognize that impacts attributable to City of Azusa facilities that are not attributable to development located within the City of Irwindale are not paying in excess of such developments’ fair share obligations. The Study shall also be compliant with Government Code § 66001(g) and any other applicable provisions of law. The Study</p> | <p>Study to be completed prior to issuance of the final Certificate of Occupancy.</p> | <p>City of Irwindale and the City of Azusa.</p> | <p>City of Irwindale and the City of Azusa Planning Depts.</p> |



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| | <p>shall set forth a timeline and other agreed-upon relevant criteria for implementation of the recommendations contained within the Study to the extent the other agencies agree to participate in the Study program.</p> <p>Because the City of Irwindale and the City of Azusa are responsible to implement this Environmental Standard, the Applicant shall have no compliance obligations with respect to this Environmental Standard.</p> | | | |
| T-10 | <p>Required improvements that are partially or wholly located in the City of Azusa are listed below.</p> <ul style="list-style-type: none"> • Intersection of Encanto Pkwy. & Huntington Drive: <ul style="list-style-type: none"> - Construct a new traffic signal. <p>(This traffic signal is a multi-jurisdictional improvement shared by the Cities of Irwindale, Azusa, and Duarte.)</p> <p>The Applicant’s fair share cost for the above improvements is estimated at \$28,776. This amount, or amount otherwise agreed to by the Applicant and the City of Irwindale, shall be paid to the City of Irwindale prior to issuance of the Project final Certificate of Occupancy. The City of Irwindale shall hold the Applicant’s fair share contribution in trust and shall apply Applicant’s fair share contribution to any fee program adopted or agreed upon by the City of Irwindale and the City of Azusa as the result of Environmental Standard T-4. If, within five years of the date of Applicant’s fair share contribution, the City of Irwindale and the City of Azusa do not comply with Environmental Standard T-4, the Applicant’s fair share contribution shall revert to the Applicant.</p> <p>Plans and specifications for Improvements at extra-jurisdictional and/or shared jurisdictional locations shall be coordinated between affected jurisdictions to ensure timely, safe, and efficient implementation, operation, and maintenance of required improvements.</p> | <p>Fee payment prior to issuance of the final Certificate of Occupancy.</p> | <p>Project Applicant.</p> | <p>City of Irwindale Public Works Dept.</p> |

General Plan Consistency

VI.



VI. GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, §§ 65450 through 65457) allows local governments to adopt and administer specific plans as tools to implement their general plan; however, specific plans must demonstrate consistency with the goals and policies set forth in the local general plan. This section provides a summary discussion to demonstrate that the Reliance II Specific Plan is consistent with, and results in the implementation of, applicable primary goals and policies of the City of Irwindale’s General Plan.

| GENERAL PLAN POLICY | SPECIFIC PLAN CONSISTENCY |
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| Community Development Element (CDE) | |
| <i>Issue Area – Land Use Planning: The City of Irwindale is committed to the development of a comprehensive land use plan that will enhance the City’s livability and economic base for future generations.</i> | |
| <p><u>CDE Policy 1:</u> The City of Irwindale, through continued comprehensive land use planning, will strive to preserve the overall mix of land uses and development in the community.</p> | <p>The Reliance II Specific Plan provides a mixture of employment and commercial service land uses that capitalize on the property’s location south of Foothill Boulevard at the northwest junction of Interstate 210 and North Irwindale Avenue. The Specific Plan also complements existing and planned surrounding land uses in the City of Irwindale and adjacent cities. The Reliance II Specific Plan is located in an area in Irwindale that is already developed as an employment center, containing business park, commercial, distribution warehousing, e-commerce, and light industrial land uses. The Specific Plan’s buildings are separated from the surrounding land uses to the north and east by Foothill Boulevard, the LATC/BNSF railroad track, Irwindale Avenue, and landscaping on the perimeter of the site. To the south and southeast, properties across from Interstate 210 are already developed with industrial warehouse buildings, which is a compatible use. To the east, are commercial and retail services on Irwindale Avenue and Foothill Boulevard to accommodate the needs of workers and business visitors. To the west, landscaping and walls are proposed as a separating visual and physical buffer from the San Gabriel River. Accordingly, the Reliance II Specific Plan is consistent with, and results in the implementation of, this policy.</p> |
| <p><u>CDE Policy 2:</u> The City of Irwindale will continue to plan for the transition of the quarries located within the City to other land uses.</p> | <p>The Reliance II Specific Plan property is a former quarry that is currently (as of 2017) being filled with inert debris. Upon completion of the inert debris fill operation, the site would not be productively used unless and until it is redeveloped with an end use. The Reliance II Specific Plan is a proactive, revenue- and employment-generating plan that would transition the site to productive economic use upon cessation of fill activities. As such, the Reliance II Specific Plan is consistent with, and results in the implementation of, this policy.</p> |
| <p><u>CDE Policy 3:</u> 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 in the General Plan.</p> | <p>The City of Irwindale General Plan designates the 91.5-acre Reliance II property for “Regional Commercial” land uses. The General Plan states that the Regional Commercial designation “. . . encourages a balanced mix of commercial, office professional, and light manufacturing uses along a number of high visibility traffic corridors . . .” (General Plan, p. 40). This Specific Plan provides for a mix of industrial/business park and commercial uses consistent with the General Plan’s vision for the property, but requires a General Plan Amendment to change the site’s land use to a new land use designation of “Specific Plan.” The proposed Specific Plan General Plan Land Use designation would reflect uses, development standards,</p> |



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| | design guidelines and implementation procedures described herein. Consistent with the proposed General Plan Land Use designation of Specific Plan, a Zone Change re-designating the site from M-2 “Heavy Manufacturing” to “Specific Plan” is proposed. As such, the Reliance II Specific Plan is consistent with, and results in the implementation of, this policy. |
| <u>CDE Policy 5:</u> The City of Irwindale will continue to promote comprehensive development consistent with this General Plan as opposed to piecemeal and incremental planning. | The Reliance II Specific Plan represents a comprehensive development plan for a large, contiguous property. Implementation of the Specific Plan ensures that development across each of the Plan’s five planning areas will meet design and operational criteria to maximize opportunities for success and preclude land use incompatibilities. As such, the Reliance II Specific Plan is consistent with, and results in the implementation of, this policy. |
| <u>CDE Policy 6:</u> The City of Irwindale will promote and support the future extension of the “Gold Line” light rail line along the I-210 Freeway corridor. | The Reliance II Specific Plan provides over 1,800,000 square feet of employment uses less than 0.5-mile (walking distance) from the Irwindale Gold Line light rail station and represents a substantial potential ridership base for the Gold Line. As such, the Reliance II Specific Plan is consistent with, and results in the implementation of, this policy. |
| <i>Issue Area – Economic Development: The City of Irwindale intends to continue its pursuit and promotion of economic development that will provide jobs and revenue for the community.</i> | |
| <u>CDE Policy 7:</u> The City of Irwindale will continue to promote economic development through the use of redevelopment. | The Reliance II Specific Plan provides for over 1,800,000 square feet of industrial and commercial land uses on a former quarry site. Revenue benefits to the City of Irwindale may include but not be limited to increased property tax revenue and point-of-sale tax revenue. In addition, the Reliance II Specific Plan will create a substantial number of jobs that can be filled by City residents and thereby stimulate spending in the local economy. Additionally, the Industrial/Business Park and Commercial land uses provided by the Reliance II Specific Plan diversify the City’s long-term pool of employment/revenue generating land uses – which (as of 2017) are dominated by mining and mining-related uses. As such, the Reliance II Specific Plan is consistent with, and results in the implementation of, this policy. |
| <u>CDE Policy 10:</u> The City of Irwindale will promote development that will benefit the community as a whole in terms of both jobs and revenue generation. | |
| <i>Issue Area – Urban Design: The City of Irwindale will continue its efforts in improving the appearance of the community.</i> | |
| <u>CDE Policy 12:</u> The City of Irwindale will continue to promote quality design in the review and approval of commercial and industrial development through the application of the commercial and industrial design guidelines. | Development of the Reliance II Specific Plan will be guided by this Specific Plan’s <i>Design Guidelines</i> (refer to Section IV), which include comprehensive architectural and landscape standards and development criteria that provide for an attractive, contemporary business park. As such, the Reliance II Specific Plan is consistent with, and results in the implementation of, this policy. |
| <u>CDE Policy 14:</u> The City of Irwindale will continue to promote property maintenance in all areas of the City. | This Specific Plan defines the entities responsible for maintenance of publicly and privately-owned improvements within the Reliance II Specific Plan, including roadways and utility infrastructure (refer to Section V and Table V-1). Compliance with this Specific Plan’s maintenance program will ensure that all improvements within the Specific Plan area are properly and perpetually maintained. As such, the Reliance II Specific Plan is consistent with this policy. |
| <u>CDE Policy 16:</u> The City of Irwindale will continue to work towards the development | The <i>Design Guidelines</i> for this Specific Plan (refer to Section IV) establish comprehensive streetscape design standards for |

| GENERAL PLAN POLICY | SPECIFIC PLAN CONSISTENCY |
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| <p>of streetscape, sign standards, and a Public Art Program.</p> | <p>interior streets and the Reliance II Specific Plan’s frontage with Foothill Boulevard that define the Specific Plan’s design theme and create a welcoming visual environment for employees, visitors, and passersby. In addition, the <i>Design Guidelines</i> include signage guidelines that provide for clear, concise, easy-to-read signs that reflect and complement the Specific Plan’s design theme, provide for safe and efficient circulation of vehicle traffic, and facilitate pedestrian travel and the identification of building occupants. As such, the Reliance II Specific Plan is consistent with, and results in the implementation of, this policy.</p> |
| <p><u>CDE Policy 17</u>: The City of Irwindale will continue to encourage a balance of commercial uses to avoid an overconcentration of uses to best serve the residents, employee population, and business community.</p> | <p>This Specific Plan allows a wide-range of market-driven Commercial land uses within Planning Area C to serve employees and patrons of the Reliance II Specific Plan. The Industrial/Business Park land uses will provide patrons for the Commercial land uses and complement the mix of existing and planned uses proximate to the Specific Plan area. Thus, the Reliance II Specific Plan is consistent with this policy.</p> |
| Infrastructure Element (IE) | |
| <p><i>Issue Area – Maintenance of Service Standards: City of Irwindale will continue to maintain the highest levels of public service to respond to the existing and future demand for such services.</i></p> | |
| <p><u>IE Policy 1</u>: The City will continue to support the efforts of the City of Irwindale Public Works Department in maintaining the highest service standards feasible.</p> <p><u>IE Policy 2</u>: The City will continue to cooperate with those utility providers in the City to ensure that sufficient infrastructure capacity is available to meet current and future service demands.</p> | <p>The Reliance II Specific Plan will improve roadways and public utilities/infrastructure in a logical sequence in conjunction with future development of this Specific Plan and as required by the City of Irwindale and applicable public service providers. Improvements will be provided as necessary to serve the Reliance II property while maintaining adequate service levels for existing, surrounding land uses. Plans for water, sewer, storm water, and dry utilities are provided in Specific Plan Section II, <i>Development Plan</i>. Thus, the Reliance II Specific Plan is consistent with these policies.</p> |
| <p><i>Issue Area – Traffic and Circulation: The City of Irwindale will strive to improve safe and efficient circulation in the City.</i></p> | |
| <p><u>IE Policy 3</u>: The City of Irwindale will continue to develop and enhance the existing streets and intersections in the City.</p> <p><u>IE Policy 4</u>: The City of Irwindale will strive to ensure that all new development implements its “fair-share” of infrastructure improvements to offset the potential adverse impacts associated with the additional traffic that will be generated by the new development.</p> | <p>The Reliance II Specific Plan includes roadway and sidewalk/pathway improvements to facilitate efficient vehicular and non-vehicular transportation through and around the Specific Plan area. Frontage improvements will occur to the south side of Foothill Boulevard that forms the northern boundary of the Specific Plan area. With implementation of the circulation improvements identified in Sections II and V of this Specific Plan, traffic impacts generated by development in the Specific Plan area will be offset to the City of Irwindale’s satisfaction. As such, the Reliance II Specific Plan is consistent with these policies.</p> |
| Resource Management Element (RME) | |
| <p><i>Issue Area – Natural Resources. The City of Irwindale will continue to cooperate in the maintenance and conservation of the area’s natural resources.</i></p> | |
| <p><u>RME Policy 1</u>: The City of Irwindale will continue to work with the quarries and other regulatory agencies to facilitate their reclamation.</p> <p><u>RME Policy 3</u>: The City of Irwindale will work with the quarry owners and/or operators and regulatory agencies to help facilitate their timely reclamation.</p> | <p>This Specific Plan addresses development activities on the Reliance II property following the completion of reclamation activities for the former Reliance II quarry. As such, the property would transition to a productive and economically beneficial end use for the City of Irwindale. Thus, the Reliance II Specific Plan advances the implementation of these policies.</p> |

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| <p><i>Issue Area – Resource Preservation The City of Irwindale will maintain and preserve those natural and man-made amenities that contribute to the City’s livability.</i></p> | |
| <p><u>RME Policy 11:</u> The City of Irwindale supports the ethic of conservation of non-renewable resources. This includes efforts to reduce the use of energy (in any form), greenhouse gas (GHG) emissions (consistent with AB 32) and efforts to find new and more energy efficient methods for delivering services. The City supports the development of building standards that enable the community to design energy saving features such as solar energy systems, water efficient landscaping, and sustainable, green, and energy efficient building standards.</p> | <p>The Reliance II Specific Plan provides industrial and commercial land uses near a major transportation corridor (Interstate 210) and transit corridor (Gold Line). By its location near major transportation and transit corridors, the Reliance II Specific Plan promotes non-vehicular transportation and has the potential to reduce vehicle miles traveled, which would reduce tailpipe emissions – a major source of greenhouse gases (GHGs). In addition, as detailed in Section IV, <i>Design Guidelines</i>, of this Specific Plan, the Reliance II Specific Plan will be required to comply with the California Green Building Standards Code and will incorporate additional sustainable design features that minimize water use and maximize energy efficiency. As such, the Reliance II Specific Plan would advance the achievement of this policy as it relates to redevelopment of the site from a former quarry depleted of recoverable mineral resources to a productive employment-generating end use.</p> |
| <p><i>Issue Area – Mining and Reclamation. The following policies focus on those City policy actions that can be taken to improve environmental compliance, reclamation planning, and long-term economic improvement of the mines and quarries (inactive, active, and reclaimed) in Irwindale.</i></p> | |
| <p><u>RME Policy 19:</u> The City of Irwindale will consider environmental justice issues as they are related to potential health impact associated with air pollution and ensure that all land use decisions, including enforcement actions, are made in an equitable fashion to protect residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location from the health effects of air pollution.</p> | <p>The Reliance II Specific Plan property is a former quarry that is currently (as of 2017) being filled with inert debris. Upon completion of the inert debris fill operation, air pollution emissions historically associated with mining and filling would cease. Air pollutant emissions associated with the Specific Plan would be generated primarily by mobile sources (tailpipe emissions from vehicles traveling to and from the property). These air pollutant emissions are regulated at the federal and state levels through mandated vehicle engine performance standards and fuel content requirements. The Reliance II Specific Plan site is surrounded by quarry uses to the north, Interstate 210 and Miller-Coors plant to the south, North Irwindale Avenue and industrial uses to the east, and the undeveloped San Gabriel River corridor to the west. As such, there are no known or probable environmental justice issues associated with developing the Specific Plan land uses. To the contrary, the Specific Plan land uses will benefit the City economically and provide employment opportunities to a wide range of City residents. As such, the Reliance II Specific Plan is consistent with this policy.</p> |
| <p><u>RME Policy 25:</u> The City of Irwindale will monitor traffic and congestion to determine when and where the City needs new transportation facilities to achieve increased mobility efficiency.</p> | <p>The Reliance II Specific Plan includes roadway and sidewalk/pathway improvements to facilitate efficient vehicular and non-vehicular transportation through and around the Specific Plan area. Namely, improvements to the south side of Foothill Boulevard fronting the site would occur as part of the development. Improvements identified in Sections II and V of this Specific Plan ensure that the segment of Foothill Boulevard adjacent to the Specific Plan area will operate at an acceptable service level. The Reliance II Specific Plan supports and does not conflict with this policy.</p> |
| <p>Public Safety Element (PSE)</p> | |
| <p><i>Issue Area – Emergency Preparedness. The City of Irwindale will strive to maintain the highest levels of readiness to respond to disasters or local emergencies.</i></p> | |
| <p><u>PSE Policy 3:</u> The City of Irwindale will work to reduce potential hazards through conscientious land use planning. The City shall require liquefaction assessment studies</p> | <p>The Reliance II Specific Plan property is the site of a former quarry that is currently (as of 2017) being reclaimed pursuant to City and state reclamation requirements. The inert debris deposited at the Reliance II property during the reclamation</p> |

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| <p>as part of development proposals in areas identified by the California Geological Survey as susceptible to liquefaction. The studies shall be conducted in accordance with the California Geological Survey’s Special Publication 117; Guidelines for Evaluating and Mitigating Seismic Hazards in California, and the Southern California Earthquake Center’s (1999) procedures to implement Special Publication 117 – Liquefaction Hazards (both documents are incorporated herein by reference). On sites shown to be susceptible to liquefaction, the City shall require the implementation of mitigation measures designed to reduce this hazard to an acceptable level. The City shall require a State certified engineering geologist or registered civil engineer; having competence in the field of seismic hazard evaluation and mitigation, to review the study at the Applicant’s expense. The review shall determine the adequacy of the hazard evaluation and proposed mitigation measures and determine whether the requirements of State law are satisfied, as described in Special Publication 117 by the California Geological Survey.</p> | <p>process consists of a combination of crushed rock, fine silt, and clean construction and demolition waste (e.g., broken concrete, asphalt, brick, soil) that complies with applicable State of California, Los Angeles County, and City of Irwindale standards. Prior to backfill, the inert debris is blended, moisture conditioned, and compacted for stability in accordance with State of California and City of Irwindale requirements of graded fill materials. Accordingly, upon completion of reclamation activities on the Specific Plan property, the site will be suitable for development and will not be subject to liquefaction or other geologic stability hazards. Additionally, site and development Geotechnical Investigations (Investigations) will be required for all subsequent development proposals within the Specific Plan Area. City approval of these Investigations, and incorporation of Investigation requirements and recommendations will be required prior to the issuance of grading permits. The Reliance II Specific Plan therefore supports does not conflict with this policy.</p> |
| <p><i>Issue Area – Noise: The City of Irwindale will work to reduce the high levels of noise exposure associated with the existing development and transportation facilities in the City.</i></p> | |
| <p><u>PSE Policy 5:</u> The City of Irwindale will work towards reducing noise exposure in the City by considering noise and land use compatibility in land use planning.</p> | <p>The Reliance II Specific Plan property does not abut noise-sensitive land uses (e.g., residential, schools, etc.). Furthermore, the Industrial/Business Park and Commercial land uses planned for the Reliance II Specific Plan are not sources of substantial stationary noise (point-source emitters). Accordingly, the Reliance II Specific Plan supports and does not conflict with this policy.</p> |