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# **City of Irwindale GENERAL PLAN UPDATE**

**City of Irwindale  
5050 North Irwindale Avenue  
Irwindale, California 91706**



**June 2008**



## Table of Contents

Section	Page
<b>Executive Summary to the General Plan .....</b>	<b>7</b>
Introduction to the General Plan .....	8
Irwindale General Plan Elements .....	8
Community Development Element Policies .....	8
Housing Element Policies .....	9
Infrastructure Element Policies .....	10
Resource Management Element Policies .....	11
Public Safety Element Policies .....	12
<b>Section 1 Introduction to the General Plan.....</b>	<b>14</b>
Introduction to the General Plan .....	15
History of the General Plan .....	15
Scope of the General Plan .....	16
Organization of General Plan .....	16
Overview of Irwindale .....	17
<b>Section 2 Community Development Element .....</b>	<b>22</b>
Introduction to the Community Development Element .....	23
Community Development Element Profile .....	23
Overview of Development Trends .....	24
Overview of Land Uses .....	24
Residential Land Uses in Irwindale .....	27
Commercial Land Uses in Irwindale .....	31
Industrial Land Uses in Irwindale .....	32
Other Land Uses in Irwindale .....	36
Urban Design .....	37
Economic Development .....	37
Community Development Plan .....	38
Community Development Element Policies .....	38
Community Development Element Programs .....	39
General Plan Land Use Designations .....	40
General Plan Land Use Map .....	42
<b>Section 3 Housing Element .....</b>	<b>45</b>
Purpose and Authority .....	46
Format and Scope .....	46
Citizen and Public Participation .....	46
Use of Housing Element .....	47
Housing Profile Report .....	48
Introduction to Profile Report .....	49
Population Characteristics .....	49
Population Age Characteristics .....	50
Race and Ethnicity .....	52
Housing Unit Characteristics .....	52



## Table of Contents (continued)

Section	Page
Housing Tenure .....	52
Age, Condition and Overcrowding of Units .....	52
Household Income .....	55
Housing Costs and Affordability .....	55
Employment and Economic Characteristics .....	56
Special Housing Needs Groups .....	56
Constraints to Housing Development .....	58
Public Housing at Risk of Conversion .....	64
Energy Conservation .....	64
Financial Resources Available for Program Implementation .....	64
Housing Plan .....	65
Regional Housing Needs Assessment .....	67
Housing Units Provided During the Planning Period .....	67
Potential Sites for New Housing .....	67
Housing Element Policies .....	69
Housing Rehabilitation Programs for Owner-Occupied Units .....	70
Housing Rehabilitation Programs for Rental Units .....	73
New Housing Production Programs .....	75
Equal Housing Programs .....	77
Summary of Quantified Objectives .....	79
Review of Previous Element for Appropriateness, Effectiveness, and Progress in Implementation .....	79
<b>Section 4 Infrastructure Element .....</b>	<b>85</b>
Introduction to the Infrastructure Element .....	86
Infrastructure Element Profile .....	86
Regional Access (Freeways) .....	86
Existing Traffic Volumes .....	87
Characteristics of City Streets .....	89
Levels of Service .....	91
Truck Routes .....	94
Bridges .....	96
Public Transit .....	96
Utilities .....	96
Infrastructure Plan .....	96
Infrastructure Element Policies .....	96
Infrastructure Element Programs .....	98
Classifications and Standards .....	99
Regional Transportation Plans .....	101
<b>Section 5 Resource Management Element .....</b>	<b>102</b>
Introduction to the Resource Management Element .....	103
Resource Management Element Profile .....	104
Mineral Resources .....	105
Earth and Soil Resources .....	107



## Table of Contents (continued)

### Section 5 Resource Management Element (continued)

Section	Page
Overview of Open Space .....	108
Parks.....	108
Santa Fe Dam Recreation Area.....	108
Water Resources - Groundwater.....	112
Water Resources – Surface Water .....	112
Water Quality .....	113
Characteristics of Flora (Vegetation) .....	113
Faunal (Wildlife) Characteristics.....	114
Cultural and Historic Resources .....	116
Resource Management Plan .....	117
Resource Management Element Policies.....	117
Resource Management Element Programs .....	119
Overview of Park Standards .....	121
Parks Master Plan .....	121
Mining Plan – Overview of Mining Strategy .....	122
Improved Regulation of Existing Mining Operations.....	122
Amending the Zoning Code for Improved Consistency & Reclamation Guidance .....	123
Improvement of Reclamation and Financial Assurances Programs.....	124
Development of Programs for Improved Cost Recovery .....	124
<b>Section 6 Public Safety Element .....</b>	<b>126</b>
Introduction to the Public Safety Element.....	127
Public Safety Element Profile .....	127
Public Safety Resources.....	127
Geologic and Seismic Setting.....	128
Seismic and Geologic Hazards.....	130
Flood Risk.....	133
Hazardous Materials.....	134
Characteristics of Sound.....	134
Noise and Land Use Compatibility.....	138
Ambient Noise Environment in Irwindale .....	138
Air Quality .....	140
Safety Plan.....	143
Public Safety Element Policies .....	143
Public Safety Element Programs .....	144
Health and Safety Management .....	146
<b>Section 7 Implementation Element .....</b>	<b>149</b>
Introduction .....	150
Implementation Programs .....	150



## List of Tables

Table		Page
1-1	Irwindale General Plan and California's Mandated Elements.....	17
2-1	Comparison of Irwindale's Land Uses with Neighboring Cities .....	24
2-2	Existing Land Use in Irwindale and Land Area .....	26
2-3	Residential Neighborhoods in Irwindale.....	28
2-4	Existing Commercial Land Use in Irwindale .....	32
2-5	Existing Industrial Land Uses in Irwindale .....	33
2-6	Existing Public and Institutional Land Use in Irwindale.....	35
2-7	Land Use Designations and Development Standards .....	41
3-1	State Housing Element Requirements .....	47
3-2	Population Trends 1960-2000 .....	50
3-3	Household Size (Persons/Unit).....	50
3-4	Age Characteristics, 1980-2000 .....	50
3-5	Age Characteristics for Irwindale, 1980-2000.....	50
3-6	Race and Ethnicity, 2000 .....	52
3-7	Housing Characteristics, 2005.....	52
3-8	Housing Tenure in Irwindale, 1980-2000 .....	52
3-9	Results of Housing Condition Survey .....	54
3-10	Age of Housing Stock in 2000 .....	54
3-11	Overcrowded Units in Irwindale - 2000 .....	55
3-12	HUD Fair Market Rents, Los Angeles-Long Beach SMSA .....	56
3-13	Employment Projections .....	56
3-14	Planning and Development Fees.....	58
3-15	Development Standards and Permitted Uses for Residential Zone Districts .....	60
3-16	Summary of Projected Housing Needs .....	67
3-17	New Housing Provided – 1998-2007 .....	68
3-18	Available Sites .....	69
3-19	Quantified Housing Objectives for Planning Period (Estimated) .....	79
3-20	Implementation of Previous General Plan Policies.....	81
4-1	Characteristics of Area Freeways.....	87
4-2	Traffic Volumes of Roadway Serving the City .....	87
4-3	Existing Pavement Widths of Arterial Roadways.....	89
4-4	Existing Pavement Widths of Secondary Roadways and Local Streets.....	89
4-5	Circulation Deficiencies of Major Roadways.....	90
4-6	Level of Service for Signalized Intersections .....	92
4-7	Roadway Segment Analysis .....	93
4-8	Existing Intersection Level of Service .....	93
4-9	Major Designated Truck Routes in Irwindale .....	96
4-10	Roadway Classification Standards .....	101
5-1	Active Quarries in the City .....	106
5-2	Inactive Quarries in the City.....	107
5-3	On-Going Mine/Quarry Reclamation Efforts in the City .....	107
5-4	Existing Open Space Resources Irwindale.....	109
5-5	Existing Historic Resources in Irwindale.....	117
6-1	Major Active Faults in the Irwindale Region.....	130
6-2	Traffic Noise Levels Along Major Arterial Roadways Serving the City.....	139
6-3	Noise Measurement Survey Results .....	140
6-4	National and California Ambient Air Quality Standards .....	141
6-5	Primary Sources and Effects of Criteria Pollutants.....	143
7-1	General Plan Implementation Matrix .....	154



## List of Exhibits

Exhibit		Page
1-1	Regional Location Map .....	19
1-2	Vicinity Map.....	20
1-3	Citywide/Planning Area Map.....	21
2-1	Residential Neighborhoods in Irwindale.....	30
2-2	Commercial and Industrial Land Uses in Irwindale .....	35
2-3	City of Irwindale General Plan-Base Land Use Designations.....	42
2-4	City of Irwindale General Plan-Overlay Land Use Designations.....	43
3-1	City of Irwindale Population Characteristics.....	51
3-2	City of Irwindale Housing Characteristics .....	53
3-3	City of Irwindale Land Use Plan – Base Land Use Designations .....	62
3-4	Residential Neighborhoods in Irwindale.....	64
3-5	Potential Available Sites .....	68
4-1	Designated Truck Routes in Irwindale .....	95
4-2	City of Irwindale Roadway Classification System .....	100
6-1	Regional Faults.....	129
6-2	Liquefaction Potential .....	132
6-3	Flood and Inundation Risk .....	135
6-4	Regulated Sites .....	136
6-5	Typical Noise Levels .....	137
6-6	Safety Plan.....	147
6-7	Future Noise Exposure – Sensitive Receptors.....	148



# **Executive Summary to the General Plan**

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**City of Irwindale  
2020 General Plan**



## Introduction to the General Plan

The Irwindale General Plan will serve as the blueprint for future planning and development in the City. This General Plan indicates the City's vision for the future through the policies and plans, contained herein, that are designed to shape the physical development of the community. This General Plan acknowledges the City's previous planning efforts, the established land use patterns in the community, and adopted development policy. However, this General Plan is also unique in a number of respects:

- The General Plan will guide the City's development as the 21st century progresses; a century that promises both new opportunities as well as unforeseen challenges.
- The City is now recognized as an important center of commerce and industry in the San Gabriel Valley.
- The City's history and development patterns have been shaped, in large measure, by the numerous quarries that have historically operated in the City. The primary issue that is addressed in this General Plan is how these areas will be used in the coming decades.
- This General Plan establishes patterns of land use and development that promotes the maintenance of the established residential neighborhoods, while at the same time, accommodating future growth.

## Irwindale General Plan Elements

The Irwindale General Plan consists of an integrated and internally consistent set of policies and programs that address the seven issue areas that the State requires local general plans to consider: land use, circulation, housing, noise, safety, conservation, and open space. In addition, the General Plan addresses other issues of concern to the community, including economic development, urban design, and recreation. The Irwindale General Plan consists of six elements that comply with the requirements of California Government Code Section 65300, et. seq.

The elements that comprise the City of Irwindale General Plan include the following:

- The *Community Development Element* designates the general distribution and intensity of land use and development contemplated within the land area governed by the general plan. This element complies with the state

requirements for a land use element. The scope of the element has also been expanded to include issues related to urban design and economic development.

- The *Housing Element* details plans and programs for the rehabilitation of existing housing, and the development of new housing to accommodate future demand.
- The *Infrastructure Element* identifies the location and extent of existing and proposed streets and roadways, intersection improvements, public transit facilities, railroads, transportation terminals, and other transportation facilities. This element complies with the state requirements for a circulation element.
- The *Resource Management Element* indicates the City's policies concerning the conservation and preservation of important natural and man-made resources. This element complies with the State requirements for a conservation element and an open space element. The scope of this element has also been expanded to consider issues related to mining and parks and recreation.
- The *Public Safety Element* identifies the City's policy relative to the reduction and mitigation of natural and man-made hazards as a means to improve the safety of its citizens. This element complies with the state requirements for both a noise element and a safety element.
- The *Implementation Element* details the programs that will be effective in ensuring that the policies and plans contained in the City of Irwindale General Plan become reality.

## Community Development Policies

The policies included in this element focus on the following three major issue areas:

- The City's commitment to comprehensive land use planning;
- The City's commitment in continuing its pursuit of economic development; and,
- The City's continued commitment in promoting quality urban design as a means to make Irwindale a more desirable place to live, work, and invest.

*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.

- 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.
- The City of Irwindale will continue to plan for the transition of the quarries located within the City to other land uses.
- 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.
- The City of Irwindale will continue to examine future potential opportunities for residential development.
- The City of Irwindale will continue to promote comprehensive development consistent with this General Plan as opposed to piecemeal and incremental planning.
- The City of Irwindale will promote and support the future extension of the "Gold Line" light rail line along the I-210 Freeway corridor.

*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.

- The City of Irwindale will continue to promote economic development through the use of redevelopment.
- The City of Irwindale will promote and support the development of a regional commercial center.
- The City of Irwindale will strive to ensure that future development, supported in whole or part through redevelopment, is fiscally sound.
- The City of Irwindale will promote development that will benefit the community as a whole in terms of both jobs and revenue generation.
- The City of Irwindale will permit quarry operations to continue as long as it is feasible to do so and only if the quarries are operating in a healthful and safe manner pursuant to existing codes and regulations.

*Issue Area – Urban Design.* The City of Irwindale will continue its efforts in improving the appearance of the community.

- 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.
- The City of Irwindale will continue to employ a design theme in the review of future commercial and industrial development and in the rehabilitation of existing commercial and industrial uses.
- The City of Irwindale will continue to promote property maintenance in all areas of the City.
- The City of Irwindale will continue to work towards improving the appearance of the City entryways.
- The City of Irwindale will continue to work towards the development of streetscape, sign standards, and a Public Art Program.
- The City of Irwindale will continue to encourage a balance of commercial uses to avoid an over-concentration of uses to best serve the residents, employee population, and business community.

## Housing Element Policies

State law requires that those "actions and policies included in the housing program" address five key issue areas. The Housing Element policies will address the following issue areas:

- The conservation of the existing affordable housing;
- The City's strategy for providing assistance towards the development of affordable housing;
- The City program to provide adequate sites for the development of new housing;
- The manner in which the City will remove governmental constraints as necessary; and,
- How the City intends to promote equal housing opportunities.

*Issue Area – Housing Conservation.* The City of Irwindale will remain committed to ongoing efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing.



- The City of Irwindale will continue to maintain and conserve the character of its existing residential neighborhoods.
- The City of Irwindale will ensure that new residential development is compatible with surrounding residential development.
- The City of Irwindale will continue to promote the maintenance of existing housing units and residential properties.
- The City of Irwindale will promote the preservation and maintenance of affordable housing.

*Issue Area – New Housing Development.* The City of Irwindale will continue to assist in the development of new housing for all income groups.

- The City of Irwindale will encourage the development of additional low-and moderate-income housing.
- The City of Irwindale will ensure that the adequacy of future low-and moderate-income housing sites, especially those for seniors, are located near shopping, transportation facilities, and services.

*Issue Area – Identification of Adequate Housing Development Sites.* The City of Irwindale will continue its commitment to identify sites for potential residential development, as a means to achieve a variety and diversity of housing types.

- The City of Irwindale will work with developers to identify opportunities for new residential development.
- The City of Irwindale will consider potential opportunities for new residential development in those areas presently occupied by non-residential uses.
- The City of Irwindale will ensure that the rate of residential growth can be accommodated in light of the City's physical and economic constraints and that this growth can be served by public services and infrastructure.
- The City of Irwindale will promote the development of new housing pursuant to the City's adopted land use policy.

*Issue Area – Removal of Constraints to Housing Development.* The City of Irwindale will continue to remain committed to the removal of governmental constraints that may affect the viability of new residential development.

- The City of Irwindale will continue to evaluate ways in which the development review process may be streamlined.
- The City of Irwindale will continue to work with other agencies and the quarry owners to facilitate their timely reuse.
- The City of Irwindale will continue to promote "one-stop" services to those seeking to develop or rehabilitate housing in the City.
- The City of Irwindale will continue to evaluate various planning and design methods that promote unique subdivision concepts such as those contemplated as part of the "Livable Cities Program."

*Issue Area – Equal Housing.* The City of Irwindale will continue to promote equal housing in the City.

- The City of Irwindale will continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- The City of Irwindale will continue to support a diversity of housing types to accommodate existing and future needs.
- The City of Irwindale will continue to work with other cities and public agencies to promote fair housing.
- The City of Irwindale will continue to promote the development of new housing that will accommodate the larger households associated with demographic and social trends in the region.
- The City of Irwindale will continue to continue to support the development of housing that can accommodate those household members that have a physical disability, in accordance with State and Federal requirements.

## Infrastructure Element Policies

The policies included in this element focus on the following issue areas:

- The City's commitment to maintaining highest standards of service with respect to circulation and infrastructure; and,
- The City's commitment to improve safe and efficient circulation in the City.

*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.

- The City of Irwindale will continue to support the efforts of the City of Irwindale Public Works Department in maintaining the highest service standards feasible.
- The City of Irwindale 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.

*Issue Area – Traffic and Circulation.* The City of Irwindale will strive to improve safe and efficient circulation in the City.

- The City of Irwindale will continue to develop and enhance the existing streets and intersections in the City.
- 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.
- The City of Irwindale will continue to support the development and expansion of the region’s public and mass transit system.

## Resource Management Element Policies

The policies included in this element focus on the following three major issue areas:

- The City’s commitment to the maintenance and management of natural resources;
- The City’s commitment in maintaining and enhancing open space in the City that may be used for resource preservation and/or recreation; and,
- The City’s continued commitment in maintaining those amenities, both natural and man-made, that contributes to the livability of the site.

*Issue Area – Natural Resources.* The City of Irwindale will continue to cooperate in the maintenance and conservation of the area’s natural resources.

- The City of Irwindale will continue to work with the quarries and other regulatory agencies to facilitate their reclamation.
- The City of Irwindale will require that ongoing

mining activities adhere to any pertinent regulatory controls as a means to protect the public’s safety and health.

- The City of Irwindale will work with the quarry owners and/or operators and regulatory agencies to help facilitate their timely reclamation.
- The City of Irwindale will continue to protect the use of the area’s resources through appropriate land use controls and planning.

*Issue Area – Open Space Resources.* The City of Irwindale will strive to enhance the recreational and open space resources for the benefit and enjoyment of the existing and future residents.

- The City of Irwindale will maintain and improve the existing park facilities in the City for the benefit and enjoyment of future generations.
- The City of Irwindale will evaluate the feasibility (of expanded joint-use or multi-use) of the open space lands used for flood control.
- The City of Irwindale will continue to investigate new opportunities for recreational activities and services.

*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.

- The City will identify and preserve those sites/buildings that are important to the community for the benefit of the future generations that will reside or work in the City.
- The City will continue to cooperate with the other agencies that are charged with improving air and water quality in the region.
- The City of Irwindale will continue to cooperate with surrounding cities in the formulation and implementation of regional resource management plans and programs.

*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.

- The City will consider the establishment of a systematic environmental monitoring program for mining and landfill operations, and for the strengthening of the existing annual inspection program, including assessments of slope



stability, public safety hazards, air and water quality, noise, and security.

- The City will continue to pursue alternative means to secure adequate financial assurances from mining operator's, through its Joint Powers Authority comprised of the City and its Community Development Agency which benefit from using anticipated fill revenues to offset the amount of financial assurances required to be posted, as well as maintenance of its reclamation fund to further secure reclamation obligations.
- The City will revise the zoning code to specify post-mining land use designations, with a quarry overlay zone to establish uniform mine operation and reclamation standards.
- The City will implement improved reclamation planning at targeted sites to ensure post-mining land uses consistent with the City's long-term planning and economic development goals.
- The City should implement all available measures to update and improve reclamation planning for new entitlements, and to address inadequacies in current reclamation plans. These actions may include more vigorous requirements for identifying end uses and detailed standards for related slope, vegetation, and infrastructure actions for reclamation, and more accurate determination of financial assurances.
- 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.
- The City of Irwindale will encourage site plan designs to provide the appropriate setbacks and/or design features that reduce toxic air contaminants at the source.
- The City of Irwindale will encourage the applicant for sensitive land uses (e.g., residences, schools, daycare facilities, playgrounds, and medical facilities) to incorporate design features (e.g., pollution prevention, pollution reduction, barriers, landscaping, ventilation systems, or other measures) in the planning process to minimize the potential pollution impacts on sensitive receptors.
- The City of Irwindale will facilitate

communications among residents, businesses, and the South Coast Air Quality Management District (SCAQMD) to quickly resolve air pollution nuisance complaints. The City will distribute information to advise residents on how to register a complaint with SCAQMD (SCAQMD's "Cut Smog" program).

- The City of Irwindale will actively participate in decisions on the site or expansion of facilities of land uses (e.g., freeway expansions), to ensure the inclusion of air quality mitigation measures.
- The City of Irwindale collaborate with local transit providers to develop programs and educate employers about employee rideshare and transit.
- 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.
- The City of Irwindale will design traffic plans, including the development of suggested routes for trucks, to minimize truck idling time.
- The City of Irwindale will encourage vegetative thinning or mowing for weed abatement activities to minimize wind blown dust.
- The City of Irwindale will require conditions for discretionary approvals that require fugitive dust controls and compliance mechanisms for stationary sources (landfill, composting facilities, aggregate facilities, etc.).
- The City of Irwindale will encourage vegetation or chemical stabilization for disturbed land as well as construction screening on fencing for phased construction projects.
- The City of Irwindale will provide regional and local air quality information on the City's website, including the SCAQMD's 1-800-CUT-SMOG number for the public to report air pollution complaints to the SCAQMD.

## Public Safety Element Policies

The policies included in this element focus on the following major issue areas:

- The City's commitment to emergency preparedness; and
- The City's commitment to reduce the high levels of noise exposure associated with the existing development and transportation facilities in the City.



*Issue Area – Emergency Preparedness.* The City of Irwindale will strive to maintain the highest levels of readiness to respond to disasters or local emergencies.

- The City of Irwindale will continue to review and if necessary, update its comprehensive emergency preparedness plan.
- The City of Irwindale, at a minimum, will maintain current emergency response standards.
- The City of Irwindale will work to reduce potential hazards through conscientious land use planning.

*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.

- The City of Irwindale will strive to reduce the community's exposure to noise from on-going manufacturing activities.
- The City of Irwindale will work towards reducing noise exposure in the City by considering noise and land use compatibility in land use planning.
- The City of Irwindale will continue to investigate strategies that will be effective in reducing the community's exposure to harmful noise levels.



# **Section 1**

## **Introduction to the General Plan**

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**City of Irwindale  
2020 General Plan**



## Introduction to the General Plan

This Irwindale General Plan serves as the blueprint for future planning and development in the City. This General Plan indicates the City's vision for the future through the policies and plans that are designed to shape its physical development. Public and private decision-makers will refer to this General Plan to identify the needs and desires of the community and to assist in future decisionmaking related to land use and development. In essence, this General Plan will serve as the constitution for the City of Irwindale.<sup>1</sup>

This General Plan acknowledges the City's previous planning efforts, its established land use pattern, and adopted development policy. However, this General Plan is also unique in a number of respects:

- This General Plan will guide the City's development as the 21st century progresses; a century that promises both new opportunities as well as unforeseen challenges.
- The City is now recognized as an important center of commerce and industry in the San Gabriel Valley. The City's day-time worker population far exceeds the number of residents.
- The City's development patterns have been shaped in large measure by the numerous aggregate quarries that have historically operated in the City. An important issue considered in this General Plan concerns the ultimate reuse of these quarries in the coming decades.
- This General Plan establishes patterns of land use and development that will promote the maintenance of the established residential neighborhoods, while at the same time, accommodate future growth of employment-related uses.

State law requires every City and County to prepare and adopt a comprehensive General Plan, to serve as a master plan for development.<sup>2</sup> The citizens of the City of Irwindale have played an active and important role in the development and evolution of this General Plan. The City sponsored a number of community workshops that spanned more than two

<sup>1</sup> State of California Government Code. Section 65300.

<sup>2</sup> The Irwindale General Plan has been prepared pursuant to California Government Code Section 65300, et. seq., which requires the City to adopt a comprehensive, long-range general plan to guide the physical development of the community.

years. This community outreach effort involved the development of the policies and the land use plan that serves as the framework for the General Plan.

## History of the General Plan

The City of Irwindale last updated its General Plan in the mid-1970s. President Gerald Ford was in office, the nation was preparing for its 200<sup>th</sup> year of independence, and the population of Los Angeles County was 7,032,075 persons. The County's population is now 10, 245,573, larger than that of many countries and California's economy is now placed at 5<sup>th</sup> in the world. While Irwindale's population remained relatively stable, the surrounding region experienced dramatic population growth along with the attendant impacts of this growth.

The previous General Plan addressed issues and aspirations of a previous generation of residents and property owners in the City. Over the intervening years, many changes have been realized, both within the City and in the surrounding region. As part of the development of this General Plan, it was necessary to take an inventory of both the "unfinished business" as well as the recognition of those challenges that face the community in this new century. Some of the issues and challenges the City will face in the coming years are shared with our neighboring cities, while others are unique to Irwindale.

Some of the key issues include the following:

- The City must find a balance between the on-going mining activities, residential neighborhoods and businesses that contribute towards Irwindale's community character;
- The City will continue to oversee the safe reclamation of both the inactive and active quarries and to facilitate their timely re-use;
- The City will promote new forms of development that will lessen the City's previous reliance on mining as a means to provide both jobs and revenue;
- The City will continue to identify strategies that will be effective in providing opportunities for quality housing that will be affordable to the younger generations that choose to reside in the City;
- The City will strive to ensure that residents are provided a safe and healthy environment in which to live and work; and,
- The City will continue to find ways to improve the overall environment of the community.



## Scope of the General Plan

The scope and content of a General Plan prepared by a local government, as well as the process that must be followed in its adoption and amendment, is governed by the State of California planning laws.<sup>3</sup> In addition, the courts have further refined the interpretation of the legislature's intent over the past decades. At present, the General Plan serves as the cornerstone in long-range planning for land use and development.

The importance of the General Plan is clearly described in the government code, which states that the General Plan "serves as the constitution of the local government for which it has been prepared." The foundation of the United States Constitution rests on the Bill of Rights and its 26 Amendments. As with the United States Constitution, the foundation of the Irwindale General Plan rests on the policies contained within it. With regard to policies, the State of California General Plan Guidelines indicate the following:

"The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards and plan proposals. A development policy is a general plan statement that guides action. Development policies include goals, objectives, principles, plan proposals, and standards. Therefore, with regard to general plans, "policy" has both a specific and general meaning."<sup>4</sup>

## Organization of the General Plan

The Irwindale General Plan consists of an integrated and internally consistent set of policies and programs that address the seven issue areas that the State requires local General Plans to consider: land use, circulation, housing, noise, safety, conservation, and open space.<sup>5</sup> In addition, the Irwindale General Plan addresses other issues of concern to the community, including economic development, urban design, and recreation. The Irwindale General Plan consists of six elements that comply with the requirements of California Government Code Section 65300, et. seq. The elements that comprise the City of Irwindale General Plan include the following:

<sup>3</sup> California, State of. Government Code § 65302

<sup>4</sup> California, State of. General Plan Guidelines - 1990. Chapter 1: The Nature, Content, and Format of the General Plan. Page 14. 1990

<sup>5</sup> State of California Government Code. Section 65302.

- The *Community Development Element* designates the general distribution and intensity of land use and development contemplated within the geographic area governed by the General Plan. The Element complies with the State requirements for a land use element. The scope of the Community Development Element has been expanded to include issues related to urban design and economic development.
- The *Housing Element* details plans and programs for the rehabilitation of existing housing, and the development of new housing to accommodate future demand.
- The *Infrastructure Element* identifies the location and extent of existing and proposed streets and roadways, intersection improvements, public transit facilities, railroads, transportation terminals, and other transportation facilities. This Element complies with the State requirements for a circulation element.
- The *Resource Management Element* indicates the City's policies concerning the conservation and preservation of important natural and man-made resources. This Element complies with the State requirements for a conservation element and an open space element. The scope of the Resource Management Element has been expanded to consider issues related to mining and parks and recreation.
- The *Public Safety Element* identifies the City's policy relative to the reduction and mitigation of natural and man-made hazards as a means to improve the safety of its citizens. This Element complies with the State requirements for both a noise element and a safety element.
- The *Implementation Element* details the programs that will be effective in ensuring that the policies and plans contained in the City of Irwindale General Plan become reality.

Table 1-1 indicates the relationship of those elements that comprise the Irwindale General Plan with those required by the State of California.

Each element is both internally consistent, and consistent with other elements, so that the General Plan provides clear, consistent, and unified policy direction. Each of the elements that comprise this General Plan are organized in the following manner:

- The *Introduction* section provides an overview of the element's objectives and key issues germane to the element, and discusses its relationship to the other elements that comprise the City of Irwindale General Plan.





- The *Profile* section provides an overview of those issues, constraints, and opportunities that are relevant to the element's scope.
- The *Plan* section describes the City's vision for

those issues considered in each element. This section also indicates those programs and measures that will be required to implement the policies. Finally, this section outlines the plans that will be effective in guiding the implementation of the element's policies.

**Table 1-1**  
**Irwindale General Plan and California's Mandated Elements**

Irwindale General Plan Elements	State of California Mandated Elements						
	Land Use	Housing	Circulation	Open Space	Conservation	Safety	Noise
Community Development	●						
Housing		●					
Infrastructure			●				
Resource Management				●	●		
Public Safety						●	●
Implementation	●	●	●	●	●	●	●

Source: State of California General Plan Guidelines.

## Overview of Irwindale

The City of Irwindale is located within the easterly portion of Los Angeles County at the periphery of the greater Los Angeles metropolitan area. The San Gabriel River delineates the northerly boundary of the City with the foothills of the nearby San Gabriel Mountains located further north. The City is centrally located within the San Gabriel Valley and is bisected by the San Gabriel River into an eastern section and a western section.<sup>6</sup> The City is generally bounded on the north by Duarte, on the east by Azusa, on the south by Baldwin Park, and on the west by the cities of Monrovia, Arcadia, and Duarte.<sup>7</sup>

The San Gabriel River is the major topographic feature found in the planning area, traversing the City in a north-to-south orientation. Regional access to the City is provided by the Foothill Freeway

(Interstate 210) that crosses the northerly portion of the City in an east/west orientation, and the San Gabriel River Freeway (Interstate 605) that roughly parallels the San Gabriel River. The majority of the City's population and development is located in that portion of the City located east of the river. Land uses found in the western portion of the City are dominated by large-scale quarry operations with limited areas of more traditional urban development.<sup>8</sup> The City, in its entirety, has a total land area of 6,080 acres or 9.5 square miles.<sup>9</sup> The City's location in a regional context is illustrated in Exhibit 1-1. The City's location in a more local context is illustrated in Exhibit 1-2.

The San Gabriel Valley lies in the easterly portion of Los Angeles County. The larger Los Angeles County region encompasses a highly varied natural setting that includes the high desert, coastal areas, mountains, fertile valleys, and coastal plains. Warm dry summers and mild winters, typical of a

<sup>6</sup> United States Geological Survey. Duarte 7 ½ Minute Quadrangle. Photo revised 1987

<sup>7</sup> Delorme Publishing Company. Los Angeles County. 2000

<sup>8</sup> United States Geological Survey. Duarte 7 ½ Minute Quadrangle. Photo revised 1987

<sup>9</sup> Thomas Guide. Los Angeles County. 1998



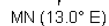
Mediterranean climate, characterize the local climate. Annual rainfall ranges from 12-16 inches with the majority of the rainfall occurring during the winter months.

The plains and valleys within the Los Angeles basin, which includes the planning area, have largely been cleared of natural vegetation as part of the region's urbanization. Relatively sparse forests are found in the lower elevations of the San Gabriel Mountains, located to the north of the City. Remnants of riparian woodlands also are found along the local streams that drain the mountain watersheds. Much of the remainder of the undeveloped areas found to the north of Irwindale consists of sage scrub and chaparral plant communities and annual grasses.

Irwindale's physiographic setting is dominated by the San Gabriel River flood plain that has directly contributed to the presence of the significant mineral aggregate resources found within the City's boundaries. The river's influence on the City's early development is underscored by the many flood

control improvements, the presence of active quarry operations, and the numerous older buildings that were constructed from the river rock taken from the river. The Santa Fe Dam represents the largest single land use in terms of land area and, in addition to providing flood control, serves as a regional recreational facility. The first European settlement of the area that would later become Irwindale occurred in the 1860s.

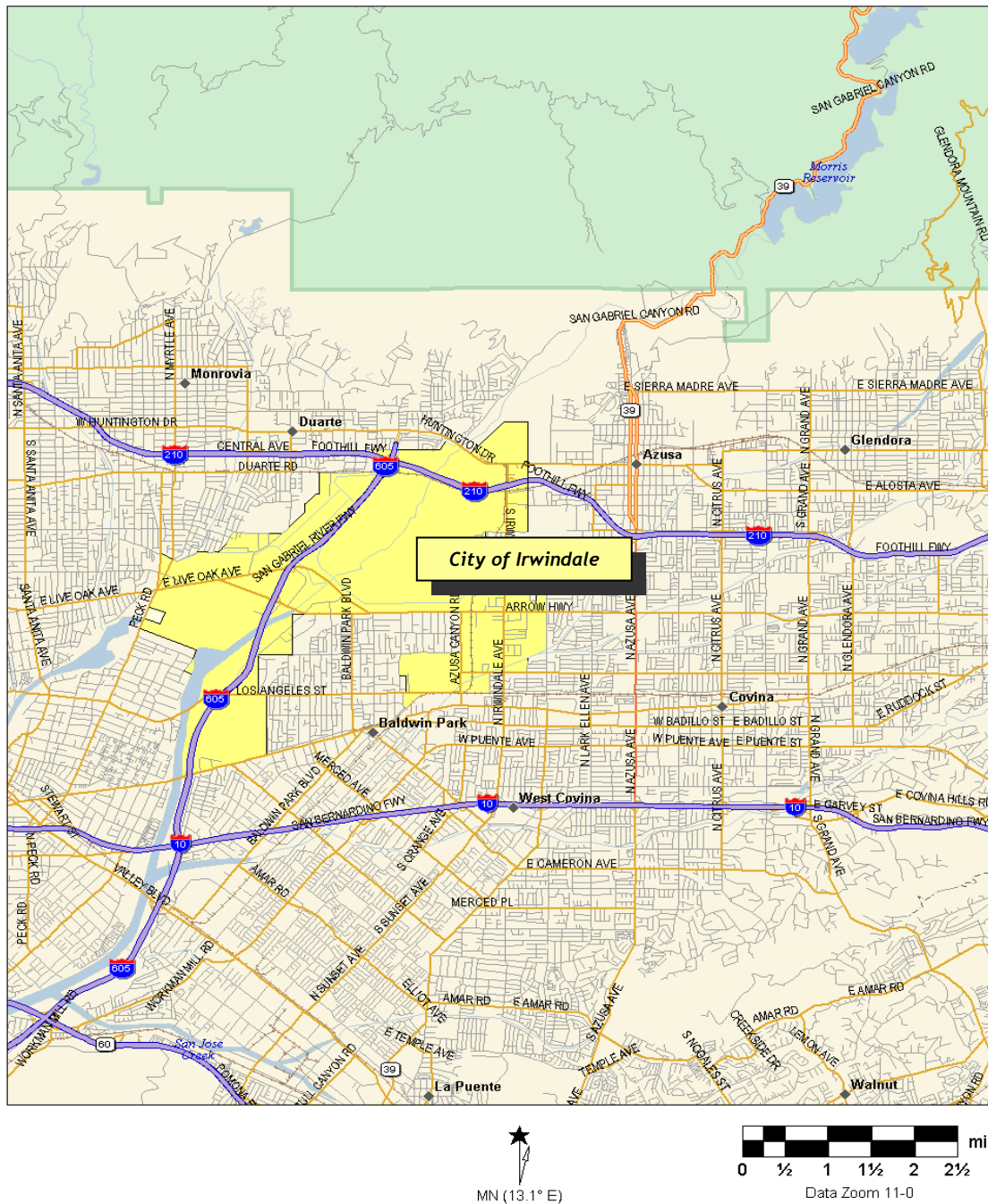
At the time of incorporation, the dominant land uses found in the City were quarry operations involved in the mining of construction aggregate. While some of these quarries have since closed, many remain in operation up to the present time. The City's current resident population is estimated to be 1,446 persons. However, on any given workday, more than 38,000 persons may be working in, or patronizing, local businesses and industries. A map of the City is provided in Exhibit 1-3. The four planning areas that are discussed in the Community Development Element, are also depicted in Exhibit 1-3.



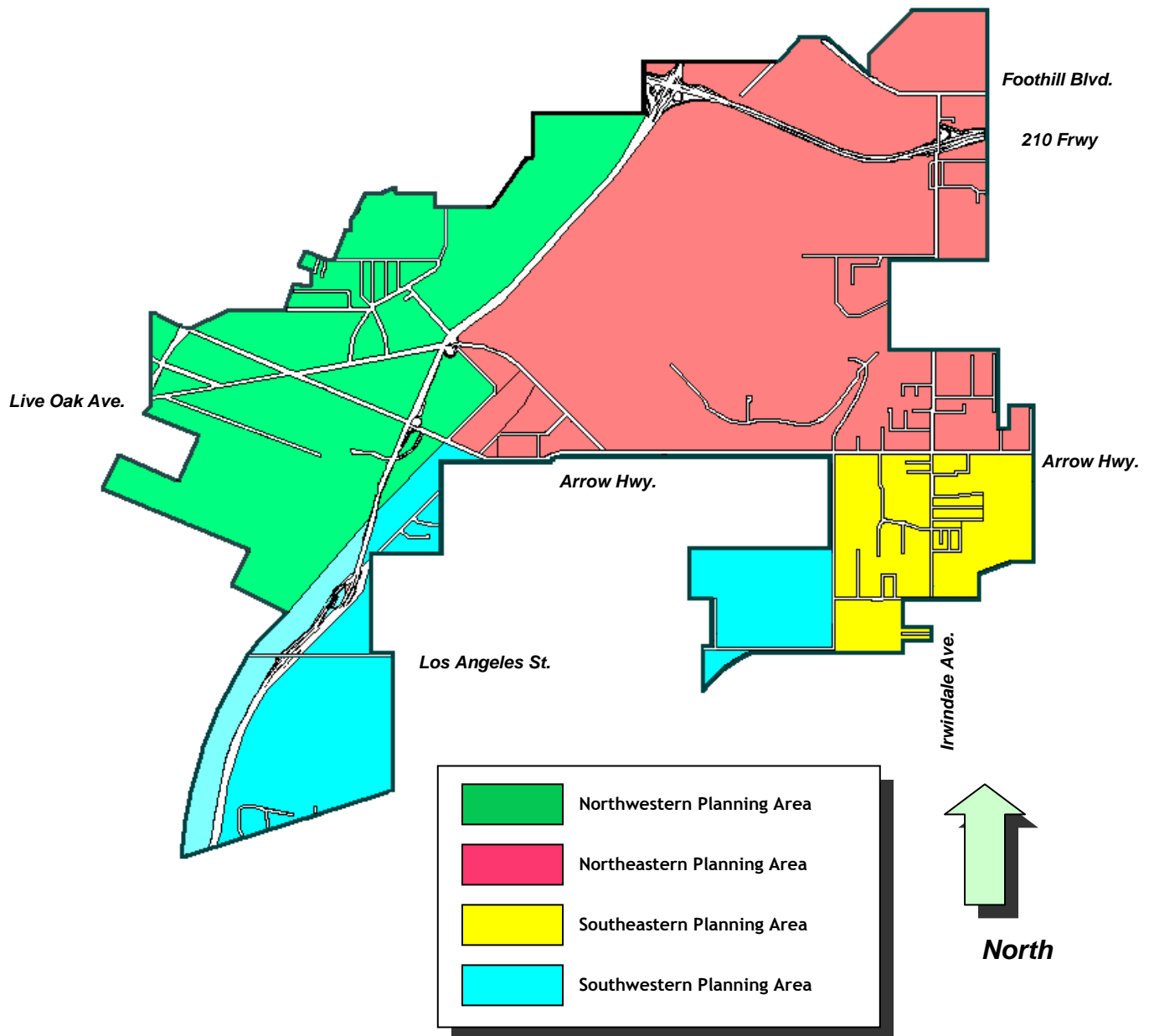
## Exhibit 1-1

### Regional Location Map

City of Irwindale General Plan



**Exhibit 1-2**  
**Vicinity Map**  
City of Irwindale General Plan



**Exhibit 1-3**  
**Citywide/Planning Area Map**  
City of Irwindale General Plan



## **Section 2**

# **Community Development Element**

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**City of Irwindale  
2020 General Plan**



## Introduction to the Community Development Element

This Community Development Element serves as a guide for land use and development within the City of Irwindale. In addition to land use, this Element's scope has been expanded to consider economic development and urban design. These issues, together with land use and development, constitute the planning and policy framework of the Community Development Element. This Element addresses a wide range of issues regarding existing and future development, land use compatibility, the development of new infrastructure, economic development, and urban design.

This Element indicates the location and extent of land uses, the type of development permitted throughout the City, and identifies those areas where existing land uses and development will be maintained, as well as those areas where new in-fill development or redevelopment will be encouraged. The primary objectives of the Community Development Element are to assist in the management of future growth, to improve the City's physical appearance, and to minimize potential land use conflicts.

The scope and content of the Community Development Element is governed by State law (Section 65302(a) of the Government Code), which indicates the element must establish standards for population density and building intensity for each land use category covered by the plan and indicate appropriate land uses in those areas subject to development constraints, such as flooding. In addition to considering land use, this Element also addresses issues related to economic development and urban design. The Community Development Element consists of the following sections:

- The *Introduction* provides an overview of the Element's scope and content.
- The *Community Development Profile* discussion provides an overview of those issues related to land use, economic development, and urban design.
- The *Community Development Plan* indicates those City policies related to land use, economic development, and urban design in addition to identifying those programs that will be effective in implementing the policies. This section also indicates the location and extent of future development permitted in the City.

The California Government Code states, "The General Plan and the parts and elements thereof, shall comprise an integrated and internally consistent

and compatible statement of policies." This Community Development Element contains goals, objectives, and policies that both complement and support the other elements of the General Plan. The policies included in this Element are consistent with the policies contained within the other General Plan Elements. For example, the Housing Element contains policies for residential development that are also considered in the Community Development Element. The Infrastructure Element provides for the maintenance of a transportation network that will support the ultimate land uses contemplated under the Land Use Plan. The Public Safety Element indicates those hazards that will need to be considered in the planning for future development in the City.

## Community Development Element Profile

This section of the City of Irwindale Community Development Element provides an overview of the existing land use patterns and development trends of the City. The information contained herein indicates those trends that have occurred in the City in the years following incorporation in 1957. This section of the Element considers the following:

- *Overview of Development Trends* includes description of the historical development and land use patterns within Irwindale;
- *Overview of Land Uses* provide an overview of land use and development in Irwindale;
- *Residential Land Uses in Irwindale* provides an overview of the residential neighborhoods in the City;
- *Commercial Land Uses in Irwindale* describes the location and extent of commercial development in the City;
- *Industrial Land Uses in Irwindale* includes a discussion of the industrial and manufacturing uses found in the City;
- *Other Land Uses in Irwindale* provides an overview of the public, institutional, and open space land uses in the City;
- *Urban Design* describes the City's key policies related to architecture and urban design; and,
- *Economic Development* summarizes the City's ongoing community redevelopment efforts.



## Overview of Development Trends

The manner in which the City's land area is currently utilized represents the key consideration in the planning for future land uses and development. Of the City's 9.5 square-mile land area, Irwindale has less land devoted to typical urban land uses (residential, commercial, and industrial development) when compared to its neighboring communities. The greatest proportion of the City's land area is devoted to flood control improvements within the flood plain of the San Gabriel River. The Santa Fe Dam and Recreation Area is the most significant of the flood control improvements. An almost equal proportion of the City's land area is devoted to sand and gravel extraction operations. Presently, Irwindale has six active aggregate mining operations. Table 2-1 compares the distribution of land use and development within Irwindale with comparable figures for the neighboring communities.

As indicated in Table 2-1, residential development accounts for only 1% of the City's total land area, compared to between 50% and 78% for the neighboring cities. Commercial uses account for one-quarter of one percent while industrial development represents approximately 15% of the City's total land area. Typical urban development found in Irwindale represents less than 17% of the City's total land area, far less than comparable figures for the surrounding communities.

Irwindale began as a small residential settlement though sand and gravel extraction has long been the predominant land use. Some of the quarries date back a hundred years or so. The construction of the Santa Fe Dam in the late 1940s further eliminated from future development one-third of the land area of what would later become Irwindale. Following the City's incorporation in 1957, plans were prepared for the City to be developed largely for industrial uses. Large 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.

**Table 2-1**

## Comparison of Irwindale's Land Uses With Neighboring Cities (% of total land area devoted major land use)

City	Residential	Commercial	Industrial <sup>1</sup>
Irwindale	1%	0.25%	15%
Azusa	54%	14%	32%
Baldwin Park	63%	9%	13%
Covina	49%	10%	4%
Duarte	25%	3%	2%
El Monte	58%	18%	10%
Monrovia	78%	9%	13%
West Covina	76%	20%	4%

1. Land area does not include quarry uses.

Source: City of Irwindale

## Overview of Land Uses

For purposes of discussion, the various land use types found within Irwindale have been placed into 22 distinct categories. Table 2-2, summarizes the various categories of land use in the City. These categories include the following:

- **Residential.** This category refers to residential development. The great majority of the homes in Irwindale consist of single-family detached homes with some lots containing more than one unit. The majority of these homes are located in the southeasterly corner of the City near the Town Center area. The only multiple-family development in the City is limited to a senior housing project that was constructed in 1995 and is located in the Town Center Planning Area.
- **Office.** This category of land use corresponds to those uses where the principal activity consists of an office-oriented business. This category of land use refers to single tenant uses as distinguished from business parks where office use is interspersed with other types of land use activities, such as light industrial.
- **Convenience Commercial.** This land use category is characterized by smaller retail activities and businesses that typically cater to the daily household needs of the area residents. The great majority of the businesses included in this category cater to patrons traveling on the City's roadways and traffic on the freeways.
- **Community Commercial.** Land uses included in this category generally have a larger market area that may include the entire City, and even





neighboring cities. Businesses included in this category provide a wide range of goods and services including fuel retailers, fast-food restaurants, and other transportation-related services.

- **Commercial Recreation.** This land use category refers to those uses that are non-public recreational and entertainment uses. The Irwindale Speedway is included in this land use category.
- **Business Park.** This land use category refers to the multi-tenant complexes typically found in a master-planned park-like or campus-like setting. These uses typically consist of office and service uses and may include retailing activities.
- **Industrial Park.** This land use category includes those developments that are subdivided and developed with a common landscape and/or architectural theme. These developments are typically designed around cul-de-sac streets or loop streets that connect to major thoroughfares.
- **Light Industry.** Land use and development included in this category are similar to the previous categories by being located inside buildings in a clean, well-maintained setting.
- **Heavy Industry.** This land use category is characterized by intensive industrial operations that may also include outdoor storage of materials and equipment as an ancillary use. The concrete and asphalt batch plants are included in this category.
- **Yards.** This land use category includes those areas of the City that are used for truck yards, equipment storage, and storage yards. These yard areas often serve as a transitional use until more intensive development opportunities present themselves.
- **Quarry-Active.** This land use is defined as those areas where sand and gravel extraction activities are currently underway.
- **Quarry-Plant Site.** Those sites where the extracted sand and gravel is separated and processed into the various products are included in this land use category. These sites may also include batch plants as well as truck yards and maintenance areas.
- **Quarry-Inactive.** This land use category refers to those sites where mining has been terminated, and reclamation efforts have not yet been initiated.

- **Landfill.** This definition of land use refers to those quarry sites that are being used for the disposal of inert fill (inert materials are defined as those that do not react with their surrounding environment).
- **Utilities.** Electrical transmission line easements account for significant amounts of land area. Easements are included in this category.
- **Public.** This land use category includes land used for various governmental activities and includes the civic center, parks and County facilities as well as portions of the flood control system.
- **Institutional.** Churches, hospitals, and lodges are included in this category.
- **Santa Fe Dam/San Gabriel River.** This definition of land use includes the land owned by the U.S. Army Corp of Engineers that is included as part of the Santa Fe Dam and San Gabriel River flood control facilities. These areas are used for flood control, groundwater recharge, and community recreation.
- **Vacant.** This land use category corresponds to vacant undeveloped parcels where some form of development is possible.
- **Railroad.** The northeast and southeast portions of the City are well served with railroad lines and sidings, as well as the two-east/west main lines, Metrolink and the Burlington Northern and Santa Fe (BN&SF) railroad.
- **School.** This category applies to the Merwin Elementary School is the only public school located in the City.
- **Roads.** The local streets, collector streets, arterial roadways, and the freeways are included in this land use designation.

Table 2-2 summarizes the distribution of land uses for the four planning areas that comprise the City. These planning areas include the following:

- The **Southeast Planning Area** is bounded by Arrow Highway on the north and on the west by Azusa Canyon Road. The majority of the City's residential development, and the Town Center area, are located in this planning area (refer to Exhibit 1-3 in the introduction for a planning area map).
- The **Northeast Planning Area** extends northerly from Arrow Highway to the City's northernmost corporate boundaries (refer to Exhibit 1-3). The



planning area extends easterly from Irwindale Avenue to the City limits.

- The *Southwest Planning Area* includes that portion of the City generally bounded by Arrow Highway to the north and Azusa Canyon Road to the east (refer to Exhibit 1-3).

- The *Northwest Planning Area* includes that portion of the City located to the north of Arrow Highway and to the west of Irwindale Avenue (refer to Exhibit 1-3). Access to several of those parcels located within this portion of the City is possible only by using roadways located in the neighboring City of Duarte.

**Table 2-2  
Existing Land Use in Irwindale and Land Area**

Land Use Category	Southeast	Northeast	Southwest	Northwest	Area (acres)	%
Residential	50.81	2.70	--	6.16	59.67	0.98
Office	5.76	3.37	39.55	--	48.68	0.80
Convenience Commercial	3.51	--	--	--	3.51	0.06
Community Commercial	1.24	7.64	0.50	1.20	10.58	0.17
Commercial Recreation	--	--	63.30	--	63.30	1.04
Business Park	--	24.00	9.85	--	33.85	0.55
Industrial Park	6.95	67.31	28.53	9.52	112.31	1.85
Light Industry	21.20	108.56	37.28	19.16	186.20	3.06
Heavy Industry	34.94	112.96	11.33	4.70	163.93	2.69
Yards	45.52	107.40	105.80	86.21	344.93	5.67
Quarry - Active	--	124.87	424.23	211.82	760.92	12.51
Quarry - Plant site	--	--	140.11	68.61	208.72	3.43
Quarry - Inactive	271.52	85.93	304.15	--	661.60	10.88
Landfill	--	82.50	100.06	--	182.56	3.00
Utilities	10.52	42.36	126.97	--	179.85	2.96
Public	72.01	1.66	150.07	28.59	252.33	4.15
Institutional	8.74	2.51	--	--	11.25	0.18
Santa Fe Dam	--	1,602.25	25.54	292.47	1,920.26	31.58
Vacant	143.40	95.39	55.65	32.81	327.25	5.38
Railroad	11.81	43.28	3.43	--	58.52	0.96
School	9.97	--	--	--	9.97	0.16
Subtotal	9.97	2,514.69	1,626.35	761.25	5,600.19	92.00
Roads	NA	NA	NA	NA	479.81	7.89
Total Land Use	697.90	2,514.69	1,626.35	761.25	6,080	100.00

Source: City of Irwindale Planning Department



## Residential Land Uses in Irwindale

Approximately 59.67 acres of the City's total land area is committed to residential development. The Town Center neighborhood, located near the Civic Center and Parque del Norte, represents the greatest concentration of homes in the City with 378 housing units. The great majority of the remaining residential neighborhoods are located in the vicinity of the Civic Center area (in the Southeast Planning Area), in the Northwest Planning Area near Duarte Avenue, along Vincent Avenue in the Southeast Planning Area, and along Park Avenue near Baldwin Park. These latter two areas are also located within the Southeast Planning Area. Overall, there are eight distinct residential neighborhoods found in the City. A significant number of housing units have been added to the City's inventory as part of previous redevelopment activities. With the exception of the Las Casitas senior apartments, the remainder of the homes in the City consist of detached single-family homes. Irwindale's Zoning Ordinance contains three residential zone districts and two additional zone districts that permit residential uses. These zone districts include the following:

- **R-1: Single Family Residential.** This zone district is the most restrictive residential zone, permitting one single-family home per lot. This zone also contains base standards that are applicable to the remaining zone districts.
- **R-2: Light/Multiple Residential.** In addition to permitting those uses permitted under the R-1 zoning, this district also permits two units on a lot.
- **R-3: Heavy/Multiple Residential.** This zone district permits multiple family development including apartments and condominiums. The Las Casitas senior housing complex is the only area of the City that is zoned R-3.
- **A-1: Agricultural.** Residential uses corresponding to that permitted under the R-1 zone are also permitted in this zone district. In addition, the keeping of certain farm animals and livestock is also permitted in the A-1 zone. The majority of the residentially developed parcels in the City are included in this zoning category.
- **C-3: Heavy Commercial Residential.** This zone district permits either of the uses that are permitted in the R-1 and C-2 zone districts.

The City of Irwindale adopted its first zoning ordinance in 1966. Previously, the City had relied on the County's zoning that existed prior to incorporation. A direct outgrowth of this earlier County zoning is the A-1 zone designation that was

used to permit both the traditional single-family residential development in addition to limited agricultural uses and the keeping and raising of farm animals. The R-2 Zone has only recently been applied to the Hidalgo/Juarez residential neighborhood. As indicated previously, the R-3 zone appears in only one location, the site of the Las Casitas senior housing development. As indicated previously, there are eight distinct residential neighborhoods found in the City. These individual neighborhoods are described below and on the following pages.

- **Town Center Neighborhood.** This neighborhood is located in the Southeast Planning Area, near the Civic Center, and Irwindale Park. This neighborhood is bounded by Arrow Highway on the north and Irwindale Avenue on the west. The Town Center neighborhood is the largest residential neighborhood found within the City with 216 single-family homes and 16 multiple-family units. These multiple-family units are contained within the Las Casitas senior housing development. The single-family homes occupy 33.89 acres. A number of these homes were "move-on" houses that were relocated onto the existing lots from other areas of Irwindale or from other cities. The Community Redevelopment Agency has also assisted in the development of four housing projects within this neighborhood.
- **Hidalgo/Juarez Neighborhood.** This neighborhood is located along Hidalgo Street and Juarez Street, west of the Town Center neighborhood. This residential neighborhood is located within the Southeast Planning Area, south of Arrow Highway and west of Irwindale Avenue. Within this neighborhood, are 49 homes occupying approximately 5.64 acres. A total of 27 homes are located along Juarez Street while 22 units are located along Hidalgo Street. Fourteen lots within this neighborhood are developed with single units; however six lots developed as single-family have sufficient lot area to accommodate additional housing.
- **Nora/Fraijo Neighborhood.** The Nora/Fraijo neighborhood is also located in the Southeast Planning Area, north of Cypress Street between Azusa Canyon Road and Irwindale Avenue. This 8.49-acre neighborhood is comprised of 39 single-family residences situated on lots of various sizes. Lot sizes range from 5,000 square feet to ½-acre lots.
- **Mountain/Meridian Neighborhood.** This neighborhood occupies 6.16 acres and is located in the City's northwestern-most corner, in the Northwest Planning Area. Physically this neighborhood is located adjacent to, and



appears to be part of the neighboring residential neighborhood found in the City of Duarte. In fact, access to this neighborhood is possible by passing through this neighboring City. There are 64 single-family homes in this area, 49 of which were constructed by the Community Redevelopment Agency.

- **Morada Street Neighborhood.** This neighborhood is located north of Arrow Highway and just over ½ mile east of Irwindale Avenue in the Northeast Planning Area. This small neighborhood, consisting of 2.7 acres, includes 20 single-family homes located along Morada Street and 4 homes on the property just to the east of Morada. Lot sizes within this neighborhood consist of 4,000 square foot lots on the east side of the street, 5,000 square foot lots on the west side, and an assortment of other lot sizes. The Our Lady of Guadalupe Mission, a structure of local historic importance, is also located in this neighborhood.
- **Park Avenue Neighborhood.** Three single-family homes are found in this neighborhood located in the Southwest Planning Area. Park Avenue is a long cul-de-sac street, the west side of which is in the City of Baldwin Park. The homes are located on the east side of Park Avenue, at the intersection with Los Angeles Street. South of Los Angeles Street is the former Calmat maintenance facility which operated as an

industrial aggregate shop and parts storage area.

- **Azusa Canyon Road Neighborhood.** This neighborhood is located in the Southeast Planning Area, along a segment of Azusa Canyon Road. Five single-family homes are clustered together along a short segment of Azusa Canyon Road. This area, in its entirety, is zoned M-1 (Light-Industrial), thus making the properties residential non-conforming.
- **Vincent Avenue.** This residential area is located in the southeastern portion of the City, to the south of the Big Dalton Wash along the west side of Vincent Avenue. Three single-family homes are located in this area. These homes are constructed on two wedge shaped lots situated between the channel and the residential area to the south, in County territory fronting on Vincent Avenue.

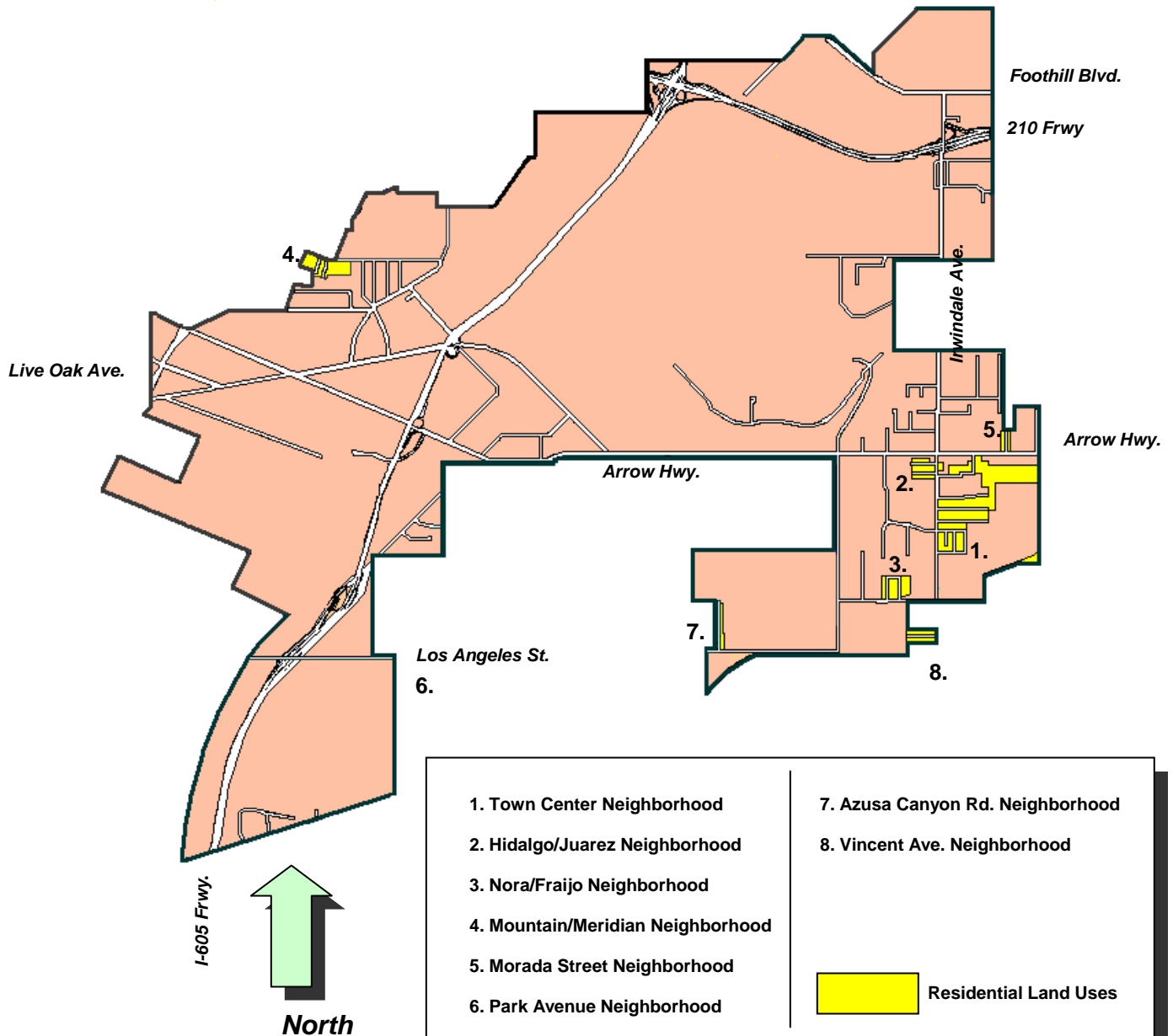
The nature and extent of the various residential neighborhoods that comprise the City are summarized below in Table 2-3. The location and extent of the existing residential neighborhoods are shown in Exhibit 2-1.

**Table 2-3  
Residential Neighborhoods in Irwindale**

Neighborhood	Planning Area	Land Area	No. of Units <sup>1</sup>
Azusa Canyon	Southeast	--	5 units
Hidalgo/Juarez	Southeast	5.64 acres	49 units <sup>2</sup>
Morada Street	Northeast	2.70 acres	24 units
Mountain/Meridian	Northwest	6.16 acres	64 units
Nora/Fraijo	Southeast	8.49 acres	39 units
Park Avenue	Southwest	--	3 units
Town Center	Southeast	33.89 acres	216 units <sup>3</sup>



Vincent Avenue	Southeast	--	3 units
<ol style="list-style-type: none"> <li><sup>1</sup>. Unless otherwise noted, the units indicated are single-family residences.</li> <li><sup>2</sup>. Twelve lots contain two units and three lots contain three or more units.</li> <li><sup>3</sup>. This figure includes 177 single-family homes and 16 multiple-family units constructed as part of the Las Casitas senior housing development.</li> </ol>			



## Exhibit 2-1

### Residential Neighborhoods in Irwindale

City of Irwindale General Plan



## Commercial Land Uses in Irwindale

In terms of land area, commercial development is not a significant land use in Irwindale. For years, small family run businesses served the community. Because the residential population has been slow in growing, little commercial development has occurred in the City until recently. With the exception of the small shopping center located on the southeast corner of Irwindale Avenue and Arrow Highway, retail businesses are interspersed throughout the City. Many of these businesses offering convenience goods and services are designed to cater to the weekday population of workers in the City that are estimated to exceed 38,000. Other retail businesses are located along the City's thoroughfares to take advantage of the high traffic volumes. Commercially zoned properties are found in five distinct areas of the City (also refer to Exhibit 2-2).

- **Arrow Highway.** A strip of land approximately 3/8 of a mile in length located on the south side of Arrow Highway between 2nd Street and Allen Drive. Commercial activities in this area consist of older neighborhood-oriented businesses, the Foothill Independent Bank, the Irwindale Plaza, offices occupied by Livingston Graham, the Chamber of Commerce office, a community center/senior center, a contractor storage lot, and a carwash. Newer commercial development including restaurants has been constructed along the south side of Arrow Highway on both sides of 4<sup>th</sup> Street.
- **Irwindale Avenue.** This commercial (and residential) area is situated along a portion of Irwindale Avenue between Arrow Highway and the southernmost City boundary. The easterly side of Irwindale Avenue between Arrow Highway and Olive Street has, for the most part, been designated as a C-3 zone. With the exception of a small retail tire store and an abandoned contractor storage lot between Peppertree and

Martinez, this area is comprised of underutilized properties. Finally, along Foxdale Street at Irwindale Avenue, a number of parcels have been designated as C-M to permit the existing use, which consists of smaller office buildings.

- **Mountain and Meridian.** This area is bounded by Meridian Street, Mountain Avenue, and Shrode Avenue and has been designated as C-3. This area includes the Mountain/Meridian neighborhood discussed previously, the City of Duarte, and the County of Los Angeles surround the area on three sides. A contractor storage lot, located at Shrode Avenue and Mountain Avenue, is the only commercial use in this area.
- **Live Oak and Myrtle.** This area is located near Live Oak Avenue and Myrtle Avenue, where the Sawpit Wash parallels Myrtle. While this area is zoned C-2, there does not appear to be suitable land area to sustain a viable commercial development. The area located to the north of Live Oak Avenue is currently owned by the Los Angeles County Flood Control District and is used as a yard facility.
- **Irwindale Speedway.** In 1994, a swap meet use was approved for a large parcel located to the west of the I-605 Freeway south of Arrow Highway and was subsequently developed. However, the swap meet was not commercially successful. The site was then subsequently redeveloped as the Irwindale Speedway. The Irwindale Speedway opened in 1999 and presently accommodates a range of racing that include a paved 3/8-mile and concentric 1/2-mile track as well as a 1/8-mile drag strip. The Speedway operates year round, providing racing and other sports and entertainment events. In addition, filming takes place when the Speedway is closed.

The various types of commercial land uses in the City are summarized in Table 2-4.



**Table 2-4  
Existing Commercial Land Uses in Irwindale – Area in Acres**

Land Use Category	Southeast	Northeast	Southwest	Northwest	Total <sup>1</sup>	% <sup>2</sup>
Office	5.76	3.37	39.55	--	48.68	0.80%
Convenience Commercial	3.51	--	--	--	3.51	0.06%
Community Commercial	1.24	7.64	0.50	1.20	10.58	0.17%
Commercial Recreation	--	--	63.30	--	63.30	1.04%
Total	10.51	11.01	103.35	1.20	126.07	2.07%

<sup>1</sup>This figure refers to the land area, in acres, devoted to such uses.  
<sup>2</sup>This figure refers to the percent of the City's total land area devoted to such uses.  
Source: City of Irwindale Planning Department

## Industrial Land Uses in Irwindale

Irwindale is viewed as an industrial community due to the presence of the existing large-scale mining operations along with the supporting mining-related businesses and heavy manufacturing concerns. Contributing to Irwindale's image as an industrial town is the large number of open yard businesses found in the City. The majority of the developable land in the City is zoned M-2, including many of the City's quarry sites and landfills. The M-1 zone is, for the most part, a buffering zone applied to those areas located adjacent to neighboring cities and some of Irwindale's residential neighborhoods. The predominant types of industrial land uses and activities found in the City include the following:

- **Mining and Quarry Uses.** The mining of construction aggregate has been the largest economic activity in the City in recent decades. Quarry operations involve the extraction and processing rock material into construction aggregate such as sand and crushed rock material. The quarry uses and activities are further detailed in the Resource Management Profile Report (Section 5).
- **Heavy Industry.** Irwindale contains numerous larger industrial uses. These businesses, representing major industrial land uses, have contributed to the City's desirability for new similar businesses. The presence of the mining industry in Irwindale brings with it numerous businesses and heavy manufacturing concerns that utilize the Irwindale aggregate. Many of these businesses, including concrete and asphalt

(batch plants), masonry products, and pre-formed concrete products, manufacture products from sand and gravel mined from the local quarries. The supporting businesses may include building (paving) contractors, rock crushing plants, concrete/asphalt processing facilities, recycling facilities, truck (fleet) parking yards, and truck and heavy equipment repair services. While many of these businesses are found at the quarry sites, they are also located throughout the City.

- **Light Industrial/Business Parks.** Much of the industrial development that has occurred in the last twenty years has been in the form of industrial parks and business parks. There are approximately 146 acres of land devoted to these types of industrial use. These businesses parks may range in size from 10 acres up to 100 acres, subdivided into smaller lots and developed with industrial buildings of varying sizes. Business parks found within the City are characterized by having more storefront units and more variety in smaller leasable spaces. This type of development is usually well landscaped, provides abundant parking, and a uniform architectural design theme. These attractive developments typically include office, manufacturing, and warehousing uses such as the recently constructed Trammel Crow's Irwindale Business Center, located on the west side of Irwindale Avenue just south of City Hall. This type of development is an example of how a reclaimed site may be converted to an industrial park.
- **Warehousing.** Irwindale has numerous properties developed with very large buildings





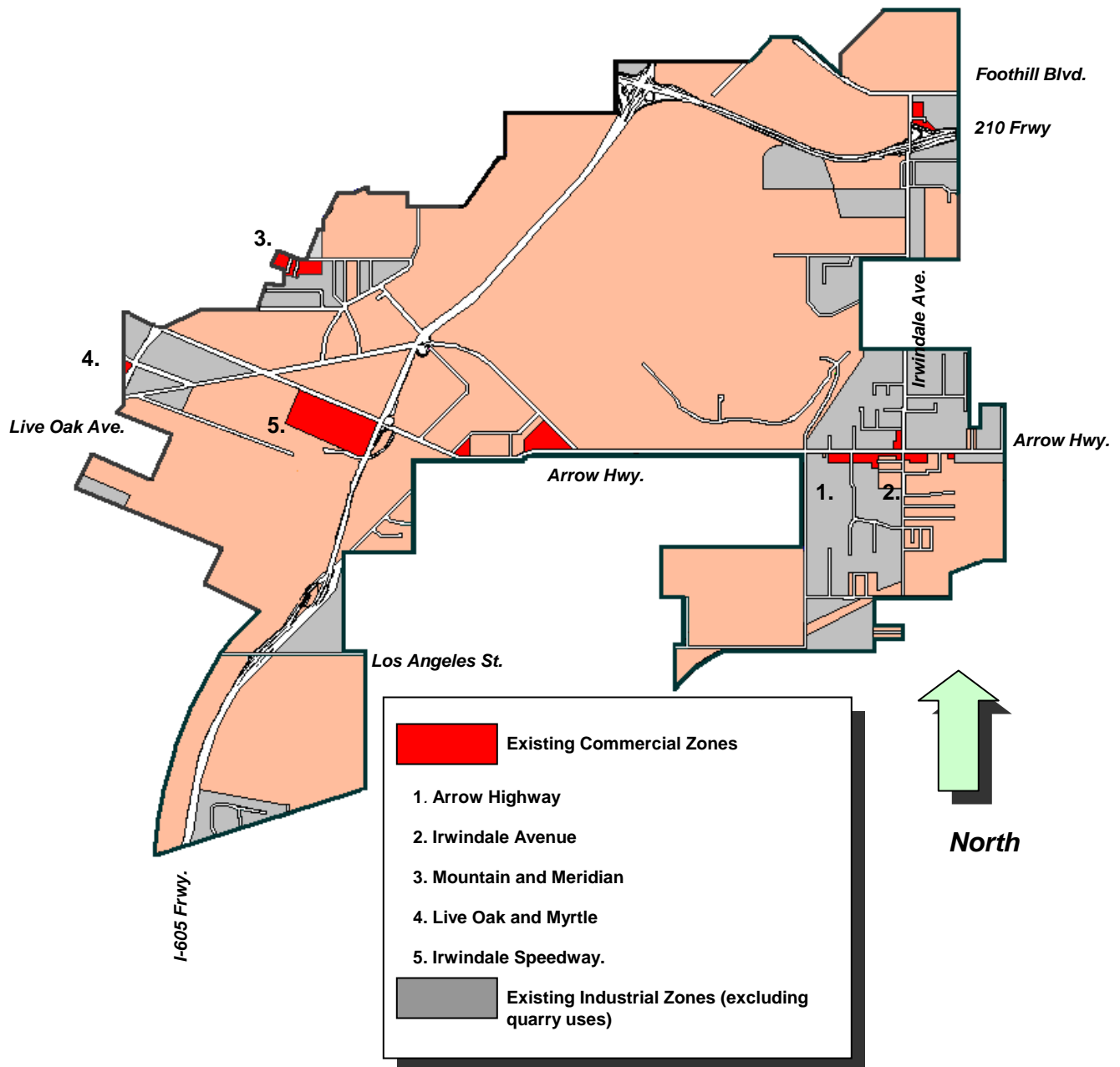
used for warehousing activities. This type of land use is normally associated with a high lot coverage leaving very little flexibility on how these buildings may be used in the future. The City has experienced, first hand, the detrimental effects of having properties, originally developed for warehousing uses, subsequently occupied by more intensive manufacturing uses that require additional parking. The result has been an unacceptable level of traffic and congestion in certain areas of the City.

- **Yard Uses.** Within Irwindale, yard uses occupy a very substantial portion of the City's land area

consisting of 345 acres of land, accounting for approximately 5.7% of the total land developed as industrial. Yard uses include the following activities: auto dismantlers, contractor storage yards, material storage yards, product storage yards, equipment storage yards, RV storage yards, truck (fleet) parking yards, container storage yards, vehicle and equipment maintenance yards, material recycling businesses (soil, glass, metal, tires, and paving), and utility company yards.

The distribution of industrial land uses in the City is shown below in Table 2-5.

<b>Table 2-5 Existing Industrial Land Uses in Irwindale</b>						
<b>Land Use Category</b>	<b>Southeast</b>	<b>Northeast</b>	<b>Southwest</b>	<b>Northwest</b>	<b>Total<sup>1</sup></b>	<b>%<sup>2</sup></b>
Business Park	--	24.00	9.85	--	33.85	0.55%
Industrial Park	6.95	67.31	28.53	9.52	112.31	1.85%
Light Industry	21.20	108.56	37.28	19.16	186.20	3.06%
Heavy Industry	34.94	112.96	11.33	4.70	163.93	2.69%
Yards	45.52	107.40	105.80	86.21	344.93	5.67%
Quarry – Active	--	124.87	424.23	211.82	760.92	12.51%
Quarry - Plant site	--	--	140.11	68.61	208.72	3.43%
Quarry – Inactive	271.52	85.93	304.15	--	661.60	10.88%
Landfill	--	82.50	100.06	--	182.56	3.00%
<b>Total Land Use</b>	<b>380.13</b>	<b>713.38</b>	<b>1,161.39</b>	<b>400.02</b>	<b>2,655.02</b>	<b>47.43%</b>
<sup>1</sup> This figure refers to the land area, in acres, devoted to such uses. <sup>2</sup> This figure refers to the percent of the City's total land area devoted to such uses. Source: City of Irwindale Planning Department						



**Exhibit 2-2**  
**Commercial and Industrial Land Uses in Irwindale**  
City of Irwindale General Plan



## Other Land Uses in Irwindale

A large portion of the City's land area, approximately 1,920 acres, is included in the Santa Fe Dam and Recreation Area. This area is owned by the United States Army Corps of Engineers for purposes of flood control and groundwater recharge. Since the area is owned by a public agency, it does not provide any direct revenue to the City. An additional 252 acres are owned by other public agencies including the Los Angeles County Flood Control District. In recent years, the City has resisted the efforts of other public agencies to acquire land in Irwindale because such purchases will remove the land from the tax roles. In addition, the City has limited quantities of remaining land suitable for development.

Public buildings and land in the City include the Civic Center (City Hall, Police Department, the Library, and the City's recreation center), Irwindale Park, the Post Office, and the fire station located on Arrow Highway. The Community Center/ Senior Center/Chamber of Commerce building, Las Casitas senior apartments and Jardin de Roca Park are Irwindale's newest public facilities. Finally, Merwin Elementary School located on the City's southern boundary on Cypress Avenue, is the only public school facility in the City.

Institutional uses occupy approximately 11.25 acres in the City. Three churches, Our Lady of Guadalupe

Catholic Mission, Our Lady of Guadalupe Catholic Church, and the El Divino Salvador Presbyterian Church are included in this category of land use. The American Veterans (AMVETS) also maintains facilities that serve Irwindale.

Open space represents the largest land use category in terms of land area, in Irwindale. The Santa Fe Dam, consisting of 1,920 acres, is the largest area of open space. As discussed previously, the dam serves to provide both recreation and resource conservation in addition to flood control. Irwindale Park, El Nido Park, and the new Jardin de Roca 5-acre park, located west of the Civic Center, are the other significant open space areas found in the City. The City's open space area also includes a strip of land running along the south side of the Big Dalton Wash between Vincent Avenue and Merwin School. This strip of land is a collection of parcels the existing general plan designated as open space. This property was once part of a landholding owned by the Los Angeles County Flood Control District as part of the existing channel right-of-way. The district subsequently sold portions of this land to adjacent homeowners, whose homes are in county jurisdiction.

The various types of public and institutional land uses in the City are summarized below in Table 2-6.

**Table 2-6**  
**Existing Public and Institutional Land Use in Irwindale**

Land Use Category	Southeast	Northeast	Southwest	Northwest	Total <sup>1</sup>	% <sup>2</sup>
Utilities	10.52	42.36	126.97	--	179.85	2.96%
Public	72.01	1.66	150.07	28.59	252.33	4.15%
Institutional	8.74	2.51	--	--	11.25	0.18%
Santa Fe Dam	--	1,602.25	25.54	292.47	1,920.26	31.58%
School	9.97	--	--	--	9.97	0.16%
Total Land Use	101.24	1,648.78	352.58	321.06	2,373.75	39.08%

<sup>1</sup>This figure refers to the land area, in acres, devoted to such uses.

<sup>2</sup>This figure refers to the percent of the City's total land area devoted to such uses.

Source: City of Irwindale Planning Department



## Urban Design

Over the years, the City has made an effort to move beyond its “quarry image” and has made significant improvements that have transformed the area into an attractive place in which to live and work. Today, the City is continuing its efforts in redeveloping significant areas as a means to enhance its desirability as a place to live and work. There are a number of areas within Irwindale that have been targeted for revitalization efforts to further enhance the City’s appearance. The following identifies the primary design elements in the City.

- **Civic Center.** Irwindale Park has evolved as the civic and recreation center for the City with the City Hall, fronting Irwindale Avenue, serving as the entry to this public area. The gymnasium and recreational center, baseball field, plaza, gazebo/band shelter, picnic area, tennis courts, and swimming pool are the other elements of this important focal point of the community. The architecture of these facilities, reflect a “Spanish style” complete with arched arcades as the dominant element. The senior center is another important facility in this area although it is located along the Arrow Highway frontage. This facility houses a senior citizen services, a community center, and the Irwindale Chamber of Commerce offices. The newer civic facilities constructed in this area have maintained this attractive Spanish-style architecture. Just east of the Senior Center is the Las Casitas senior housing development that consists of a Spanish-style design that further enhances the character of the Civic Center Area. The Jardin de Roca Park, a 5-acre skate park, is located opposite the City Hall on the west side of Irwindale Avenue.
- **Streetscapes.** The City has pursued an aggressive public improvement program designed to improve the appearance of the City’s streets. Irwindale Avenue, between Cypress Avenue and Arrow Highway, represents the most complete and visually pleasant streetscape in the City. Other streetscape improvements have been installed along Arrow Highway. Visual amenities along these roadways include street trees, landscaped medians, and parkway paving treatments. Near each end of this corridor is a City identity monument and in front of City Hall, a fountain accents the significance of this area. Along Arrow Highway and Live Oak Avenue, masonry walls have been constructed at the front property lines, leaving little land area for future streetscape landscaping. The medians are also an important street feature when it comes to creating an effective community image. The City has installed medians near intersections where

they are combined with raised curb left-hand turn bays/lanes.

- **Entries and Gateways.** Key entryways into the City have been identified through the use of monument signs. In four locations, the City has constructed entry monuments within the median islands. Two monuments include one just north of Cypress Avenue, on Irwindale Avenue, and the second is located in front of City Hall. The remaining two signs are combination City entry signs and Irwindale service club identification signs. One of these is located in the parkway at the City boundary on Foothill Boulevard. The other sign is located on Irwindale Avenue, just south of the Foothill Freeway in the recently landscaped median island.
- **Building Design and Architecture.** Irwindale’s historic river-rock buildings are a reflection of the City’s past. Our Lady of Guadalupe Catholic Mission and El Divino Salvador Presbyterian church are both fine examples of early 1900s architecture that employed local river-rock as building materials. The Civic Center architecture, discussed previously, represents an example of contemporary Spanish/Mediterranean architecture. The industrial/business community, on the other hand, reflects decades of rather typical industrial building, even though there are some examples of well-designed buildings. Most of the older corrugated sheet metal buildings have been removed to accommodate the modern tilt-up concrete buildings that predominate in Irwindale’s industrial and business parks.
- **Landscape Architecture.** Irwindale’s Zoning Ordinance requires front yards to be landscaped and 2% of the parking areas within a parcel to be landscaped. In spite of the limited nature of Irwindale’s landscaping standards in effect until the City adopted design guidelines for commercial and industrial development in 2002, there have been numerous projects built before the adoption of the guidelines with exemplary landscaped settings. For example, Miller Brewing Company incorporated abundant landscaping into the development’s overall design theme.
- **Corridors.** The freeway corridors contain little or no landscaping. While the quarries are expected to landscape their properties when they undergo reclamation, many of these properties located near the freeways are not adequately screened. In addition, the majority of the Caltrans rights-of-ways along the freeways are poorly maintained and lack landscaping. Recently, the City revised its billboard standards to require landscaping on the property on which they are located. Some



implementation of this new requirement has occurred.

- **Design Guidelines.** Irwindale has recently adopted design guidelines that are applicable to commercial and industrial development. The guidelines will ensure that the integration of new commercial and industrial projects are both aesthetically and functionally cohesive.
- **Public Art Program.** The City is in the process of establishing a Public Art Program for the beautification of the City. This program will parallel the principles formulated in the City's Design Guidelines.

Irwindale's Town Center is the community's center and the City's primary residential area. The Town Center area consists of homes, senior housing, a senior/community center, a historic church, the Chamber of Commerce, a small commercial center, and the Civic Center - including the City's administrative offices, the police department, and library and recreation center. Irwindale Park is located in the heart of the Town Center.

## Economic Development

The City of Irwindale Community Redevelopment Agency's (ICRA) general goals are to eliminate blight, encourage private re-investment, preserve and expand housing stock, and to enhance the livability of Irwindale. The ICRA assists the business community in a number of ways including the assembly of parcels and the financing of infrastructure improvements and street improvements. The degree of assistance varies though it is typically based on a "fair return on investments" policy, thus ensuring that the ICRA's expenditures are recouped in a timely manner. The ICRA was established in 1973 to address the physical and economic blight that existed throughout the City at that time. The agency worked quickly to establish three project areas:

- The *Nora Fraijo Project Area*, was adopted in 1974, and consisted of 16 residential properties. The project area's "termination date" is the year ~~2009~~ 2015.
- In 1976, the *Parque Del Norte Project Area* was adopted and consisted of eight residential properties. This project area's termination date will be ~~2044~~ 2017.
- Encompassing almost the entire remainder of Irwindale is the 6,000-acre *City Industrial Project Area* that was also established in 1976. This project area includes industrial and commercially zoned properties. Due to the project area's size and the land reclamation necessary, this project

area has two applicable termination dates: 2017 is the final year of the remainder of the agency's powers (including the receipt of tax increment) except for its ability to repay indebtedness, which terminates in 2027.

The ICRA's major accomplishments include the attraction of major commercial and industrial developments including the Miller Brewing Company, the former Home Savings of America headquarters, and the former Hughes Family Market headquarters and distribution center.

## Community Development Plan

### Community Development Element Policies

The policies included in this section of the Community Development Element serve as the framework for the land use plan depicted in Exhibit 2-1. The policies included in this element focus on the following three major issue areas:

- The City's commitment to comprehensive land use planning;
- The City's commitment in continuing its pursuit of economic development; and,
- The City's continued commitment in promoting quality urban design as a means to make Irwindale a more desirable place to live, work, and invest.

*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.

*Community Development Element Policy 1.* 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.

*Community Development Element Policy 2.* The City of Irwindale will continue to plan for the transition of the quarries located within the City to other land uses.

*Community Development Element Policy 3.* The City of Irwindale will continue to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements that are specified for their particular land use category in the General Plan.



*Community Development Element Policy 4.* The City of Irwindale will continue to examine future potential opportunities for residential development.

*Community Development Element Policy 5.* The City of Irwindale will continue to promote comprehensive development consistent with this General Plan as opposed to piecemeal and incremental planning.

*Community Development Element Policy 6.* The City of Irwindale will promote and support the future extension of the “Gold Line” light rail line along the I-210 Freeway corridor.

*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.

*Community Development Element Policy 7.* The City of Irwindale will continue to promote economic development through the use of redevelopment.

*Community Development Element Policy 8.* The City of Irwindale will promote and support the development of a regional commercial center.

*Community Development Element Policy 9.* The City of Irwindale will strive to ensure that future development, supported in whole or part through redevelopment, is fiscally sound.

*Community Development Element Policy 10.* The City of Irwindale will promote development that will benefit the community as a whole in terms of both jobs and revenue generation.

*Community Development Element Policy 11.* The City of Irwindale will permit quarry operations to continue as long as it is feasible to do so and only if the quarries are operating in a healthful and safe manner pursuant to existing codes and regulations.

*Issue Area – Urban Design.* The City of Irwindale will continue its efforts in improving the appearance of the community.

*Community Development Element 12.* 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.

*Community Development Element Policy 13.* The City of Irwindale will continue to employ a design theme in the review of future commercial and industrial development and in the rehabilitation of existing commercial and industrial uses.

*Community Development Element Policy 14.* The City of Irwindale will continue to promote property maintenance in all areas of the City.

*Community Development Element Policy 15.* The City of Irwindale will continue to work towards improving the appearance of the City entryways.

*Community Development Element Policy 16.* The City of Irwindale will continue to work towards the development of streetscape, sign standards, and a Public Art Program.

*Community Development Element Policy 17.* The City of Irwindale will continue to encourage a balance of commercial uses to avoid an over-concentration of uses to best serve the residents, employee population, and business community.

### **Community Development Element Programs**

There are a number of programs which will be effective in implementing the City policy relative to community development. These programs are summarized in this section.

- *Building Code Review Program.* Irwindale will periodically review, and if necessary, update the Uniform Building Code (UBC) to reflect current technology and regulations. Procedures for the periodic review of the UBC will be identified by the Building Official. This review will be undertaken by designated individuals to identify appropriate changes to the UBC that should be considered. Amendments to the City’s Building Code will then be made, as appropriate.
- *Capital Improvement Program.* The City’s Capital Improvement Program (CIP) is a five-year plan that indicates the timing of major capital expenditures. Individual projects are reviewed and ranked on an annual basis, and may include streetscape upgrades, installation of traffic signals, resurface slurry seal for streets, sidewalk repair, sewer line upgrades, and storm drain upgrades. The City will continue to update, review, and implement the CIP to consider transportation-related improvements.
- *Civic Center Specific Plan.* The City is currently considering the preparation of a Civic Center Specific Plan to ensure that the area surrounding the Civic Center is developed in an attractive manner while accommodating potential infill development that is likely to occur in coming years.
- *Code Enforcement.* Code enforcement is an integral part of the City’s efforts to correct or eliminate substandard structures, properties, and



signage. Community code enforcement efforts (funding and staffing) will continue to be the primary means to ensure that properties throughout the City are well maintained.

- **Design Guidelines and Review Program.** On February 7, 2002 the City Council adopted Ordinance 560, Chapter 17.70 of the Irwindale Municipal Code establishing site plan and design review requirements and standards for all commercial and industrial development in the City. The purpose of the design review process is to ensure that building design and site layouts are compatible with surrounding development. The City has already initiated the implementation of the Ordinance. The City shall continue to apply Design Guidelines to development within the City and refine them as necessary to reflect the design goals and objectives of the community.
- **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). Environmental review 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.
- **Nonconforming Section of the Zoning Ordinance.** The City shall review, and if required, revise its Nonconforming Ordinance on an ongoing basis to ensure that it meets the current objectives of the community. The initial step will require City staff to review the existing nonconforming ordinance. Staff shall prepare a report that will be submitted to the City Council and Planning Commission describing provisions of the ordinance and any problems that have been experienced related to its implementation. Handouts will be prepared for distribution at the Planning Department counter and/or at re-application meetings. Information will include a description of the proposed changes to the ordinance and how property owners may bring their property into conformance with new City codes.
- **Park Master Plan.** The City recently approved a Master Plan that is applicable to all parks and other recreational facilities in the City. This Master Plan is consistent with the Land Use

Policy and other development policies outlined in this General Plan.

- **Redevelopment.** The City will continue to encourage future redevelopment of industrial and commercial projects in suitable locations to strengthen the City's tax and employment base. The existing redevelopment plans applicable to the City's three redevelopment project areas will continue to be implemented. The City may investigate the feasibility of establishing new redevelopment projects in the future.
- **Zoning Conformity Program.** The City will continue to review the Zoning Ordinance and the Subdivision Ordinance of the Municipal Code to ensure that the development standards are consistent with those identified in this Community Development Element. The City will initiate appropriate changes to the Zoning Map to ensure that it is consistent with the Community Development Element.

### General Plan Land Use Designations

The Community Development Element indicates the location and extent of development and land uses throughout the City. To accomplish this task, the Land Use Map indicates the location of the various categories of land uses. The land use categories, or "designations," indicate the type of development permitted for specific areas of the City. The Community Development Element contains ten land use categories as indicated in Table 2-7. The individual land use designations are described on the following pages.

- **Residential.** Land uses within this land use category are characterized by both single-family homes and multiple-family residential development. The corresponding zones include the A-1 (Agriculture), R-1 (Single-Family Residential), R-2 (Light-Multiple Residential), and R-3 (Heavy Multiple Residential). The maximum development intensities range from 1 unit per acre up to 14 units per acre, depending on the lot size and the applicable zone district. Assuming an average household size of 3.96 persons, the maximum population density is 72 persons per acre.
- **Commercial.** The Commercial land use designation corresponds to the CP (Commercial Professional), C-1 (Commercial), C-2 (Heavy Commercial), and C-3 (Heavy Commercial Residential) zone districts. The maximum floor area ratio for development permitted under this designation is 0.5 to 1.0.



- **Regional Commercial.** This category of land use is designed to encourage a balanced mix of commercial, office professional, and light manufacturing uses along a number of high-visibility traffic corridors. The maximum development intensity for this designation is 2.0 to 1.0.
- **Commercial/Recreation.** This category of land use supports outdoor recreational activities, such as golf courses and the Speedway. The maximum development intensity for this land use designation is 0.5 to 1.0.
- **Commercial/Industrial.** This category of land use supports either Industrial development (FAR 1.0 to 1.0) or commercial (FAR 0.5 to 1.0).
- **Industrial/Business Park.** The Industrial designation corresponds to the CM (Commercial Manufacturing), M-1 (Light Manufacturing), and the M-2 (Heavy Manufacturing) zones. The maximum FAR for this category is 1.0 to 1.0.
- **Open Space/Easements.** The Open Space land use designation applies exclusively to all open space areas used for flood control. These include open space areas found along the San Gabriel River channel and the areas behind the Santa Fe Dam. This land use designation applies exclusively to all utility easements in the City. Land uses within this designation may

include certain uses, subject to approval of a conditional use permit.

- **Public/Institutional Uses.** The existing school, government offices, churches, and the library all fall within the Public/Institutional land use designation. These uses are scattered throughout the City. Building intensities within this land use designation will vary, although intensities cannot exceed a FAR of 0.5 to 1.0.
- **Parks.** This land use designation applies exclusively to all passive and active park areas in the City. Land uses within the Parks designation are limited to open space and indoor/outdoor recreation facilities. Building intensities within this land use designation will vary, although intensities must not exceed a FAR of 0.5 to 1.0.
- **Quarry/Quarry Overlay.** This land use designation applies to the quarry uses in the City. The Quarry Overlay designation supports a diverse array of zones including Commercial, Commercial-Recreation, Residential-Business Park, Industrial-Business Park, and Open Space. All new development within the Quarry Overlay Zone will be required to undergo discretionary review in terms of planning and environmental review.

Table 2-7 indicates the development intensity possible within a particular land use category.

Table 2-7 Land Use Designations and Development Standards			
Land Use	Description of Typical Land Use and/or Development	Development Standards <sup>1</sup>	Zone District
Residential	Single-family and multiple-family	1 to 8 du/acres <sup>1</sup> 1 to 14 du/acre <sup>1</sup>	A-1 (Agriculture) Overlay R-1 (Single-family Residential) R-2 (Light Multiple Residential) R-3 (Heavy Multiple-residential)
Commercial	Retail, office, commercial services, restaurants.	0.5 to 1.0 <sup>2</sup>	C-P (Commercial Professional) C-1 (Commercial) C-2 (Heavy Commercial) C-3 (Heavy Commercial/Residential)
Regional Commercial	Regional shopping center, office development	2.0 to 1.0 <sup>2</sup>	New zone district required





**Table 2-7  
Land Use Designations and Development Standards (continued)**

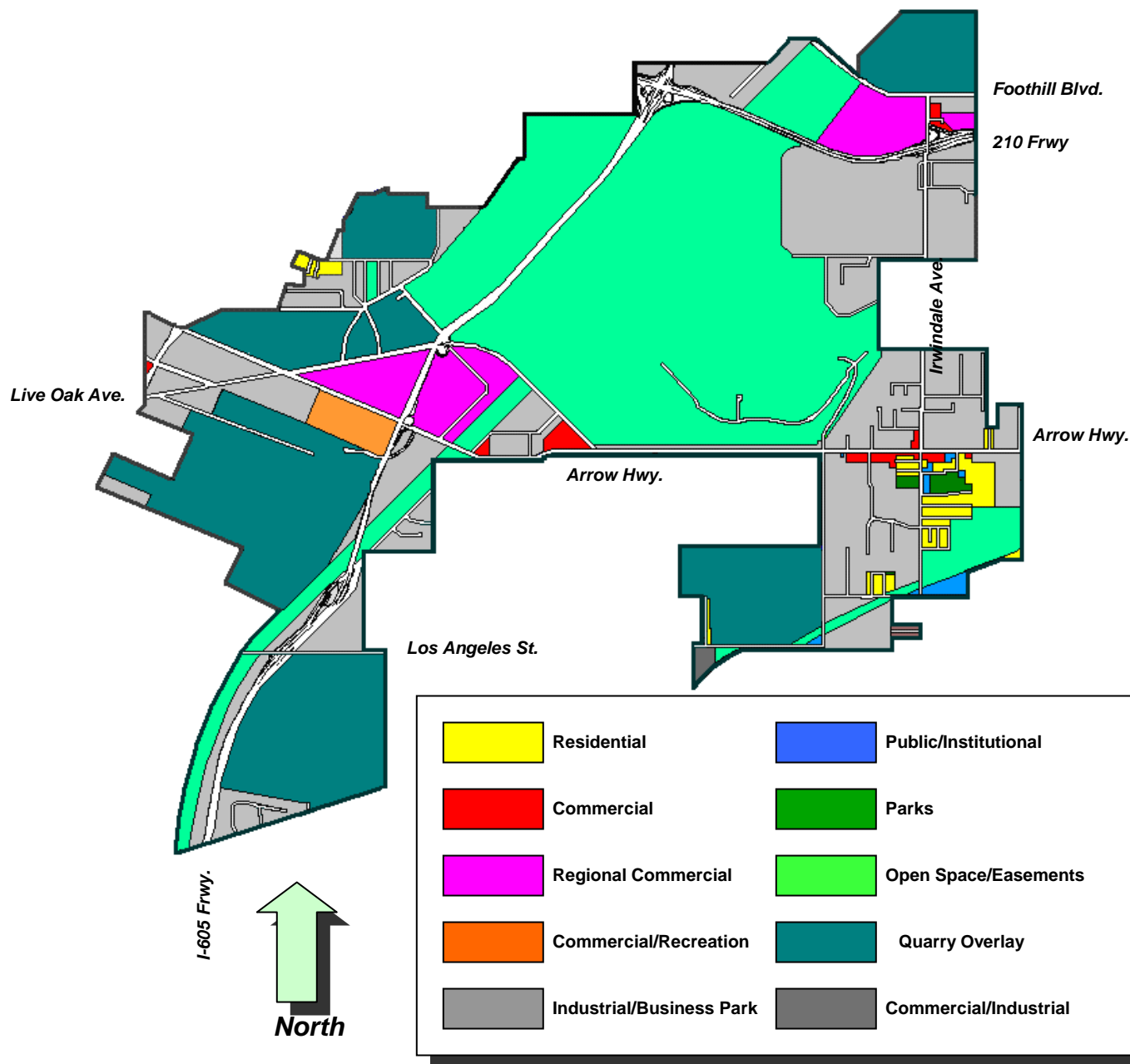
Land Use	Description of Typical Land Use and/or Development	Development Standards <sup>1</sup>	Zone District
Commercial/Recreation	Golf courses	0.5 to 1.0 <sup>2</sup>	New zone district required
Industrial/Business Park	Light industry, heavy industry, distribution	1.0 to 1.0 <sup>2</sup>	CM (Commercial Manufacturing) M-1 (Light Manufacturing) M-2 (Heavy Manufacturing)
<u>Industrial/Commercial</u>	<u>Light industry, heavy industry, distribution or commercial</u>	<u>1.0 to 1.0<sup>2</sup></u>	<u>New zone district required</u>
Quarry/Quarry Overlay	Quarries	None	Q (Quarry) X (Exclusive)
Parks	Public parks, public open space	0.5 to 1.0 <sup>2</sup>	New zone district required
Public/Institutional	Civic Center, schools	0.5 to 1.0 <sup>2</sup>	New zone district required
Open Space/Easements	Flood control and Utility easements, commercial, and industrial uses. <sup>3</sup>	None	New zone district required X (Exclusive)

1. The intensity standard for residential categories are expressed in units per acre.
2. The intensity standard for non-residential land use categories uses the floor area ratio or FAR. (The floor area ratio is the ratio of the building floor area to the site area), Parking, landscaping, and other development standards must be met.
3. Certain land uses are permitted with the approval of a Conditional use Permit.

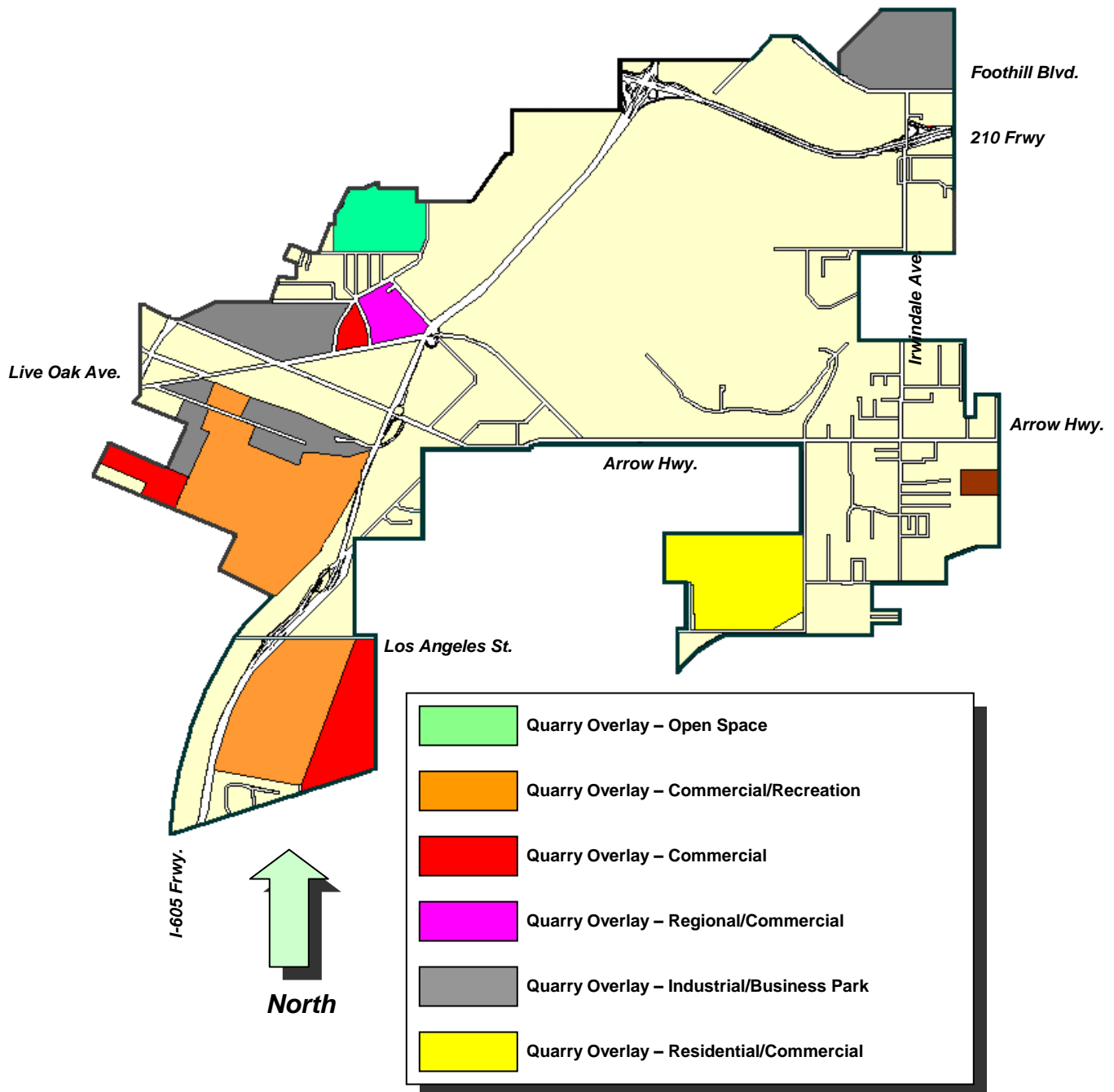
### General Plan Land Use Map

The location and distribution of the various land use categories provided under this General Plan are depicted in Exhibit 2-3. Those areas that are subject to the Quarry Overlay designations are detailed further in Exhibit 2-4. A 1984 Attorney General's opinion stated that "the California Government Code does not require a land use element diagram to be a parcel-specific map." The Attorney General went on to state, "...rather, a diagram indicating the general

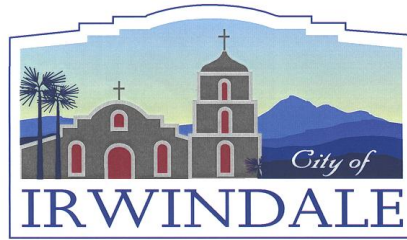
locations illustrating the policies of the General Plan is sufficient." Regardless of the level of detail, the courts have indicated that the map or diagram should be of sufficient detail to permit those individuals using the map to be able to reach a consensus regarding the land use designation for a given parcel or property. As a result, the land uses depicted in Exhibits 2-3 and 2-4 have been drawn at a parcel specific level.



**Exhibit 2-3**  
**City of Irwindale Land Use Plan – Base Land Use Designations**  
City of Irwindale General Plan



**Exhibit 2-4**  
**City of Irwindale Land Use Plan – Overlay Land Use Designations**  
City of Irwindale General Plan



**CITY OF IRWINDALE GENERAL PLAN  
Section 3  
Draft Housing Element  
July 2013**

**City of Irwindale  
5050 North Irwindale Avenue  
Irwindale, California 91706**

**Adopted by City Council on September 11, 2013**

***PLANNING PERIOD: OCTOBER 2013 – OCTOBER 2021***

# TABLE OF CONTENTS

SECTION 3.1: INTRODUCTION TO THE ELEMENT .....	5
3.1.1 PURPOSE AND AUTHORITY .....	5
3.1.2 FORMAT AND SCOPE .....	6
3.1.3 CITIZEN AND PUBLIC PARTICIPATION .....	9
3.1.4 USE OF THE HOUSING ELEMENT .....	9
SECTION 3.2: HOUSING NEEDS REPORT .....	10
3.2.1 INTRODUCTION TO THE HOUSING PROFILE REPORT .....	10
3.2.2 POPULATION, EMPLOYMENT AND HOUSING CHARACTERISTICS.....	11
3.2.2.1 Population Characteristics.....	11
3.2.2.2 Employment and Economic Trends and Characteristics .....	15
3.2.2.3 Household Growth .....	18
3.2.2.4 Overpayment and Overcrowding.....	22
3.2.2.5 Extremely Low Income (ELI) Households Housing Needs .....	27
3.2.2.6 Housing Stock Characteristics .....	28
3.2.3 SPECIAL HOUSING NEEDS.....	33
3.2.3.1 Elderly .....	33
3.2.3.2 Persons with Disabilities.....	35
3.2.3.3 Large Families/Households.....	39
3.2.3.4 Female Headed Households.....	40
3.2.3.5 Homeless & People in Need of Emergency Shelter .....	41
3.2.3.6 Farmworkers .....	43
3.2.4 PROJECTED HOUSING NEEDS .....	43
3.2.4.1 Regional Housing Needs Assessment (RHNA).....	43
SECTION 3.3 SITE INVENTORY AND ANALYSIS.....	47

3.3.1 Potential Sites for New Housing .....	47
3.3.2 Vacant Land and Underutilized Sites .....	48
3.3.3 Zoning that Would Accommodate Lower Income Households .....	51
3.3.4 Environmental Constraints .....	52
3.3.5 Adequate Infrastructure .....	52
3.3.6 ZONING FOR A VARIETY OF HOUSING TYPES .....	53
3.3.6.1 Emergency Shelters, Transitional Housing, and Supportive Housing .....	53
SECTION 3.4 CONSTRAINTS TO HOUSING DEVELOPMENT .....	54
3.4.1 Governmental Constraints: Permits and Fees .....	55
3.4.2 Governmental Constraints: Land Use Controls .....	58
3.4.3 Market Constraints .....	64
3.4.4 PUBLIC HOUSING AND THE RISK OF CONVERSION .....	66
3.4.5 OPPORTUNITIES FOR ENERGY CONSERVATION .....	66
SECTION 3.5 HOUSING ELEMENT POLICIES & PROGRAMS .....	68
3.5.1 Housing Element Policies .....	68
3.5.1.1 Housing Conservation .....	68
3.5.1.2 New Housing Development .....	68
3.5.1.3 Available Sites .....	69
3.5.1.4 Removal of Governmental Constraints .....	69
3.5.1.5 Equal Housing .....	70
SECTION 3.5.2 HOUSING PROGRAMS .....	70
3.5.3 Summary of Quantified Objectives .....	89
3.5.4 REVIEW OF THE PREVIOUS ELEMENT AND APPROPRIATENESS, EFFECTIVENESS, AND PROGRESS IN IMPLEMENTATION .....	91
Previous Housing Element Policies .....	92

Previous Housing Element Programs .....	96
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## SECTION 3.1: INTRODUCTION TO THE ELEMENT

### 3.1.1 PURPOSE AND AUTHORITY

The State Legislature requires that every county and city in California prepare and maintain a housing element to identify strategies that will be effective in conserving, rehabilitating, and promoting the development of housing to meet existing and projected needs. The Legislature and the California Department of Housing, and Community Development (HCD) have established specific guidelines concerning the preparation of housing elements. In compliance with this mandate, the City of Irwindale (City) adopted its first housing element in 1973. In 1977, the Legislature revised the housing element guidelines requiring the elements to undergo review and updating every five years. In the case of this 2014 to 2021 update, if the Housing Element is approved by HCD and the jurisdiction's legislative body by October 1, 2013, the update goes to an eight year cycle<sup>1</sup>. The intent of the State Legislature, with regard to Section 65581 of the Government Code, is to accomplish the following objectives as part of the preparation and implementation of housing elements:

- ☐ To ensure that local governments recognize their responsibility in contributing to the attainment of the State's goals for housing;
- ☐ To ensure that local governments prepare and implement housing elements, which along with corresponding Federal and State programs, will move towards the attainment of the State's housing goals;
- ☐ To assist each locality in determining what is required to enable the community to meet the existing housing need and future housing demand; and
- ☐ To ensure that local governments cooperate with other public agencies in order to address the region's housing needs.

According to Section 65583 of the Government Code, a housing element must consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing." The State requires that housing elements contain the following:

- ☐ An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs;
- ☐ A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and

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<sup>1</sup> Government Code Section 65588(e)(4) requires a jurisdiction to adopt a housing element no later than 120 days from the date the housing element is due. A 120-day extension may be granted by HCD. The 120-day deadline does not mandate the adopted housing element be submitted to HCD, reviewed by HCD, or found in compliance by HCD.



- ☐ A program that establishes an eight-year schedule of actions the community intends to implement as a means to achieve the goals and objectives of the housing element.

Within the past several decades, the State Legislature has focused increased attention on housing-related issues in California. This attention is due to the State's continued population growth, particularly in the urban areas. This significant growth has placed increased demands on the existing housing resources and has accelerated the need for new housing, especially affordable housing. While California in general and Southern California in particular are among the fastest-growing regions in the country, the cost for housing is considerably higher compared to other areas of the nation.

This Housing Element has been prepared in compliance with Section 65580 *et seq.* of the Government Code and addresses the following major issue areas:

- ☐ An identification of the City's current and projected housing needs;
- ☐ An identification of strategies that will enable the City to accommodate the identified needs;
- ☐ An identification of housing policies and programs with respect to housing; and
- ☐ An identification of specific actions the City intends to undertake to enable it to accommodate the identified needs.

The primary goal of this Housing Element is to promote the development of new housing to meet the existing and projected demand while preserving the existing residential neighborhoods in the City.

### **3.1.2 FORMAT AND SCOPE**

The California Government Code states the following, "the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies." This Housing Element contains goals and policies that both complement and support the other elements of the General Plan. The provision of new housing is also related to the policies of the Community Development (land use) Element that indicates the specific location, density, and standards for residential development. Projected housing needs can only be achieved within the framework established by both the Community Development (land use) and Housing Elements. Therefore, the two elements support each other in the common goal of achieving sound development, balanced growth, and new housing opportunities.

The Government Code (Section 65585) also requires that all housing elements prepared by local governments be submitted to HCD for review. HCD in turn, must submit comments to the City regarding the element's conformance to State law.

The State Legislature understands the importance of local housing elements in implementing statewide goals that will promote the development of decent and suitable housing for all persons. The Legislature also recognizes the importance of providing affordable housing to households with low or moderate incomes. The State's housing element requirements are based on the following concerns (Government Code Section 65581):

- ☐ Local governments should recognize their responsibilities in contributing to the attainment of the State's housing goals;
- ☐ Cities and counties should prepare and implement housing elements that are coordinated with State and Federal efforts in achieving the State's housing goals;
- ☐ Each local jurisdiction should participate in determining the necessary efforts required to attain the State's housing goals; and
- ☐ Local governments must cooperate with other agencies to address regional housing needs.

The State's housing element requirements, and the sections of this Housing Element that address those requirements, are summarized in Table 3-1.

**TABLE 3-1: STATE HOUSING ELEMENT REQUIREMENTS**

<b>Requirements</b>	<b>Government Code Section</b>	<b>Reference in Housing Element</b>
Analysis of employment trends.	65583.a	Section 3.2.2.2
Projection and quantification of existing and projected housing needs for all income groups.	65583.a	Section 3.2.4
Analysis and documentation of City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing stock condition.	65583.a	Section 3.2.2
An inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential.	65583.a	Section 3.3
Analysis of existing and potential government constraints upon the maintenance, improvement, or development of housing for all income levels.	65583.a	Section 3.4
Analysis of existing and potential non-governmental constraints upon maintenance, improvement, or development of housing for all income levels.	65583.a	Section 3.4
Analysis concerning the needs of the homeless.	65583.a	Section 3.2.3.5
Analysis of special housing needs, handicapped, elderly, large families, farm workers and female-headed households.	65583.a	Section 3.2.3
Analysis of opportunities for energy conservation with respect to residential development.	65583.a	Section 3.4.5
Publicly assisted housing developments.	65583.a	Section 3.4.4
Units at risk of conversion to market rate housing.	65583.a	Section 3.4.4
Identification of the City's goal relative to the maintenance improvement, and development of housing.	65583.a	Section 3.5
Quantified objectives and policies relative to the maintenance, improvement, and development of housing.	65583.b	Section 3.5
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	65583.c(1)	Section 3.3
Policies to assist in the development of adequate housing to meet the needs of Extremely Low- to Moderate-Income households.	65583.c(2)	Section 3.5
Policies that identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in the City.	65583.c(3)	Section 3.5
Policies to conserve and improve the condition of the existing affordable housing stock.	65583.c(4)	Section 3.5
Policies to promote equal access to housing for all groups.	65583.c(5)	Section 3.5
Policies to preserve the existing Low-Income housing stock.	65583.c(6)	Section 3.5
Description of the public participation program in the formulation of housing element goals, policies and programs.	65583.d	Section 3.1.3
Description of the Regional Housing Needs Assessment (RHNA) accomplishments during the previous planning period and the appropriateness of goals, objectives, and policies.	65583.e	Section 3.5.3
Review of the effectiveness of the past element, including the City's accomplishments during the previous planning period and the appropriateness of goals, objectives, and policies.	65583.1	Section 3.5.4

### 3.1.3 CITIZEN AND PUBLIC PARTICIPATION

In accordance with Article 10.6 of the Government Code, “the manner of assuring citizen participation in the development and adoption of the housing element” must be described in the Housing Element. The process the City followed as a means to promote citizen participation consisted of the following:

- ☐ City staff conducted a public workshop to review preliminary housing element policies and programs. This workshop was held before the Planning Commission on May 15, 2013. Notices of the workshop were mailed to every resident in the City, as well as the following organizations that provide housing services to the City: Cory’s Kitchen; Pacific Clinics; Housing Rights Center; Beyond Shelter; and Habitat for Humanity.
- ☐ The Housing Coordinator presented the next phase of the City’s housing production program to the Irwindale City Council (Council) at a public meeting.
- ☐ Public notices of the abovementioned workshop and public hearings were posted at public facilities (the Civic Center, Library, and Post Office). Public hearing notices were published in the newspaper.

Throughout the course of the Housing Element’s implementation, the general public has been kept abreast of the Element’s implementation. Copies of the draft and final Housing Element were posted on the City’s website along with the other sections of the City’s General Plan. In addition, copies of the draft Housing Element were provided to the housing service providers along with pertinent information regarding public review and comment periods.

The City will make a concerted effort to keep all service providers apprised of the housing program’s implementation following the Housing Element’s adoption. Copies of requests for proposals, programs, ordinance revisions, and other pertinent materials will be sent to the service providers as a means of keeping them abreast of housing-related issues being considered by the City.

### 3.1.4 USE OF THE HOUSING ELEMENT

Following the adoption of the updated Housing Element, periodic review and updating of the City’s General Plan may be necessary to ensure internal consistency is maintained.

## SECTION 3.2: HOUSING NEEDS REPORT

### 3.2.1 INTRODUCTION TO THE HOUSING PROFILE REPORT

The Housing Element is structured to reflect the “Housing Element Building Blocks” model development by the State Department of Housing and Community Development. Although a State-mandated document, the Housing Element is to be used as a guide for maintaining and creating housing opportunities for its existing residents and future generations.

This Section of the City’s Housing Element provides an overview of the demographic, housing, and socioeconomic characteristics of the City. The information contained in this Section indicates those trends that have occurred in the City in the years following incorporation in 1957. This Section of the Housing Element considers the following:

- **Existing Housing Needs:** an analysis of population and employment trends and documentation of projections and quantification of the City’s existing and projected housing needs for all income levels, an analysis of household characteristics, overpayment, overcrowding, and housing stock conditions.
- **Special Housing Needs:** an analysis of special housing needs associated with specific demographic and occupational groups including the elderly, disabled, female-headed households, large families, farmworkers, and homeless persons and families.
- **Projected Housing Needs:** an analysis of population and employment trends and documentation of projections and quantification of the City’s existing and projected housing needs for all income levels.

Multiple sources of data were used in order to address all aspects of State Housing Element Law. The use of multiple data sources can create inconsistencies due to methodologies of data collection, timeframe of the most current available data, and the specific purpose of the data. The primary source of data used in the compilation of demographic, housing, and socio-economic information for the City includes the American Community Survey (ACS) and 1990, 2000, and 2010 United States Census Bureau (Census). Where appropriate, the 2007-2011 American Community Survey by the U.S. Census Bureau, for 2011 demographic data is used to provide updated information on the City’s demographic and housing characteristics. Due to the small sample size, the ACS typically contains a large margin of error and the results are least accurate for detailed variables, therefore, ACS results are presented in this Housing Element only for variables that generally describe the community.

A number of additional sources were referred to and relied upon in the preparation of this Housing Element. These sources include:

- State Department of Finance (DOF) Demographic Research Unit was a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis;
- State of California Economic Development Department (EDD) was a source for labor statistics including employment and wage data;
- Southern California Association of Governments (SCAG) is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections are used in the determination of the City's Regional Housing Needs Assessment (RHNA).
- Land use and housing condition surveys were conducted by the City of Irwindale during the preparation of this Housing Element;
- Dataquick for home sales; and
- Home Mortgage Disclosure Act for lending patterns for home purchase and home improvement loans.

### 3.2.2 POPULATION, EMPLOYMENT AND HOUSING CHARACTERISTICS

**Government Code Section 65583(a) requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The following assessment includes an analysis of population and employment trends.**

#### 3.2.2.1 Population Characteristics

**Government Code Section 65583(a)(1) requires an analysis of population trends including a discussion of the following:**

- **Current population and recent trends;**
- **Description of amount and rate of population growth;**
- **Comparison of population and rates of growth to the countywide or regional total and to surrounding jurisdictions; and**
- **Population by age.**

Examination of demographic characteristics provides insight regarding the City's housing and community development needs. Factors such as population growth, age characteristics, and race/ethnicity all help to identify and determine the need for housing.

## Population Growth

Incorporated in 1957, Irwindale's history has been rooted in its rich and abundant mineral resources. There are no disadvantaged unincorporated islands located in the City. A relatively small community of approximately 9.5 square miles in size, the City's industrial history and development patterns have been primarily shaped by the local mining industry and the abundance of both active and inactive quarries throughout the community. Given the abundance of natural resources and limited size of the city, Irwindale's population has remained small in comparison to adjacent jurisdictions and Los Angeles County as a whole. Irwindale has experienced a steady population growth since 1980, as summarized in Table 3-2, with its most significant growth occurring between 1990 and 2000. According to the American Community Survey<sup>2</sup>, the City of Irwindale population was 1,525 in 2011, compared to 1,446 in 2000 (an increase of 5.5 percent since 2000).

**TABLE 3-2: HISTORIC POPULATION GROWTH (1980-2011)**

Year	Population	Change	% Change	Average Annual Growth
1980	1,030	--	--	--
1990	1,131	101	10%	1.0%
2000	1,446	315	28%	2.8%
2011	1,525	79	5%	0.5%

Sources: U.S. Census (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

Although Irwindale continues to be a relatively small community in comparison to adjacent cities, it has experienced greater population growth than adjacent cities as summarized in Table 3-3. Irwindale comprised less than 1 percent of the Los Angeles County population in 2011.

**TABLE 3-3: POPULATION TRENDS - IRWINDALE & NEIGHBORING JURISDICTIONS (1980-2011)**

Jurisdiction	1980	1990	Change 1980-1990	% Change 1980-1990	2000	Change 1990-2000	% Change 1990-2000	2011	Change 2000-2011	% Change 2000-2011
Azusa	30,782	41,333	10,551	34.3%	44,712	3,379	8.2%	46,411	1,699	3.8%
Baldwin Park	50,554	69,330	18,776	37.1%	75,837	6,507	9.4%	75,571	(266)	-0.4%
Covina	35,584	43,207	7,623	21.4%	46,837	3,630	8.4%	47,897	1,060	2.3%
Duarte	16,766	20,688	3,922	23.4%	21,486	798	3.9%	21,381	(105)	-0.5%
El Monte	79,494	106,209	26,715	33.6%	115,965	9,756	9.2%	113,821	(2,144)	-1.8%
<b>Irwindale</b>	<b>1,030</b>	<b>1,131</b>	<b>101</b>	<b>9.8%</b>	<b>1,446</b>	<b>315</b>	<b>27.9%</b>	<b>1,525</b>	<b>79</b>	<b>5.5%</b>
Monrovia	30,534	35,761	5,227	17.1%	36,929	1,168	3.3%	36,691	(238)	-0.6%
Los Angeles County	7,472,761	8,863,164	1,390,403	18.6%	9,519,338	656,174	7.4%	9,834,410	315,072	3.3%

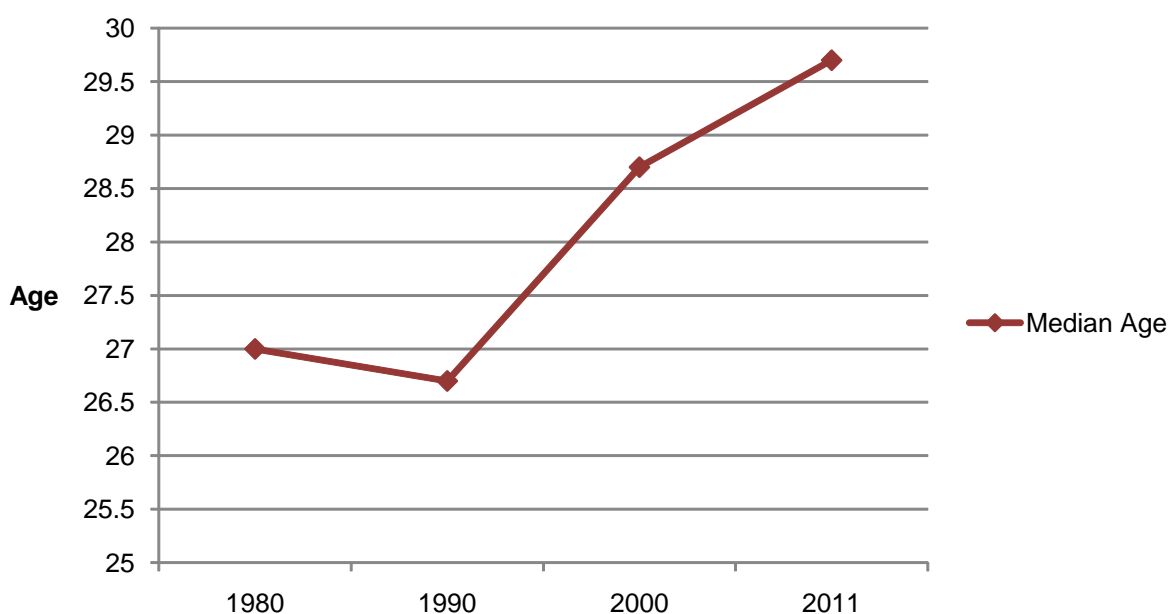
Sources: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

<sup>2</sup> The American Community Survey is conducted by the U.S. Census Bureau. ACS is an on-going survey that provides data every year to provide communities the current information to plan investments and services. Information from the survey generates data that help determine how federal and state funds are distributed annually.

## Population Age Characteristics

Although the City's population is younger overall, compared to the age of the County's population, the City residents continue to become more concentrated in the older age cohorts. According to the ACS, the median age in the City in 2011 was 29.7 years, significantly younger than the County average of 35.0 years, but continues to increase. Figure 3-1 depicts the trend of increase of age of the City's population based on the City's median age. Middle-age adults (ages 45 through 64) are currently the largest age group in the City and comprised approximately 15.2 percent of the City's population in 2011.

**FIGURE 3-1: MEDIAN AGE**



Sources: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

Although the City's median age is lower than the County's, the fastest growing segments of the City's population was the middle-age adults (55 through 64 years), which increased by 116.7 percent between 2000 and 2011 and young adults (ages 20 through 24), which increased by 88.5 percent. The aging population will increase the demand for a wider range of housing opportunities and community services.



**TABLE 3-4: AGE CHARACTERISTICS (2011)**

Age	2011	%
Under 5	154	10.1%
5 - 9	96	6.3%
10 - 14	108	7.1%
15 - 19	113	7.4%
20 - 24	181	11.9%
25 - 34	155	10.2%
35 - 44	226	14.8%
45 - 54	232	15.2%
55 - 64	117	7.7%
65+	143	9.4%
<b>Total</b>	<b>1,525</b>	<b>100.0%</b>

Source: U.S. Census Bureau 2007-2011  
American Community Survey

**TABLE 3-5: AGE CHARACTERISTICS (1980-2011)**

Age	1980	1990	Change 1980-1990	% Change 1980-1990	2000	Change 1990-2000	% Change 1990-2000	2011	Change 2000-2011	% Change 2000-2011
Under 5	116	109	(7)	-6.0%	124	15	13.8%	154	30	24.2%
5 - 9	106	90	(16)	-15.1%	147	57	63.3%	96	(51)	-34.7%
10 - 14	104	118	14	13.5%	145	27	22.9%	108	(37)	-25.5%
15 - 19	101	118	17	16.8%	116	(2)	-1.7%	113	(3)	-2.6%
20 - 24	129	96	(33)	-25.6%	96	-	0.0%	181	85	88.5%
25 - 34	166	214	48	28.9%	234	20	9.3%	155	(79)	-33.8%
35 - 44	109	143	34	31.2%	228	85	59.4%	226	(2)	-0.9%
45 - 54	95	96	1	1.1%	138	42	43.8%	232	94	68.1%
55 - 64	67	66	(1)	-1.5%	54	(12)	-18.2%	117	63	116.7%
65+	57	81	24	42.1%	117	117	144.4%	143	26	22.2%
<b>Total</b>	<b>1,050</b>	<b>1,131</b>	<b>81</b>	<b>7.7%</b>	<b>1,399</b>	<b>268</b>	<b>23.7%</b>	<b>1,525</b>	<b>126</b>	<b>9.0%</b>

Sources: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

## Race and Ethnicity

The ACS also includes an enumeration of race and ethnicity. Race refers to the racial composition of a population such as Asian or Black. As indicated in Table 3-6, there are few racial minorities living in the City. According to the ACS, in 2011 approximately 49.1 percent of the City's population was classified as White, while 1.0 percent was classified as African-American, 1.4 percent as Asian or Pacific Islander, and 4.0 percent as American Native or Alaska Native.

Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and Asians. Hispanics accounted for 92.5 percent of the City's total population.

TABLE 3-6: RACE AND ETHNICITY (1990-2011)

Race/Ethnicity	1990		2000		Change 1990-2000	% Change 1990-2000	2011		Change 2000-2011	% Change 2000-2011
	# Persons	% Persons	# Persons	% Persons			# Persons	% Persons		
White	604	53.4%	680	47.0%	76	12.6%	749	49.1%	69	10.1%
Black or African-American	26	2.3%	6	0.4%	(20)	-76.9%	15	1.0%	9	150.0%
Asian or Pacific Islander	25	2.2%	26	1.8%	1	4.0%	21	1.4%	(5)	-19.2%
American Indian or Alaska Native	0	0.0%	27	1.9%	27	2700.0%	61	4.0%	34	125.9%
Other	473	41.8%	644	44.5%	171	36.2%	662	43.4%	18	2.8%
Two or More Races	3	0.3%	63	4.4%	60	2000.0%	17	1.1%	(46)	-73.0%
<b>Total</b>	<b>1,131</b>	<b>100.0%</b>	<b>1,446</b>	<b>100.0%</b>	<b>315</b>	<b>27.9%</b>	<b>1,525</b>	<b>100.0%</b>	<b>79</b>	<b>196.6%</b>
Hispanic	943	83.4%	1,277	88.3%	334	35.4%	1,411	92.5%	134	10.5%

Sources: U.S. Census Bureau 2000; U.S. Census Bureau 2007-2011 American Community Survey

### 3.2.2.2 Employment and Economic Trends and Characteristics

**Government Code Section 65583(a)(1) requires an analysis of employment trends including a discussion of the following:**

- **Employment by industry trends;**
- **Recent and anticipated changes in employment and impacts on the housing market;**
- **Opportunities for promoting and improving jobs-housing balance;**
- **Identification of larger employers in the city and typical types of jobs and earnings; and**
- **Discussion of wage ranges of major employers and employment sectors and relative housing needs.**

According to employment data from the State of California Employment Development Department, the unemployment rate for the City as of December 2012 was 14.3 percent, compared to 10.2 percent for the County. At that time, there were 100 persons in the City actively seeking employment, out of a total labor force of 700 persons.<sup>3</sup> According to employment estimates and projections developed by SCAG, there were 13,400 jobs in the City in 2008.<sup>4</sup> The City's employment is projected to experience a decline as indicated in Table 3-7. The SCAG projections indicate that 9,414 jobs will be added in the City between 2010 and 2025. It is important to note that a majority of people who work in the City do not live in Irwindale. The City's employment base draws employees from adjacent jurisdictions in Los Angeles County as well as Riverside and San Bernardino Counties.

<sup>3</sup> California Employment Development Department. *Labor Force Data for Sub-County Areas: 2000 Benchmark*. March 7, 2013.

<sup>4</sup> Southern California Association of Governments. *Regional Transportation Plan Growth Projections, 2012 Adopted Growth Forecast*.

**TABLE 3-7: EMPLOYMENT PROJECTIONS**

Year	No. of Jobs	Change in Jobs	% Change
2008	13,400	--	--
2020	11,500	(1,900)	-14.2%
2035	12,300	800	7.0%

*Source: SCAG Growth Forecast*

Several manufacturing firms are the top employers in Irwindale, including Ready Pac Produce and Miller Coors Brewing Company.

**TABLE 3-8: TOP EMPLOYERS IN IRWINDALE**

Company	Category	# of Employees
Ready Pac Produce	Manufacturing	1,700
Charter Communications	Office	970
Décor-ative Specialties	Manufacturing	800
Miller Coors Brewing Company	Manufacturing	750
CA Community News	Office	400
<b>Total</b>		<b>4,620</b>

Total Number of Irwindale Businesses: 700  
Total Employment: 40,000

*Source: City of Irwindale (March 13, 2013)*

Although none of the mining companies are top employers (see Tables 3-8 and 3-9), Irwindale has historically been a mining city. Many of the City's larger mining properties available for residential, commercial, and industrial development will be available for redevelopment in the next 10 to 15 years. The City anticipates that these properties will attract new businesses and support job growth locally and regionally.

A resident's employment has an important impact on housing needs as it typically results in an increase of housing demand. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. The City's resident's primary employment industries are concentrated in industrial industries with approximately 19.1 percent of employment concentrated in the manufacturing industry according to the 2011 ACS.

**TABLE 3-9: IRWINDALE RESIDENT EMPLOYMENT BY INDUSTRY (2011)**

<b>Industry Type</b>	<b>No.</b>	<b>%</b>
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Mining, Quarrying, and Oil and Gas	6	1.3%
Construction	42	9.4%
Manufacturing	85	19.1%
Wholesale Trade	25	5.6%
Retail Trade	54	12.1%
Transportation, Warehousing, and Utilities	16	3.6%
Information	6	1.3%
Finance, Insurance, Real Estate	38	8.5%
Professional, Scientific, Management, Administration	10	2.2%
Educational, Health and Social Services	60	13.5%
Arts, Entertainment, Recreation, and Services	52	11.7%
Other Services	14	3.1%
Public Administration	38	8.5%
<b>Total</b>	<b>446</b>	<b>100.0%</b>

*Source: U.S. Census Bureau 2007-2011 American Community Survey*

Table 3-10 presents the average salary by industry in 2012 for Los Angeles County. According to the California Employment Development Department, the average worker salary in the Los Angeles-Long Beach-Glendale Metropolitan District was \$52,381 in 2012. Jobs in the legal and management fields had the highest wages, Food preparation and serving and farming, fishing, and forestry fields had the lowest average annual salary.

**TABLE 3-10: ANNUAL AVERAGE SALARY BY INDUSTRY (2012)**

<b>Employment Category</b>	<b>Los Angeles County<sup>1</sup></b>
Legal	\$ 130,323
Management	124,479
Architecture and Engineering	91,631
Art, Design, Entertainment, Sports, and Media	87,709
Computer and Mathematical	84,420
Healthcare Practitioners and Technical	84,066
Business and Financial Operations	74,802
Life, Physical, and Social Sciences	73,770
Education, Training, and Library	59,891
Construction and Extraction	52,784
Community and Social Services	52,735
Protective Service	52,595
Installation, Maintenance, and Repair	48,264
Sales	40,620
Office and Administrative Support	38,110
Transportation and Material Moving	33,839
Production	32,269
Healthcare Support	29,930
Personal Care and Service	27,415
Building and Grounds Cleaning and Maintenance	27,353
Farming, Fishing, and Forestry	26,132
Food Preparation and Serving	22,019

<sup>1</sup> Los Angeles-Long Beach-Glendale Metropolitan District (MD)

*Source: California Employment Development Department, Occupational Wage Survey (1st Quarter 2012)*

### 3.2.2.3 Household Growth

**Government Code Section 65583(a)(2) requires an analysis of household characteristics including a discussion of the following:**

- **Number of households by tenure;**
- **Changes in proportion of renter and owner households;**
- **Households trends relating to needed housing types;**
- **Numerical annual household growth;**
- **How the housing needs of owners and renters are being met; and**
- **Number of renters in single-family units versus multi-family units.**

The U.S. Census defines a “household” as all persons who occupy a housing unit, which may include single persons living alone, a family related through marriage or blood, and/or unrelated individuals living together. As summarized in Table 3-11, the City experienced the most significant household growth between 1990 and 2000, an annual growth of 2.6 percent. Since 2000, household growth has become stagnant with an annual growth of just 0.2 percent.

**TABLE 3-11: HOUSEHOLD GROWTH TRENDS (1990-2011)**

Year	# Households	Change	% Change	Average Annual Growth
1990	290	--	--	--
2000	365	75	25.9%	2.6%
2011	372	7	1.9%	0.2%

*Sources: U.S. Census Bureau (1990-2000); U.S. Census Bureau 2007-2011 American Community Survey*

As discussed in the Population Growth Section, the City has experienced significant growth since the 1990s due to both an increase in the average household size and new residential construction. Table 3-12 compares the trends in the average household size for Los Angeles County with those of the City since 1980. As indicated in Table 3-12, the average household size for the City is significantly higher compared to Los Angeles County as a whole. In the City, the average household size between 1980 and 2011 increased by 0.29 persons per unit.

**TABLE 3-12: HOUSEHOLD SIZE (PERSONS/UNIT)**

Year	Los Angeles County	Irwindale
1980	2.26	3.80
1990	2.40	3.90
2000	2.98	3.96
2011	3.03	4.09
Change (1980-2011)	0.77	0.29

*Source: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey*

## Housing Tenure

The distribution of owner- and renter-occupied units (or tenure) within a community’s housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, as ownership housing is much less likely to turn over than rental units. Housing cost burden is typically more prevalent amongst renters. The

ability or choice to own or rent a home is related to household income, composition, and age of the householder.

Table 3-13 summarizes housing tenure statistics for 1980 through 2011 in the City. The percentage of owner-occupied units in the City continues to increase. Approximately 68.8 percent of the residential units in the City were owner-occupied in 2011 according to the ACS.

**TABLE 3-13: HOUSING TENURE (1980-2011)**

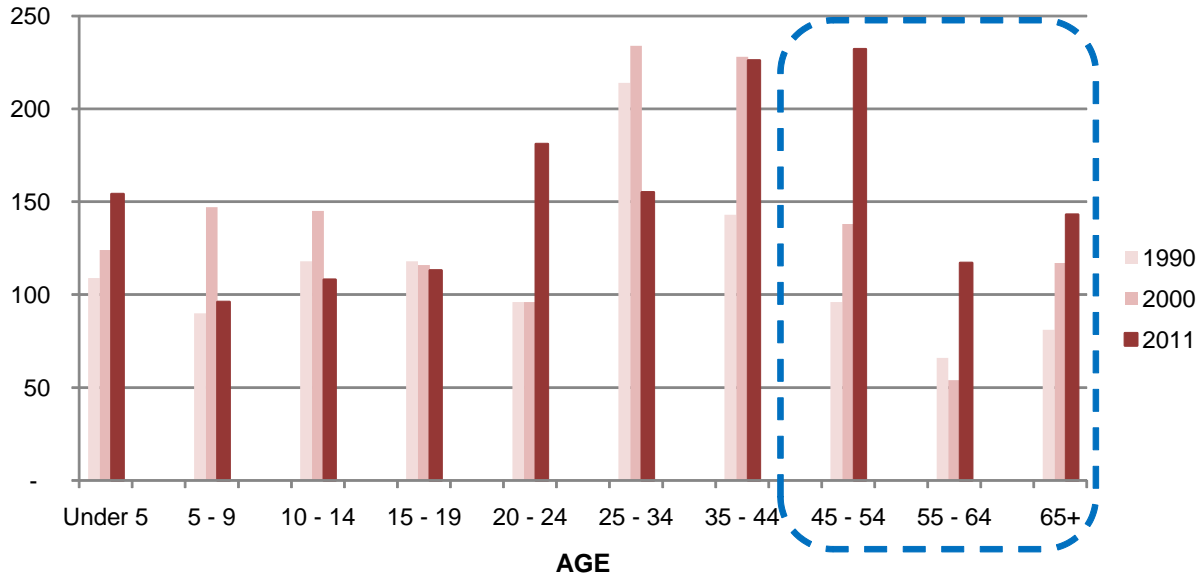
Year	Owner Occupied		Renter Occupied		Total
	# Units	% Units	# Units	% Units	
1980	140	54.9%	115	45.1%	255
1990	157	58.1%	113	41.9%	270
2000 <sup>1</sup>	231	63.3%	134	36.7%	365
2011	256	68.8%	116	31.2%	372

<sup>1</sup> 13 units were unoccupied (vacant) at the time of the 2000 census.

*Sources: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey*

The number of households and composition has changed significantly in Irwindale between 1990 and 2011. As summarized in Table 3-14, the number of households in the City continues to increase, although the City experienced greater growth between 1990 and 2001 (25.9 percent) than between 2000 and 2011 (1.9 percent). The City's household composition changed significantly, with a decline in family households with children by approximately 27.2 percent between 2000 and 2011. The changing demographics of the City is further illustrated upon review of the City's age cohorts as summarized in Figure 3-2 (see Table 3-5), as the number of persons under the age of 18 with the exception of those under the age of 5 continues to decline.

**FIGURE 3-2: CHANGE IN AGE COHORT**



Sources: U.S. Census Bureau (1990-2000); U.S. Census Bureau 2007-2011 American Community Survey

**TABLE 3-14: HOUSEHOLD TYPE**

Household by Type	1990		2000		Change 1990-2000	% Change 1990-2000	2011		Change 2000-2011	% Change 2000-2011
	# HHs	%	# HHs	%			# HHs	%		
Total Households	290	--	365	--	75	25.9%	372	--	7	1.9%
Family Households	255	87.9%	293	80.3%	38	14.9%	301	80.9%	8	2.7%
Married-With Children	118	40.7%	136	37.3%	18	15.3%	99	26.6%	-37	-27.2%
Married No Children	56	19.3%	62	17.0%	6	10.7%	81	21.8%	19	30.6%
Other Families <sup>1</sup>	81	27.9%	95	26.0%	14	17.3%	121	32.5%	26	27.4%
Non-Family Households	35	12.1%	72	19.7%	37	105.7%	71	19.1%	-1	-1.4%
Average Household Size	3.87		3.96		0.09	2.3%	4.09		0.13	3.3%
Average Family Size	3.99		4.35		0.36	9.0%	4.48		0.13	3.0%

<sup>1</sup> No spouse present

Sources: U.S. Census Bureau (1990-2000); U.S. Census Bureau 2007-2011 American Community Survey



### 3.2.2.4 Overpayment and Overcrowding

**Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.**

#### *Overpaying*

**Government Code Section 65583(a) requires an analysis and documentation of level of payment compared to ability to pay including a discussion of the following:**

- **Total households including the number of lower-income households, by tenure, paying more than 30 percent of their income for housing and the number of households who pay 50 percent or more of their gross income for housing;**
- **Where possible, identify households most significantly impacted by cost burdens (large families, seniors, etc.); and**
- **Identify potential resources and programs to address the need.**

The cost for housing has increased significantly in the past five years throughout the Southern California region. Historically, the Census and other service agencies have indicated that those households that pay in excess of 30 percent of their total income for housing are overpaying. The resulting effect of this overpayment is that these households may not have the finances required for other necessities such as food, clothing, education, medical insurance, transportation, or other basic needs.

As summarized in Table 3-15, 46 of the City's households (12.3 percent) were spending more than 30 percent of their incomes to cover housing costs in 2011 according to the ACS. Housing overpayment was most prevalent among owner-occupied households earning over \$50,000 per year.

**TABLE 3-15: HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME**

Income Range	Total HHs		0-20% of HH Income		20-29% of HH Income		30%+ of HH Income	
	#	%	#	%	#	%	#	%
<b>Owner-Occupied Units</b>								
\$0 - 19,999	15	5.9%	-	0.0%	-	0.0%	1	5.9%
\$20,000 - 34,999	27	10.5%	1	3.1%	1	2.3%	1	5.1%
\$35,000 - 49,999	34	13.3%	2	4.7%	2	5.9%	1	2.7%
\$50,000+	180	70.3%	59	32.8%	31	17.5%	36	19.9%
	<b>256</b>	<b>100.0%</b>	<b>61</b>	<b>40.6%</b>	<b>34</b>	<b>25.7%</b>	<b>39</b>	<b>33.6%</b>
<b>Renter-Occupied Units</b>								
\$0 - 19,999	23	19.8%	1	2.6%	1	5.2%	2	9.5%
\$20,000 - 34,999	24	20.7%	-	0.0%	1	2.6%	4	16.4%
\$35,000 - 49,999	17	14.7%	-	0.0%	2	11.2%	1	3.4%
\$50,000+	52	44.8%	7	12.9%	14	26.8%	-	0.0%
	<b>116</b>	<b>100.0%</b>	<b>7</b>	<b>15.5%</b>	<b>18</b>	<b>45.8%</b>	<b>7</b>	<b>29.3%</b>

Source: U.S. Census Bureau 2007-2011 American Community Survey

HUD's Fair Market Rent (FMR) as indicated in Table 3-16, shows that rents for two, three, and four-bedroom units experienced an increase followed by a decline in the mid-1990s. This trend was largely due to the economic recession the region experienced in the early 1990s.

The HUD-formulated Fair Market Rent (FMR) schedule is a guideline to maximum rents allowable for units receiving Section 8 assistance. HUD uses the Consumer Price Index and the Census Bureau housing survey data to calculate the FMRs for each SMSA.<sup>5</sup>

<sup>5</sup> United States Department of Housing and Urban Development 2000

**TABLE 3-16: HUD FAIR MARKET RENT: LOS ANGELES-LONG BEACH SMSA**

Year <sup>1</sup>	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
1980	\$ 291	\$ 343	\$ 380	\$ 420
1983	\$ 463	\$ 538	\$ 710	\$ 816
1988	\$ 588	\$ 684	\$ 876	\$ 990
1990	\$ 615	\$ 715	\$ 916	\$ 1,035
1995	\$ 695	\$ 855	\$ 1,154	\$ 1,416
1996	\$ 675	\$ 854	\$ 1,153	\$ 1,375
1997	\$ 583	\$ 737	\$ 995	\$ 1,187
1998	\$ 592	\$ 749	\$ 1,011	\$ 1,206
1999	\$ 605	\$ 766	\$ 1,033	\$ 1,233
2000	\$ 605	\$ 766	\$ 1,033	\$ 1,233
2001	\$ 618	\$ 782	\$ 1,055	\$ 1,260
2002	\$ 650	\$ 823	\$ 1,110	\$ 1,325
2003	\$ 764	\$ 967	\$ 1,305	\$ 1,558
2004	\$ 807	\$ 1,021	\$ 1,378	\$ 1,646
2005	\$ 900	\$ 1,124	\$ 1,510	\$ 1,816
2006	\$ 852	\$ 1,189	\$ 1,597	\$ 1,921
2007	\$ 1,016	\$ 1,269	\$ 1,704	\$ 2,051
2009	\$ 1,090	\$ 1,361	\$ 1,828	\$ 2,199
2010	\$ 1,137	\$ 1,420	\$ 1,907	\$ 2,295
2011	\$ 1,173	\$ 1,465	\$ 1,967	\$ 2,367
2012	\$ 1,159	\$ 1,447	\$ 1,943	\$ 2,338
2013	\$ 1,101	\$ 1,421	\$ 1,921	\$ 2,140

<sup>1</sup> By fiscal year

*Source: U.S. Department of Housing and Urban Development*

Household income is an important consideration when evaluating housing needs because a low income typically constrains people's ability to obtain adequate housing. According to the ACS, the median household income in 2011 in the City was \$65,455, 16 percent higher than the Countywide median income of \$56,266. According to the ACS, 222 persons or approximately 14.6 percent of the City's population, were living below the poverty level in 2011. Of this figure, 211 persons (95.0 percent) were under 65 years of age while 11 persons were 65 years of age or older.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Census by HUD provides detailed information on housing needs by income level for different types of households. Housing problems included in CHAS are:

- ☐ Units with physical defects (lacking complete kitchen or bathroom);
- ☐ Overcrowded conditions (housing units with more than one person per room);
- ☐ Housing cost burden, including utilities, exceeding 30% of gross income; and/or

☐ Severe housing cost burden, including utilities, exceeding 50% of gross income.

49% of the owner households had a housing cost burden of more than 50%. The overpayment data by income for the City is summarized in Table 3-17.

**TABLE 3-17: HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS**

Household by Type, Income, and Housing Problem	Renters					Owners				
	Elderly <sup>1</sup>	Small Families	Large Families	All Other	Total	Elderly <sup>1</sup>	Small Families	Large Families	All Other	Total
<b>Extremely Low Income (0-30% AMI)</b>	25	4	10	0	39	10	0	0	0	10
% With Any Housing Problem	40.0%	100.0%	100.0%	N/A	61.5%	100.0%	N/A	N/A	N/A	100.0%
% With Cost Burden > 30%	40.0%	100.0%	100.0%	N/A	61.5%	100.0%	N/A	N/A	N/A	100.0%
% With Cost Burden > 50%	40.0%	100.0%	100.0%	N/A	61.5%	0.0%	N/A	N/A	N/A	0.0%
<b>Very Low Income (31-50% AMI)</b>	4	0	30	10	44	20	0	0	0	20
With Any Housing Problem	0%	N/A	100.0%	100.0%	90.9%	0%	N/A	N/A	N/A	0%
With Cost Burden > 30%	0%	N/A	66.7%	100.0%	68.2%	0%	N/A	N/A	N/A	0%
With Cost Burden > 50%	0%	N/A	66.7%	0.0%	45.5%	0%	N/A	N/A	N/A	0%
<b>Low Income (51-80% AMI)</b>	0	20	0	4	24	10	14	4	0	28
With Any Housing Problem	N/A	0	N/A	100.0%	16.7%	0.0%	N/A	N/A	N/A	64.3%
With Cost Burden > 30%	N/A	0	N/A	100.0%	16.7%	0.0%	N/A	N/A	N/A	0.0%
With Cost Burden > 50%	N/A	0	N/A	0.0%	0.0%	10.0%	14.0%	4.0%	0.0%	28.0%
<b>Moderate &amp; Above Income (&gt;80% AMI)</b>	0	15	44	0	59	20	74	90	30	214
With Any Housing Problem	N/A	0.0%	100.0%	N/A	21.1%	0.0%	13.5%	33.3%	0.0%	18.7%
With Cost Burden > 30%	N/A	0.0%	0.0%	N/A	0.0%	0.0%	0.0%	11.1%	0.0%	4.7%
With Cost Burden > 50%	N/A	0.0%	0.0%	N/A	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total Households</b>	29	39	44	14	126	60	88	36.2	30	272
With Any Housing Problem	34.5%	10.3%	100.0%	100.0%	57.1%	16.7%	27.3%	10.6%	0.0%	25.0%
With Cost Burden > 30%	34.5%	10.3%	68.2%	100.0%	46.0%	16.7%	15.9%	0.0%	0.0%	12.5%
With Cost Burden > 50%	34.5%	10.3%	68.2%	0.0%	34.9%	0.0%	0.0%	0.0%	0.0%	0.0%

<sup>1</sup> Elderly households in CHAS are those headed by elderly persons 62 years of age or older.

<sup>2</sup> Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100.0% count due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2000

## Overcrowding

**Government Code Section 65583(a) requires an analysis and documentation of overcrowding including a discussion of the following:**

- **The number of households by tenure type that live in overcrowded and severely overcrowded units; and**
- **Identify potential resources and programs to address identified needs.**

Overcrowding may also be a contributor to the deterioration of housing units. A household is considered to be overcrowded if the number of persons residing in the unit exceeds 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceeds 1.51 persons per room.

According to the ACS, the average household size for owner-occupied units was 4.52 persons per unit and 3.13 persons per rental unit in 2011. Comparable figures for Los Angeles County were 3.18 persons per owner-occupied unit and 2.81 persons per renter-occupied unit. Table 3-18 provides a breakdown in the number of overcrowded units that were identified by the U.S. Census Bureau in 2000 and the ACS in 2011.

Of the 372 occupied housing units identified in the 2011 ACS, 35 units were identified as being overcrowded (9.4 percent of the City's total number of occupied units) and 16 units (4.3 percent of the total occupied units in the City) were identified as being severely overcrowded. Table 3-18 provides a breakdown of overcrowding according to housing tenure. In addition, the ACS estimated the City's average household size in 2011 was 4.09.

**TABLE 3-18: OVERCROWDED HOUSING UNITS (2000 & 2011)**

Category	2000			2011		
	Rental Units	Owner Units	Total	Rental Units	Owner Units	Total
Number of Overcrowded Units	11	33	44	4	31	35
Percent of Overcrowded Units	2.7%	8.2%	10.9%	3.4%	12.1%	9.4%
Number of Severely Overcrowded Units	16	11	27	4	12	16
Percentage of Severely Overcrowded Units	4.0%	2.7%	6.7%	3.4%	4.7%	4.3%
Total Number of Units	404			372		

Sources: U.S. Census Bureau (2000); U.S. Census Bureau 2007-2011 American Community Survey

## Resources and Programs

The City of Irwindale helps address overpayment and overcrowding by administering affordable homeownership and rental housing programs. Applicable City programs include the Substantial Rehabilitation Improvement Loan and Deferred Housing

Improvement Loan programs that provide financial assistance for bedroom and/or bathroom additions to alleviate overcrowding.

### 3.2.2.5 Extremely Low Income (ELI) Households Housing Needs

**Government Code Section 65583(a)(1) requires “Documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels, including extremely low income households”. Analysis should include:**

- **Estimate of the number of existing households with Extremely Low-Income;**
- **Estimate of the number of projected households with Extremely Low-Incomes; and**
- **Assessment of the kind of housing available and suitable for Extremely Low- Income households (including Supportive Housing and Single-Room Occupancy (SROs) units) and whether existing zoning permits those housing types.**

There were approximately 49 households in the City that qualified as Extremely Low-Incomes (“ELI”) in 2000 according to HUD’s Comprehensive Housing Affordability Strategy (CHAS) (refer to Table 3-17). Households in this income category had incomes of less than 30 percent of the Area Median Income (AMI). Extremely Low-Income households primarily consist of households with minimum wage earners, persons with disabilities, and elderly households on Social Security.

Extremely Low-Income households are the most often difficult to serve given the substantial subsidies required to make housing affordable to this income group. As identified in Table 3-17, 79.6 percent of the City’s Extremely Low-Income households are renters and 61.5 percent of these households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities). All owner Extremely Low-Income households faced housing problems. In addition, 71.4 percent of Extremely Low-Income households are elderly.<sup>6</sup>

As discussed in the Projected Housing Needs Section and identified in Table 3-32, the City has a projected housing need of 2 units for Extremely Low-Income households<sup>7</sup>.

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<sup>6</sup> Elderly households in CHAS are those headed by elderly persons 62 years of age or older.

<sup>7</sup> AB 2634 mandates the calculation of the subset of the Very Low-Income regional need that constitutes the jurisdiction’s need for Extremely Low-Income housing. Local agencies may calculate the projected housing need for ELI households by presuming 50% of Very Low-Income households qualify as ELI.

The City's existing affordable housing inventory includes units restricted for Extremely Low-Income households, some of which are age-restricted. Availability of affordable rental apartments is limited and prospective applicants are placed on an interest list. The prospective applicants on the interest list are then notified of vacancies and the application filing period.

Housing for Extremely Low-Income households is oftentimes provided by emergency shelters, transitional housing, or supportive housing. The City's Zoning Ordinance does not currently provide for these types of housing uses. The City intended to complete an amendment to the Zoning Ordinance to permit emergency shelters by 2014. The amendment has not yet been completed due to a lack of staff and financial resources due to a structural deficit to the City's General Fund since 2008. The City is currently processing a comprehensive update to the City's Zoning Ordinance to be completed in 2014.

There is currently a 26-unit residential development in the City that has 9 units for Extremely Low-Income senior households. The City also has 5 Extremely Low-Income housing units in other housing projects in the City.

#### 3.2.2.6 Housing Stock Characteristics

**Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.**

#### *Housing Stock Conditions and Age*

**Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.**

- **Estimate of the number of substandard units (i.e. those in need of rehabilitation (repair) and those in need of replacement (demolition)).**

This part of the Housing Needs Section is concerned with the age and condition of housing in the City. A physical condition survey of the City's housing stock was conducted by City staff in January 2013 to determine the overall condition of housing in the City. A random sample of 200 units (out of a total of 390 units) was drawn. Housing conditions were evaluated according to the following criteria:

- ☐ Minor Fix-Up, Paint - general housing improvement needed including paint and minor repairs. Typically, improvements can be and are usually completed by the property owner.
- ☐ Moderate Repairs - this category includes major repairs such as replacement of the roof. Typically, such repairs would be performed by a contractor.
- ☐ Major Repairs - In addition or in lieu of the above categories, this category of housing condition requires extensive repairs and/or renovation.
- ☐ Beyond Repair - This housing condition category applies to those structures where the cost of repair is estimated to exceed the value of the structure.

The results of the housing condition survey are shown in Table 3-19.

**TABLE 3-19: RESULTS OF HOUSING CONDITION SURVEY (2007 & 2013)**

Condition	2007		2013		Change 2007-2013	% Change 2007-2013
	#	%	#	%		
Minor Repair	15	4.0%	16	8.0%	1	6.7%
Moderate Repair	12	3.2%	6	3.0%	(6)	-50.0%
Major Repair	10	2.7%	-	0.0%	(10)	-100.0%
Beyond Repair	6	1.6%	6	3.0%	-	0.0%
<b>Total Units Sampled</b>	<b>373</b>	<b>N/A</b>	<b>200</b>	<b>N/A</b>	<b>(173)</b>	<b>-46.4%</b>

*Source: City of Irwindale*

In addition to the field investigations, the Census data is another source that may be referred to in interpolating housing conditions in the City. The most widely referenced variable is “age of housing unit.” The age of housing stock is commonly used by state and federal housing programs as a factor to estimate rehabilitation needs. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. However, this is not always the case, since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City.

Table 3-20 depicts the 2011 ACS data indicating the age of the housing units within the City. The table shows that just over 11.9 percent of the housing units identified in the 2011 ACS were constructed prior to 1939.



**TABLE 3-20: AGE OF HOUSING STOCK (2011)**

<b>Year Unit Constructed</b>	<b># Units<sup>1</sup></b>	<b>% Units</b>
2005 or Later	32	8.3%
2000 - 2004	13	3.4%
1990 - 1999	39	10.1%
1980 - 1989	56	14.5%
1970 - 1979	15	3.9%
1960 - 1969	68	17.6%
1950 - 1959	54	14.0%
1940 - 1949	63	16.3%
1939 or Earlier	46	11.9%
<b>Total</b>	<b>386</b>	<b>100.0%</b>

<sup>1</sup> As summarized in Table 3-21, DOF estimates 418 residential units as of 2012. The ACS data is an approximate.

*Source: U.S. Census Bureau 2007-2011 American Community Survey*

Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are approaching fifty years in age. As indicated in Table 3-20, a total of 163 units were constructed prior to 1960 according to the most recent ACS data. This represents 42.2 percent of the total housing units in the City.

There are a number of other Census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of bootleg units constructed illegally or legal second units. According to the 2011 ACS, 24 units (6.5 percent of the City's total) did not use any form of heating fuel. The data also indicated that 3 units (0.8 percent) lacked any plumbing facilities and 3 units (0.8 percent) were identified as lacking any kitchen facilities.

## Housing Stock

**Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. Analysis should include:**

- **Housing costs and affordability;**
- **Housing construction prices and trends;**
- **Housing units by type; and**
- **Vacancy rates.**

Single family residences are the dominant housing type in the City. According to the California Department of Finance, the City had a housing inventory of 418 units as of January 1, 2012 of which 92.6 percent (387 units) of the City's housing inventory was single family housing. Of this total, 371 units or 95.8 percent were occupied units. Table 3-21 summarizes the 2009 and 2012 DOF housing estimates for the City.

**TABLE 3-21: HOUSING CHARACTERISTICS (2009 & 2012)**

Unit Type	2009		2012		Change 2009-2012	% Change 2009-2012
	#	%	#	%		
1-Unit Detached	370	85.8%	387	92.6%	17	4.6%
1-Unit Attached	16	3.7%	10	2.4%	(6)	-37.5%
2-4 Units	13	3.0%	4	1.0%	(9)	-69.2%
5 Units+	24	5.6%	11	2.6%	(13)	-54.2%
Mobile Homes	8	1.9%	6	1.4%	(2)	-25.0%
<b>Total</b>	<b>431</b>	<b>100.0%</b>	<b>418</b>	<b>100.0%</b>	<b>(13)</b>	<b>-181.3%</b>

*Source: California Department of Finance E-5 County/State Population and Housing Estimates*

## Home Values & Rents

The median home value and gross rent continues to increase since 1990 according to the U.S. Census Bureau and the ACS. As summarized in Table 3-22, both the median home value and gross rent significantly increased between 2000 and 2011, by approximately 117.2 and 108.3 percent respectively.

**TABLE 3-22: MEDIAN HOME VALUES AND RENT (1990-2011)**

	1990	2000	Change 1990-2000	% Change 1990-2000	2011	Change 2000-2011	% Change 2000-2011
Median Home Value	\$ 149,038	\$ 176,038	\$ 27,000	18.1%	\$ 382,300	\$ 206,262	117.2%
Median Gross Rent	\$ 507	\$ 539	\$ 32	6.3%	\$ 1,123	\$ 584	108.3%

*Sources: U.S. Census Bureau (1990-2000), U.S. Census Bureau 2007-2011 American Community Survey*

## Home Sales Prices

Currently, approximately 59 acres are designated and used for residential uses. Table 3-23 provides a comparison of median prices for single family residences since December 2009.

**TABLE 3-23: IRWINDALE SINGLE FAMILY MEDIAN HOME PRICES (2009-2012)**

Area <sup>1</sup>	December 2009	December 2010	Change 2009-2010	% Change 2009-2010	December 2011	Change 2010-2011	% Change 2010-2011	December 2012	Change 2011-2012	% Change 2011-2012
Irwindale <sup>2</sup>	\$ 263,000	\$ 275,000	\$ 12,000	4.6%	\$ 269,500	\$ (5,500)	-2.0%	\$ 269,500	\$ -	0.0%
91010	\$ 285,000	\$ 292,000	\$ 7,000	2.5%	\$ 312,000	\$ 20,000	6.8%	\$ 275,000	\$ (37,000)	-11.9%
91706	\$ 241,000	\$ 258,000	\$ 17,000	7.1%	\$ 227,000	\$ (31,000)	-12.0%	\$ 264,000	\$ 37,000	16.3%
Countywide	\$ 340,000	\$ 336,000	\$ (4,000)	-1.2%	\$ 310,000	\$ (26,000)	-7.7%	\$ 365,000	\$ 55,000	17.7%

<sup>1</sup> Median home prices for the City of Irwindale are not available. Zip codes 91010 (Duarte) and 91706 (Baldwin Park) include portions of Irwindale.

<sup>2</sup> Irwindale is the median price of the 91010 and 91706 zip codes.

Source: DataQuick (2009-2012)

## Vacancy Rates

Vacancy rates vary by tenure and often influence the cost of housing. As summarized in Table 3-24, the City's vacancy rate has remained consistently at approximately 4 percent which can be an indicator of a balance between housing supply and demand in the City.

**TABLE 3-24: OCCUPANCY STATUS OF HOUSING UNITS**

	1990		2000		2010	
	#	%	#	%	#	%
Occupied Units	290	96.0%	365	96.6%	374	95.9%
Vacant Units	12	4.0%	13	3.4%	16	4.1%
For Rent	6	2.0%	3	0.8%	3	0.8%
Rented or Sold, Not Occupied	3	1.0%	1	0.3%	1	0.3%
For Sale Only	1	0.3%	1	0.3%	2	0.5%
For Seasonal, Recreational, or Occasional Use	0	0.0%	1	0.3%	0	0.0%
For Migratory Workers	0	0.0%	0	0.0%	0	0.0%
Other Vacant	2	0.7%	7	1.9%	10	2.6%
<b>Total Housing Units</b>	<b>302</b>	<b>100.0%</b>	<b>378</b>	<b>100.0%</b>	<b>390</b>	<b>100.0%</b>

Sources: U.S. Census Bureau (1990-2010)

## Housing Construction

Since 2008, the City issued two residential building permits for a total of 11 residential units.

### 3.2.3 SPECIAL HOUSING NEEDS

**Government Code Section 65583(a)(7) requires an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. An analysis of each special needs group should include the following:**

- **Number of persons or households in the special housing needs group, including tenure, where possible;**
- **Quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs; and**
- **Identification of potential program or policy options and resources to address the need.**

Special housing needs groups are those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter. Pursuant to the Housing Element Legislation, a housing element must include an analysis of special housing needs for groups such as handicapped, elderly, large families, farm workers, and families with female heads of households need to be considered.

#### 3.2.3.1 Elderly

**An analysis of elderly persons should include the following:**

- **Number of elderly households by tenure;**
- **Number of seniors living at or under the poverty level;**
- **Listing of available resources and services addressing senior housing needs; and**
- **Identification of potential housing problems faced by the elderly and assessment of unmet needs.**

The population over 65 years of age is considered elderly and presents four main concerns:

- *Income:* people over 65 are usually retired and living on a fixed income and

experience difficulty in maintaining adequate living arrangements due to increasing rental payments.

- ☐ *Health care*: due to higher rates of illness, health care is important.
- ☐ *Transportation*: many seniors use public transit.
- ☐ *Housing*: many seniors live alone and many rent.

According to the 2000 U.S. Census, of the 404 units occupied, 106 units had a householder 65 years of age or older as summarized in Table 3-25. As indicated previously, the elderly are among the fastest growing population group in the City. Trends toward an aging population indicate that there is likely to be a greater need and/or demand for housing units suitable for the elderly in the near-term.

**TABLE 3-25: HOUSEHOLDERS BY TENURE BY AGE**

Householder Age	Owners	Renters	Total
65 - 74 Years	43	9	52
75+ Years	32	22	54
<b>Total</b>	<b>75</b>	<b>31</b>	<b>106</b>

Note: 2000 data is the most current City-specific data available.

*Source: U.S. Bureau of the Census 2000*

Affordable housing for elderly persons includes housing that is wheelchair accessible, energy efficient, equipped with elevators and a number of safety and accessibility features such as door handles, emergency pull cords, rails in bathrooms, walk-in tubs with no-slip coating, and colors to heighten vision. Table 3-26 summarizes the City's population that is below the poverty level in 2011 according to the ACS. Persons at or below the poverty level are primarily between 18 to 64 years old (123 persons). Less than one percent (0.07 percent) of total population that is considered elderly is below the poverty level. As summarized in Table 3-17, 20 elderly households reported having a housing problem in 2000 according to CHAS data<sup>8</sup>. These elderly households are reported to have extremely low incomes.

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<sup>8</sup> Elderly households in CHAS are those headed by elderly persons 62 years of age or older.

**TABLE 3-26: POPULATION BELOW POVERTY LEVEL (2011)**

<b>Age</b>	<b>Total Population</b>	<b>Total Below Poverty Level</b>	<b>% Below Poverty Level</b>
Under 18 Years	428	88	20.6%
18 to 64 Years	954	123	12.9%
65 Years and Over	143	11	7.7%
<b>Total</b>	<b>1,525</b>	<b>222</b>	<b>14.6%</b>

*Source: U.S. Census Bureau 2007-2011 American Community Survey*

### **Programs and Resources for Elderly Population**

There is currently a 26–unit residential development in the City that has restricted rents affordable to Extremely Low-, Very Low-, Low- and Moderate-Income senior households.

As discussed in Section 3.5.2 Housing Programs, the City intends to amend some of the housing programs (Programs Nos. 1 through 7) to provide financial assistance for the rehabilitation of units to accommodate the growing senior population.

#### **3.2.3.2 Persons with Disabilities (Including Developmental Disabilities)**

**An analysis of persons with disabilities should include the following:**

- **Discussion of resources, including existing housing and services for persons with disabilities;**
- **Housing types which can accommodate persons with disabilities and discuss zoning and capacity available to facilitate these housing types; and**

The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Physical disabilities can hinder access to conventional housing units. Mental and developmental disabilities can affect a person’s ability to keep their housing. Moreover, physical and mental disabilities can prevent persons from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing needs. Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments, and social, education, and medical support to address developmental and mental impairments.

The Census defines sensory and physical disabilities as “long-lasting conditions.” Mental, self-care, go-outside-home and employment disabilities are defined as conditions lasting six months or more that makes it difficult to perform certain activities. A more detailed description of each disability is provided below:

- Sensory disability: Refers to blindness, deafness or severe vision or hearing impairment.
- Physical disability: Refers to a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Mental disability: Refers to a mental condition lasting more than six months that impairs learning, remembering, or concentrating.
- Self-care disability: Refers to a condition that restricts the ability to dress, bathe, or get around inside the home.
- Go-outside-home: Refers to a condition that restricts the ability to go outside the home alone to shop or visit a doctor’s office.
- Employment disability: Refers to a condition that restricts the ability to work at a job or business.

A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This term includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

The San Gabriel/Pomona Regional Center is the center for the developmentally disabled that serves Irwindale. According to Center staff, a total of 178 clients from the 91706 zip code were served by the Center last year. The 91706 zip code encompasses most of Irwindale and all of Baldwin Park. If the 178 clients are divided between the two cities as a proportion of their total populations, an estimated four Irwindale residents were served by the Center.

Table 3-27 summarizes the number and proportion of City residents with a physical or mental disability in 2000<sup>9</sup>. According to the U.S. Census, approximately 17.5 percent (230 persons) of the City’s population in 2000 that was 5 years or older reported to have a physical and/or mental disability with 10.2 percent of the disabled population between the ages of 16 and 64 years. Of those reported to have a disability, 54 persons between the ages of 21 and 64 were employed.

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<sup>9</sup> Disability status was not recorded in the U.S. Census for children younger than five years of age.

**TABLE 3-27: DISABLED PERSONS BY AGE (2000)**

Age Group	# Persons	% of Total Population
5 - 15 years	13	1.0%
16 - 64 years	134	10.2%
65 years +	83	6.3%
<b>Total with a Disability</b>	<b>230</b>	<b>17.5%</b>
Total Population 5 years+	1,312	--

Note: Includes physical and/or mental disability; 2000 data is the most current City-specific data available.

*Source: U.S. Census Bureau (2000)*

The disabilities affecting City residents are summarized in Table 3-28. Although 230 persons in the City are recorded to have a disability, some residents are affected by more than one disability. There were 545 disabilities tallied in 2000 by the U.S. Census with more disabilities recorded for residents between the ages of 5 and 64. Of the total disabilities recorded, physical disabilities was the highest disability recorded with 129 persons or 23.7 percent of the total disabilities recorded.

**TABLE 3-28: DISABILITY TYPES (2000)**

Disability Type	#	%
<b>Disabilities for Ages 5-64</b>	<b>321</b>	<b>58.9%</b>
Sensory Disability	52	16.2%
Physical Disability	65	20.2%
Mental Disability	42	13.1%
Self-Care Disability	30	9.3%
Go-Outside-Home Disability	50	15.6%
Employment Disability	82	25.5%
<b>Disabilities for Ages 65+</b>	<b>224</b>	<b>41.1%</b>
Sensory Disability	0	0.0%
Physical Disability	64	28.6%
Mental Disability	50	22.3%
Self-Care Disability	52	23.2%
Go-Outside-Home Disability	58	25.9%
<b>Total Disabilities<sup>1</sup></b>	<b>545</b>	<b>100.0%</b>

<sup>1</sup> Total disabilities tallied. Persons may have more than one disability.

Note: 2000 data is the most current City-specific data available.

*Source: U.S. Bureau of the Census (2000)*



## *Housing Needs of Persons with Disabilities*

Disabled persons have special needs when it comes to housing. Often, these households are occupied by elderly persons as discussed previously. Door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may be thousands of dollars and may be beyond the reach of lower income households. The lack of such housing is even more pronounced when it comes to market-rate rental units. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. Senior housing (both owner and rental) generally has many of the features outlined above. The real constraints are associated with the housing for families and working-aged adults.

Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. “Barrier free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group.

The City complies with all ADA and Title 24 requirements. These requirements permit the City to make exceptions to the existing zoning requirements for households containing a disabled individual. All of the City’s housing rehabilitation programs have as a first priority the provision of facilities for handicapped access.

The definition of “family” in the Zoning Ordinance is as follows: “Persons, related by blood, marriage or adoption, living together as a single housekeeping unit in an apartment or dwelling unit. Family also includes a group of persons, including roomers unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a single dwelling unit.” This definition is in compliance with State law.

## *Programs for Disabled Population*

The City has a multiple-family affordable senior housing project (Las Casitas). The second and final phase of this project (10 units) was recently completed. All of these units are equipped for handicap access (e.g., wide doors; step-in showers, ability to install grab bars in the bathrooms; and ability to convert the kitchen for wheelchair access). The City has also recently adopted a Reasonable Accommodation ordinance. In addition, the City’s housing rehabilitation loan and grant programs can be used to make reasonable accommodation improvements.

As discussed in Section 3.5.2 Housing Programs, the City intends to amend some of the housing programs (Programs Nos. 1 through 7) to provide financial assistance in the rehabilitation of units to accommodate the growing senior population.

### 3.2.3.3 Large Families/Households

**An analysis of large families/households should include the following:**

- **Number of large families/households with lower-incomes;**
- **Number of large families/households by tenure;**
- **Housing stock by number of bedrooms; and**
- **Analysis of the impacts on large families/household families where the housing market does not meet the needs.**

According to HCD and HUD's definition, the term "large family" refers to a family containing five or more persons. Large households have special housing needs due to income and the lack of available, affordable, and adequately sized housing. To save for necessities such as food, clothing, and medical care, low and moderate income large households tend to reside in smaller units, often resulting in overcrowding.

According to the U.S. Census Bureau, large families/households accounted for approximately 34 percent of the City's households in 1980, 35 percent (92 households) in 1990, and 37 percent (136 households) in 2000. Table 3-29 summarizes the number of large families/households in the City by tenure in 2011 according the ACS. In 2011, there were 136 large families/households in the City or 36.5 percent of total households. Furthermore, 113 of the 136 large-family households (83.1 percent) reside in owner-occupied units. The City's housing production program gives priority to current City residents as a measure directly tailored to address the issue of existing overcrowding.

**TABLE 3-29: HOUSEHOLD SIZE BY TENURE (2011)**

Tenure	1-4 Persons		5+ Persons		Total	
	#	%	#	%	#	%
Owner	143	60.6%	113	83.1%	256	68.8%
Renter	93	39.4%	23	16.9%	116	31.2%
Total	236	100.0%	136	100.0%	372	100.0%

*Source: U.S. Census Bureau 2007-2011 American Community Survey*

The City's housing stock by tenure and number of bedrooms as recorded by the ACS in 2011 is summarized in Table 3-30. Just over 70 percent of the City's housing stock has three or more bedrooms, units which are more suitable for large-family households. Three or more bedroom units are concentrated in the owner-occupied housing stock (223 units or 87 percent).

**TABLE 3-30: HOUSING TENURE BY BEDROOMS (2011)**

	Owner-Occupied Unit		Renter-Occupied Unit		Total	
	#	%	#	%	#	%
Studio/No Bedroom	4	1.6%	2	1.7%	6	1.6%
1-Bedroom	10	3.9%	32	27.6%	42	11.3%
2-Bedrooms	19	7.4%	39	33.6%	58	15.6%
3-Bedrooms	137	53.5%	30	25.9%	167	44.9%
4-Bedrooms	81	31.6%	13	11.2%	94	25.3%
5 or More Bedrooms	5	2.0%	0	0.0%	5	1.3%
<b>Total</b>	<b>256</b>	<b>100.0%</b>	<b>116</b>	<b>100.0%</b>	<b>372</b>	<b>100.0%</b>

Source: U.S. Census Bureau 2007-2011 American Community Survey

### Resources and Programs

Housing assistance needs for large families/households include the City-administered Substantial Rehabilitation Improvement Loan and Deferred Housing Improvement Loan programs that provide financial assistance for bedroom and/or bathroom additions to alleviate overcrowding and the provision of adequately sized and affordable housing. Section 8 rental assistance is also available through the Los Angeles County Housing Authority to income-qualified large families/households, particularly those living in overcrowded conditions.

There are 99 units for Very Low-, Low-, and Moderate-Income households with 3 or 4 bedrooms, of which 61 units are 3 bedroom homes and 38 units are four bedroom homes.

#### 3.2.3.4 Female Headed Households

**An analysis of female headed households should include the following:**

- **Number of female-headed households;**
- **Number of female-headed households with incomes below the poverty level;**
- **Households with and without children 18 years and younger; and**

Single-parent households are likely to have special needs for housing near day care and recreation facilities and need access to public transportation. Low income female heads of households with children experience an additional burden when combined with limited transportation resources. Low-income workers, especially female heads of households with children, have unique travel patterns that may prevent them from obtaining work far from home.

Female headed households generally refer to those households with a female that is a single-parent. The number of families in the City with female heads-of-households in the City increased from 44 households (17% of the total number of households in the City) in 1980 to 70 households (19.2% of the total households) in 2000 and 104 in 2011 according to the ACS. In addition, 59 households or 56.7 percent of the female heads-of-households in 2011 had children under 18 years old. More significantly, the same Census figures for 2000 indicate that 6 of the female headed households had incomes that were below the poverty level. More current detailed poverty data was not available at the time this analysis was written. The City's housing production programs give priority to current City residents as a measure directly tailored to address assistance for existing female headed households.

### 3.2.3.5 Homeless & People in Need of Emergency Shelter

**An analysis of homeless and people in need of emergency shelter should include the following:**

- **Estimate/count of the daily average number of persons lacking shelter;**
- **Number of the mentally ill, developmentally disabled, substance abusers, survivors of domestic violence, and other categories of homeless considered significant by the jurisdiction; and**
- **Inventory of the resources available including shelters, transitional housing and supportive housing units. The analysis should include the number, approximate location, and type of existing shelter beds, hotel/motel vouchers, and units of transitional housing available.**

There are two categories of need that should be considered in discussing those persons in need of emergency shelter; those requiring transient housing and those persons or families that are in need of short-term housing. Transient housing provides shelter usually on a nightly basis. Short-term housing usually includes a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment.

In 2008, the San Gabriel Valley Council of Governments (SGVCOG) completed a Regional Homeless Services Strategy (Homeless Strategy). The Strategy identifies the existing services for the homeless in the San Gabriel Valley, an assessment of the unmet needs of homeless residents, and the development of an integrated plan that addresses those unmet needs. The Homeless Strategy reports approximately 20 homeless persons in Irwindale<sup>10</sup>.

According to service providers in the San Gabriel Valley:

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<sup>10</sup> At the time the Homeless Strategy was completed.

- ☐ 61 percent of the San Gabriel Valley's homeless population are men and 39 percent are women;
- ☐ Families with children constitute 36 percent of the homeless population;
- ☐ More than one-third of the adults reported suffering from physical and/or mental disabilities;
- ☐ Nearly 8 percent of the homeless adults are veterans; and
- ☐ One third of single adults are "chronically homeless", meaning that they are disabled and have been homeless for more than one year or have experienced repeated stays in the streets, emergency shelters, or other temporary settings four or more times in the past three years.

The Homeless Strategy identified the following five year goals for the geographic area that included the City (Cluster Group 1):

- ☐ *Permanent Supportive Housing:* 47 units of permanent supportive housing developed in small projects, and 100 scattered-site rent-subsidized units leased in the private market.
- ☐ *Transitional Housing:* 40-60 beds for singles, scattered-site master leased short-term housing for 125 families.
- ☐ *Emergency Shelter:* 60-90 emergency shelter beds for singles.

Implementation of these goals will be led by a Valley-wide council made up of community and faith-based organizations and local government representatives which will centrally organize and coordinate the homeless service delivery system. The City participates in this council. In addition, the following public and private partners expressed commitments to providing financial and technical support to implement the goals: United Way of Greater Los Angeles; Corporation for Supportive Housing; Shelter Partnership, Inc.; San Gabriel Valley Consortium on Homelessness; Los Angeles Homeless Services Authority; the County of Los Angeles Board of Supervisors; County of Los Angeles Chief Executive Office, and the Los Angeles County Community Development Commission.

There are currently two homeless service providers located in the City. Cory's Kitchen provides food distribution and homeless prevention services such as classes in household budgeting, job interview training, job skills training, and counseling. The HOPE TAY (Transitional Age Youth) center at Pacific Clinics offers services to youth ages 16-25 that are homeless or at risk of becoming homeless.

The City Zoning Ordinance currently does not provide for emergency shelters, transitional housing, or supportive housing. The City intended to complete an amendment to the Zoning Ordinance to permit emergency shelters by 2012. An amendment was not completed due to a lack of staffing and financial resources due to a structural deficit to the City's General Fund since 2008. However, the City is currently

processing a comprehensive update to the City's Zoning Ordinance to be completed in 2014. As a part of the comprehensive update, a land use matrix will be added to permit emergency shelters as a permitted use without a conditional use or other discretionary permit.

### 3.2.3.6 Farmworkers

Because of the extensive amount of agricultural activity in the State, the Housing Element law requires the consideration of farm worker housing needs. As indicated in the preceding section, the City's population experienced a significant decline between the 1960 and 1970 Census. The City's population declined by 734 persons (a 48% decline) during this period. This decrease was due to the closing of a farm labor camp.<sup>11</sup>

According to the ACS, there were no City residents that were employed in the "Farming, Forestry, and Fishing" occupations (see Table 3-8). As such, the City has no need for farmworker housing and the affordable housing needs of those who held the "Farming, Forestry, and Fishing" occupations would be accommodated under the City's various affordable housing programs.

## 3.2.4 PROJECTED HOUSING NEEDS

### 3.2.4.1 Regional Housing Needs Assessment (RHNA)

**The Housing Element shall contain a quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 (Government Code Section 65583(a)(1)).**

State law requires that a community provide an adequate number of sites to allow for and facilitate the production of the City's regional share of housing for all income levels. HCD assigns a numeric regional housing goal to the Southern California Association of Governments for the Southern California region which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties pursuant to Section 65584 of the Government Code. SCAG allocates the housing goal in individual city and county jurisdictions in the region. The SCAG allocations were derived from population, housing, and employment projections. The housing needs are categorized according to household income groups. The incomes are based upon percentages of the area median household income for the larger Los Angeles County region. The categories include the following:

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<sup>11</sup> City of Irwindale. *City of Irwindale Housing Element*. 1986.

- ☐ *Extremely Low-Income* households refer to those households with incomes 30% or less of the median household income, adjusted for family size, for Los Angeles County;
- ☐ *Very Low-Income* households refer to those households with incomes of 50% or less of the median household income, adjusted for family size, for Los Angeles County;
- ☐ *Low-Income households* earn over 50% and up to 80% of the Los Angeles County median, adjusted for family size;
- ☐ *Moderate-Income* households have annual incomes ranging from 80% to up to 120% of the Los Angeles County median adjusted for family size; and,
- ☐ *Above-Moderate Income* households with incomes greater than 120% of the Los Angeles County median income, adjusted for family size.

The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period. Under State law adequate sites are those with appropriate zoning and development standards, with services and facilities needed to facilitate and encourage the development of a variety of housing types for all income types. The analysis included in this section begins with a discussion of the City's current (2008-2014) and future planning period (2014-2021) RHNA, followed by a discussion of the City's strategies to accommodate the RHNA goals.

### ***RHNA for 2008-2014 Planning Period***

The current RHNA period uses January 1, 2006 as the baseline for growth projections for the 2008-2014 period as adopted by SCAG on July 12, 2007. SCAG's 2008-2014 RHNA planning period estimated the future housing construction need for the City during this period at 67 residential units. Between January 2006 and May 2012, 46 housing units have been constructed in Irwindale of which 39 units have affordability restrictions.<sup>12</sup> Table 3-31 summarizes the City's RHNA for the period and progress in achieving these goals. Units provided to date include:

- ☐ 29 units constructed in the Mountain-Meridian Planning Area of which 22 units are restricted to affordable incomes;
- ☐ 9 units constructed with the Las Casitas Phase II project, all the units are age and income-restricted; and
- ☐ 8 net new units constructed by Mayans Development (16 units total). Construction of these units will begin in 2013.

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<sup>12</sup> Most of these units are in the Mountain-Meridian Planning Area.



**TABLE 3-31: REGIONAL HOUSING NEEDS ALLOCATION (2008-2014)**

<b>Income Category</b>	<b># Units Required</b>	<b># Units Provided to Date</b>	<b>Remaining Units to be Provided<sup>1</sup></b>
Extremely Low <sup>2</sup>	8	8	0
Very Low	8	7	1
Low	11	14	0
Moderate	11	10	1
Above Moderate	29	7	22
<b>Total</b>	<b>67</b>	<b>46</b>	<b>24</b>

<sup>1</sup> Although 11 Low-Income units were required for the City's RHNA during the period, 14 Low-Income units were actually produced, an excess of 3 Low-Income units which will carryover to the following RHNA period.

<sup>2</sup> AB 2634 mandates the calculation of the subset of the Very Low Income regional need that constitutes the jurisdiction's need for Extremely Low Income (ELI) housing. Local agencies may calculate the projected housing need for ELI households by presuming 50% of Very Low Income households qualify as ELI.

*Source: Southern California Association of Governments, 2007*

The remaining units will be provided through upcoming City housing projects as described in Section 3.3 (Site and Inventory Analysis).

### ***RHNA for 2013-2021 Planning Period***

The future regional allocation for the 2013-2021 planning period was adopted for the SCAG region on October 4, 2012 and further approved by HCD on November 26, 2012. SCAG's 2013-2021 RHNA estimated the seven-year future housing construction need for the City at 15 units (refer to Table 3-32, where the housing needs for the selected income groups are shown). The RHNA allocation calls for these 15 units to be constructed between October 15, 2013 and October 1, 2021. Of the 15 housing units to be constructed to accommodate the City's projected future need, 2 units should be allocated to Extremely Low-Income households, 2 units should be allocated to Very Low-Income households, 2 units should be provided for Low-Income households, 2 units should be provided for Moderate-Income households, and 7 units should be provided for households with Above Moderate-Incomes.



**TABLE 3-32: PROJECTED HOUSING NEEDS**

<b>Income Category</b>	<b># Units Required for 2014-2021 Planning Period</b>	<b># Units Provided to Date<sup>1</sup></b>	<b>Remaining Units to be Provided</b>
Extremely Low <sup>2</sup>	2	0	2
Very Low	2	0	2
Low	2	3	0
Moderate	2	0	2
Above Moderate	7	0	7
<b>Total</b>	<b>15</b>	<b>3</b>	<b>13</b>

<sup>1</sup> Units provided are extra units produced in the prior RHNA period that may be used to fulfill a future RHNA period requirement.

<sup>2</sup> AB 2634 mandates the calculation of the subset of the Very Low Income regional need that constitutes the jurisdiction's need for Extremely Low Income (ELI) housing. Local agencies may calculate the projected housing need for ELI households by presuming 50% of Very Low Income households qualify as ELI.

*Source: Southern California Association of Governments, 2012*

As summarized in Table 3-31, 14 Low-Income units were produced during the 2008-2014 RHNA period, resulting in a carry-over of three Low-Income units<sup>13</sup> that may be credited into the following RHNA period. Therefore, the City's remaining RHNA to be fulfilled for the 2013-2021 period is 6 units for Low-Income households, and 7 units for Above Moderate-Income households. The remaining units will be provided through upcoming City housing projects as described in the Section 3.3 (Site and Inventory Analysis).

The Housing Authority ensures the long-term affordability of units by requiring a deed restriction on all affordable units.

<sup>13</sup> These units are located in Phase II of the Las Casitas senior housing project. Since they were recently completed, they have not yet been reported to the State Department of Finance.

## SECTION 3.3 SITE AND INVENTORY ANALYSIS

**Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period.**

**Government Code Section 65583.2(c) requires a demonstration that the projected residential development capacity of the sites identified can realistically be achieved.**

- **Determine whether each site can accommodate some portion of the regional housing need by income level; and**
- **Include a description of methodology used to estimate the realistic capacity.**

### 3.3.1 POTENTIAL SITES FOR NEW HOUSING

The Housing Element must include an inventory of resources and constraints affecting housing development. Therefore, the City must prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and conduct an analysis of the relationship of zoning and public facilities and services to those sites.

A potential housing site may only be classified as “unsuitable” based upon its physical characteristics, not because of some governmental control of an artificial and external nature. The development capacity of the potential housing development sites was determined by first calculating the total site area and then calculating the *theoretical capacity* possible under the applicable General Plan land use designation. The theoretical capacity was then adjusted downward 20% to take into account other variables that would limit densities (infrastructure, streets, storm drainage, etc.). The resulting *effective density* or net developable area was then used to calculate the potential build-out capacity of a development site. It should be pointed out that the most recent development in the City that has been approved and/or constructed was based on calculations corresponding to the effective capacity definition.

The Mountain Avenue-Shrode Street properties (Site Nos. 1 and 2) are anticipated to be available for new residential development during the RHNA planning period. One of the properties (Site No. 1) is owned by the Irwindale Successor Agency, the other property

is privately owned. A program has been put in place (see Program No. 11) to target the acquisition of the privately-owned property during the planning period. Monies are available from Housing Authority Funds to purchase these properties for consolidation and redevelopment. These sites are identified in the Housing Element Appendix.

The Manning Pit (Site No. 3) is a 34-acre former aggregate mining pit located in the southeastern portion of the City. The property was purchased by the dissolved Irwindale Community Redevelopment Agency in 2007 and intended for future redevelopment including residential and non-residential land uses. The Manning Pit is currently owned by the City of Irwindale Successor Agency. Pursuant to the non-residential property disposition requirements of the Health and Safety Code for the dissolution of redevelopment agencies, upon approval from the Department of Finance, the Successor Agency is required to dispose of the property in the near future. The Successor Agency will either transfer or sell 3-acres of the Manning Pit to the Housing Authority for residential development. The Manning Pit is currently zoned M-2 (Heavy Manufacturing). The 3-acre portion designated for residential will be re-zoned to include the Planned Development (PD) Overlay zone which would permit a maximum density of 21 dwelling units per acre, for the maximum development of 63 dwelling units. With the development of Manning Pit alone, the City will **exceed** their RHNA requirements for the 2008-2014 and 2014-2021 periods **without** any reliance on vacant or underutilized properties or the participation of private property owners.

TABLE 3-33: POTENTIAL SITES FOR NEW HOUSING

Site #	APN	Street	Zone	General Plan Designation	Current Land Use	Owner	Parcel Size (SF)	Potential Capacity (Units)
1	8534-001-901	Mountain Avenue	C1 - Neighborhood Commercial	Residential	Vacant	Irwindale Successor Agency	16,008	8
2	8534-001-039	Mountain Avenue	C1 - Neighborhood Commercial	Residential	Commercial Business	Private Owner	14,095	
3	8417-034-911	Allen Drive	M2 - Heavy Manufacturing	Industrial/ Business Park	Former Mining Pit	Irwindale Successor Agency	130,680	63
<b>Total</b>							<b>30,103</b>	<b>71</b>

Source: City of Irwindale

### 3.3.2 VACANT LAND AND UNDERUTILIZED SITES

**The inventory sites that have potential for residential developed can include non-vacant and underutilized sites (Section 65583.2(b)(3)). Describe the methodology used to establish the development potential within the planning period including:**

- **Existing uses may constitute an impediment to additional residential development;**
- **Development trends;**
- **Market conditions; and**
- **Availability of regulatory and/or other incentives such as expedited permit processing and fee waivers/deferrals.**

State law requires that jurisdictions demonstrate that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. An underutilized site includes properties with potential for recycling, scattered sites suitable for assembly, publicly-owned surplus land, and portions of blighted areas with abandoned or vacant buildings, areas with mixed-use potential, and substandard or irregular lots which could be consolidated.

There are a number of residentially-zoned privately-owned properties in the City that are either vacant or underutilized with the potential for residential development. Tables 3-34 and 3-35 identify properties in the City that are currently vacant or underutilized and owned by private property owners. Of the underutilized sites (see Table 3-35), all of the houses on these sites are older, having been built between 1910 and 1944. Many of the structures exhibit signs of deferred maintenance and the need for substantial rehabilitation or replacement, making these older homes good candidates for redevelopment. If all of these sites (both vacant and underutilized) were to be developed, a total of 29 net new units could be developed, based on a minimum lot size of 5,000 square feet.

**TABLE 3-34: PRIVATELY OWNED VACANT SITES**

Site #	APN	Street	Zone	General Plan Designation	Parcel Size (SF)	Potential Capacity (Units)
4	8417-029-048	Calle del Norte	R1 - Residential	Residential	7,883	1
5	8417-031-029	Calle de Paseo	A1 - Agricultural	Residential	10,350	2
6	8417-031-045	Central Street	A1 - Agricultural	Residential	10,120	2
7	8417-032-049	Pepper Tree Lane	A1 - Agricultural	Residential	7,186	1
8	8417-032-063	Pepper Tree Lane	A1 - Agricultural	Residential	1,000	2
9	8417-033-018	Martinez Street	A1 - Agricultural	Residential	23,690	4
10	8417-031-049	Central Street	A1 - Agricultural	Residential	9,749	1
11	8417-032-004	Central Street	A1 - Agricultural	Residential	11,010	2
<b>Total</b>					<b>80,988</b>	<b>15</b>

Source: City of Irwindale

**TABLE 3-35: PRIVATELY OWNED UNDERUTILIZED SITES**

Site #	APN	Street	Zone	General Plan Designation	Parcel Size (SF)	Potential Capacity (Units)
12	8417-033-005	Irwindale Avenue	C3 - Residential Commercial	Residential	12,369	2
13	8417-032-047	Irwindale Avenue	A1 - Agricultural	Residential	17,543	3
14	8417-032-065	Central Street	A1 - Agricultural	Residential	24,639	3
15	8417-029-015	Ayon Avenue	A1 - Agricultural	Residential	16,990	3
16	8417-029-014	Ayon Avenue	C3 - Residential Commercial	Residential	17,957	3
<b>Total</b>					<b>89,498</b>	<b>14</b>

Source: City of Irwindale

It is not uncommon in the City for properties that have been in families for generations to be subdivided and developed by the owners. Between 2005 and 2008, six parcel maps for the subdivision of existing residential properties have been processed by private owners that would result in 7 net new units. Requests to construct residential units on these properties have not been submitted and the City is uncertain as to whether the properties will be developed during the 2013-2021 planning period. The City will continue to confer with the private property owners regarding plans to develop the properties; until the property owners indicate their intention to develop additional units, the City has not included these properties as contributing to the City's RHNA goals. The City will also continue to confer with private property owners regarding the development or possibility of the Irwindale Housing Authority's acquisition, subject to available financial resources, of vacant and/or underutilized properties identified in Tables 3-34 and 3-35. Aerial photographs of each of the candidate infill sites are provided in the Housing Element Appendix. There are no known environmental constraints on these properties.

An additional source of new housing development, especially affordable housing, is related to the provision of second units on residential properties currently developed with a single-family residence. The City recently amended its *Second Unit Ordinance* to

ensure its conformance with current State law. This amended Ordinance and the attendant implementation program encourages the development of new second units in the future. Over the past year since the Second Unit Ordinance was adopted, no applications for second units have been submitted. During the current planning period, one second unit per year is anticipated to be constructed, although market trends could affect this estimate in the future. The City has developed a program to market and promote the Second Unit Ordinance to residents (see Program No. 8).

### 3.3.3 ZONING THAT WOULD ACCOMMODATE LOWER INCOME HOUSEHOLDS

**The densities of sites identified in the inventory must be sufficient to encourage and facilitate the development of housing affordable to lower-income households (Section 65583.2(c)(3)(A) & (B). The analysis must describe the following:**

- **Market demands and trends;**
- **Financial feasibility; and**
- **Information based on residential project experience within a zone(s) where the densities facilitated the development of housing for lower-income households.**

The City's Zoning Ordinance includes two land use designations and one overlay zone that permit the development of higher density residential development. The R-2 zone (light-multiple residential) requires a minimum land area size of 3,000 square feet per unit which translates into a development density of 14 units per acre. The R-3 (medium-multiple residential) zone district requires a minimum land area of 2,000 square feet per unit that translates into a development density of 21 units per acre. The PD Overlay zone district requires a minimum land area of 2,000 square feet per unit that translates into a development density of 21 units per acre. For projects that are affordable (non-market rate), the developer may take advantage of a density bonus of up to 35% and development incentives to further increase the potential development density.

The most recent higher density development in the City was the Las Casitas Senior Housing development, an Extremely Low- to Moderate-Income age-restricted apartment project. The project was approved for 26 units on 33,710 square feet of land, with a density of 33.6 dwelling units per acre. Phase 1 of the project, which consists of 16 units was completed in 1996 and Phase 2 was completed in 2012 consisting of 10 units. The project includes 9 Extremely Low-Income; 6 Very Low-Income; 5 Low-Income; 5 Moderate-Income households, and a manager's unit.

### 3.3.4 ENVIRONMENTAL CONSTRAINTS

**Government Code Section 65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction and the documentation for which has been made available to the jurisdiction.**

- **Any known environmental features that have the potential to impact the development viability of the sites;**
- **Status of the sites regarding environmental determinations; and**
- **Housing element policies or objectives that will result in outcomes with environmental benefits.**

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. The City is relatively flat and does not consist of any known environmental features that have the potential to impact the development viability of identified sites.

### 3.3.5 ADEQUATE INFRASTRUCTURE

**Government Code Section 65583.2(b)(5) requires a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. The analysis must describe the following:**

- **General description of the public infrastructure necessary to serve housing development;**
- **How infrastructure capacity associated with the identified development potential can be accommodated;**
- **Whether housing development potential would require expansion or improvement of existing facilities or new infrastructure development; and**
- **Information based on residential project experience within a zone(s) where the densities facilitated the development of housing for lower-income households.**

Lack of infrastructure and public services can constrain the development of housing. Costs to extend infrastructure or to provide public services can deter the construction of housing, negatively impact the cost of housing, and the timing of development. The City has adequate domestic water service, public wastewater lines, roads, schools, trash, public facilities, parks and recreation, fire and police services for the level of development projected by the City.

### 3.3.6 ZONING FOR A VARIETY OF HOUSING TYPES

**Government Code Section 65583 requires the housing element to identify adequate sites for a variety of housing types including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.**

#### 3.3.6.1 Emergency Shelters, Transitional Housing, and Supportive Housing

State law requires local jurisdictions to identify at least one zone that permits emergency shelters without discretionary review. Jurisdictions may apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate a minimum of one year-round shelter. Development standards must be objective and encourage and facilitate the development of or conversion of an existing building to an emergency shelter.

California Health and Safety Code Section 50675.2 defines “transitional housing” and “transitional housing development” as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing may include group quarters with beds, single-family homes, and multi-family apartments and typically offer case management and support services to help return people to independent living.

California Health and Safety Code Section 50675.14(b) defines supportive housing as housing with no limit on length of stay that is occupied by a target population, and is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services.

The City’s Zoning Ordinance currently does not provide for emergency shelters, transitional housing, or supportive housing. The City intended to complete an



amendment to the Zoning Ordinance to permit these land uses by 2012. Due to a lack of staffing and financial resources because of a structural deficit to the City's General Fund since 2008, an amendment to the Zoning Ordinance was not completed. However, the City is currently processing a comprehensive update to the City's Zoning Ordinance to be completed in 2014. As a part of the comprehensive update, a land use matrix will be added to permit emergency shelters, transitional housing, and supportive housing as a permitted use without a conditional use or other discretionary permit.

Although the comprehensive update remains to be completed, the Zoning Ordinance was amended to include provisions for the density bonus and reasonable accommodation. This amendment was adopted on May 8, 2013 (Ordinance No. 669).

The City of Irwindale is in compliance with the Employee Housing Act (CA Health & Safety Code Sections 17021.5 and 17021.6) in that the City's Zoning Ordinance does not place any restrictions on employee housing.

## SECTION 3.4 CONSTRAINTS TO HOUSING DEVELOPMENT

**The element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis should identify the specific standards, processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis should determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting the housing needs.**

Many factors may affect the type, timing, and cost of new housing construction. The State requires that housing elements identify those variables that may constrain the development of new housing. The constraints considered in this Element include the following:

- ☐ *Governmental Constraints* refer to those actions undertaken by the government that may restrict or otherwise impede the development of new housing, especially affordable housing; and
- ☐ *Market Constraints* refers to economic factors (land values, construction costs, interest rates, etc.) that may restrict or otherwise impede the development of new housing, especially affordable housing.

### 3.4.1 GOVERNMENTAL CONSTRAINTS: PERMITS AND FEES

An analysis of permit and fee constraints should include the following:

**Fees:**

- Identify and analyze permit processing and planning fees, and development impact fees and exactions and how they have been established relative to statutory requirements;
- Identify exactions such as land dedication requirements and other exactions imposed on development;
- Describe other sources of public finance used to balance development fees assessed for individual projects. Estimate and analyze total development fees imposed by the city by unit type;
- Include information on how fees are collected; and
- Identify any policies or efforts to moderate high fee impacts for housing for lower-income households.

**Permits:**

- Describe and analyze the types of permits, extent of discretionary review including required approval findings, procedures, and processing time required for residential development by zoning district;
- Describe and analyze the total permit and entitlement process for a typical single-family unit, subdivision, and multifamily project. Description should include typical processes required for single-family and multi-family projects and an estimate of total typical time necessary to complete the entitlement process;
- Describe and analyze the permit requirements and process for emergency shelters, transitional housing, supportive housing, single-room occupancy units, and farmworker housing;
- Describe and analyze all permits applicable to residential development;
- Where discretionary approval from the local legislative bodies is required for permitted uses and how the standards of decision-making promote development certainty; and

Local governments may unintentionally influence the cost of housing through land use controls, building codes, code enforcement, fee processing requirements, requirements pertaining to on- and off-site improvements, and taxes. The fees considered herein include fees for electrical connection, fire flow requirements, sewer construction, water connection, plan checks, building permits, and school impact fees. The fees charged in the City<sup>14</sup> are identified below in Table 3-36.

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<sup>14</sup> Based on most recent (2008) City-sponsored housing project.

**TABLE 3-36: PLANNING AND DEVELOPMENT FEES**

<b>Processing Fees</b>	<b>Fee</b>
Variance	\$ 300
Zoning Change	\$ 800
General Plan Amendment	\$ 1,000
Parcel/Tract Map	\$800 + \$60/Lot
Plan Check and Building Permit Fee	\$3.26 - 3.43/SF
School Impact Fee	\$2.14 - 2.24/SF
Sewer Connection Fee	\$ 2,490
Fire Flow Test	\$ 100
Electricity	\$ 0.21/SF
Plumbing	\$ 216.80
Water	\$ 118

*Source: City of Irwindale*

In general, the planning and development fees are lower than those of surrounding communities, and the amount of time devoted to the processing of new development is consistent with that of the surrounding communities. Plan check for the processing of building permits for residential projects is generally two to three weeks, depending on the City's workload. The City's Department of Planning and Community Development processes expedited plan checks for projects at no extra charge. The majority of residential developments are processed administratively as opposed to discretionary permits which require a public hearing. Residential projects that require a variance, subdivision, zone change, and/ or general plan amendment are considered discretionary permits and require a public hearing. For discretionary permits, there is an initial internal review period of 30 days. Once the application is deemed complete, it is then forwarded for the prescribed public review and noticing period. The Planning Commission is the approving body for a variance request. The entire approval process for a variance typically requires two to three months to complete. The Planning Commission and the City Council are the approving bodies for all of the other discretionary permits identified above. The entire approval process for these permits typically requires three to four months to complete. The timelines for discretionary permits are outlined in Table 3-37.

Not all projects require discretionary permits. If more than one discretionary permit is required for a project, the permits can be processed concurrently. The City works closely with developers to expedite approval procedures to minimize time constraints to development. Through the comprehensive Zoning Code update anticipated to be completed by the end of 2014, the City will consider eliminating the requirement for two public hearings for parcel maps and subdivision maps (refer to Program No. 9). Eliminating a public hearing will reduce processing times by 2 to 4 weeks.

**TABLE 3-37: TIMELINES FOR DISCRETIONARY PERMITS**

<b>Permit</b>	<b>Typical Processing Time</b>	<b>Approval Body</b>
Variance	8 - 12 Weeks	Planning Commission
Zone Change	12 - 16 Weeks	Planning Commission/City Council
General Plan Amendment	12 - 16 Weeks	Planning Commission/City Council
Parcel Map	12 - 16 Weeks	Planning Commission/City Council
Subdivision Map	12 - 16 Weeks	Planning Commission/City Council

*Source: City of Irwindale*

Building codes are applied to new construction, and are monitored and inspected under the City's building permit process. There are no extraordinary regulations applied by the City that would hinder future housing developments. The City contracts with Los Angeles County for building plan check reviews and the City has adopted the County Building Code for its use (the Los Angeles County Building Code, 1999 Edition title 26 of the Los Angeles County Code). The Los Angeles County Uniform Building Code as it applies to the City is consistent with the Uniform Building Code. There have been several revisions to the Building Code since 1999. Overall, the fees collected as part of the development review and implementation account for well below 10% of the entire development cost. In addition, the fees are the same for both single-family and multiple-family developments. Code Enforcement activities related to housing are based upon complaints reported by members of the public. The City has also undertaken a number of other initiatives that were beneficial in terms of removing governmental constraints:

- ☐ The City adopted a Second Unit Ordinance that is in conformance with current State requirements. This Ordinance is being promoted with a brochure that is available at City Hall and is also posted on the City's website.
- ☐ Design review is not required for any residential development.
- ☐ The City recently adopted a Density Bonus Ordinance to encourage the development of affordable housing and is in conformance with current State density bonus law.
- ☐ The City recently adopted a Reasonable Accommodation Ordinance for housing intended for persons with disabilities.

The City provides on- and off-site improvements for City sponsored projects. These improvements may include, but are not limited to, utility connections for water and sewer lines, fire hydrants, relocation of utility lines, on-site drainage improvements, and roadway curbs and gutters along the site frontage. In addition, no new or existing residential development is burdened with special assessments or Mello-Roos districts. The infrastructure improvements for all of the housing units constructed in the City since 1986 have been paid for by the now dissolved Irwindale Community Redevelopment Agency. Future improvements for affordable housing projects will be funded by the Housing Authority.

All of the off-site improvements are installed pursuant to Los Angeles County standards. In addition, the plan check services are provided by Los Angeles County personnel. According to the City's Municipal Code, all public roadways and related roadway improvements must conform in workmanship and materials with those specifications of the Los Angeles County (Standard Specification for the Construction of Street Lighting Systems and Appurtenances in the County of Los Angeles, California) as approved by the County Board of Supervisors.

### 3.4.2 GOVERNMENTAL CONSTRAINTS: LAND USE CONTROLS

**An analysis of land use controls should include the following:**

- **Identify all relevant land-use controls;**
- **Discussion of impacts on the cost and supply of housing and evaluate the cumulative impacts of standards, including whether development standards impede the ability to achieve maximum allowable densities; and**
- **Determination whether land use controls constrain the development of multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.**

The most significant constraint on housing production in the community is related to the availability of land and other environmental factors. The Community Development (land use) Element included in the General Plan indicates the location and extent of residential development permitted in the City. The City's Land Use Map is provided in Figure 3-3. The City Zoning Ordinance further defines the types of housing that is permitted. Each residential zone is described according to the type of permitted residential use, the minimum lot size, the maximum development density, and the parking requirements. The City's history of developing affordable housing demonstrates that current density standards and requirements provide for affordable housing. A total of 106 affordable housing units have been constructed since 1986, representing approximately 20 percent of the City's total housing stock. The City's Zoning Ordinance contains three residential zone districts and two additional zone districts that permit residential uses. These zone districts include the following:

- *R-1: Single Family Residential.* This zone district (which also includes the A-1 zone) is the most restrictive residential zone, permitting one single-family home per lot. This zone also contains base standards that are applicable to the remaining zone districts. Second units are also permitted in this zone. This zone permits a maximum density of 8 dwelling units per acre.
- *R-2: Light-Multiple Residential.* In addition to permitting those uses permitted under

the R-1 zoning, this district also permits two units on a lot. This zone permits a maximum density of 14 dwelling units per acre.

- *R-3: Heavy-/Multiple Residential.* This zone district permits multiple family development including apartments and condominiums. The Las Casitas Senior Housing development is the only area of the City that is zoned R-3. This zone permits a maximum density of 21 dwelling units per acre.
- *PD: Planned Development District.* This zone encourages a creative and more efficient approach to the use of land by allowing innovative residential development that serves a variety of household types. This overlay zone permits a maximum density of 21 dwelling units per acre.

Table 3-38 indicates the specific development standards for those zone districts that permit residential development. The Table indicates various development standards such as setbacks, parking requirements, minimum lot size requirements as well as permitted uses. The Table only considers those zone districts that permit some form of residential development. The majority of the residential areas in the City are presently zoned as A-1 (agricultural) although most of the actual development reflects smaller lot single-family developments. One of the major programs that will be undertaken following this Housing Element update is a comprehensive Zoning Ordinance revision. At that time, both the map and Ordinance will be amended to reflect the Land Use Element development standards. As is indicated in the Table, residential development is permitted in the Commercial (C-3) zone.

**TABLE 3-38: DEVELOPMENT STANDARDS AND PERMITTED USES IN RESIDENTIAL ZONES**

	Development Standard/ Land Use	R-1 Single Family	R-2 Light- Multiple Family	R-3 Heavy- Multiple Family	A-1 Agricultural	C-3 Heavy Commercial	PD Planned Development
Development Standards	Required Lot Area (SF)	5,000	3,000	6,000	5,000	5,000	43,560 (1 Acre)
	Minimum Unit Size	None	None	600 SF	40% of Lot	50% of Lot	
	Open Space	Incl. in yard area	300 SF/Unit	100 SF/Unit	N/A	N/A	A Specific Plan or Development Agreement would set forth the appropriate development standards
	Building Height (Ft.)	35	35	35	35	45	
	Front Yard Setback (Ft.)	20	20	15	20	5	
	Side Yard Setback	5	5	5	5	20	
	Rear Yard Setback	15	15	10	15	20	
	Minimum Parking	2 Stalls/Unit	2 Stalls/Unit	2 Stalls/Unit	2 Stalls/Unit	2 Stalls/Unit	
Permitted Uses	Guest Parking	None	None	None	None	None	
	Single-Family	Permitted	Permitted	Permitted	Permitted	Permitted	A Specific Plan or Development Agreement would set forth the appropriate development standards
	Second Unit	Permitted	Permitted	Not Permitted	Permitted	Not Permitted	
	Duplex	Not Permitted	Permitted	Permitted	Not Permitted	Permitted	
	Multiple-Family	Not Permitted	Not Permitted	Permitted	Not Permitted	Permitted	
	Transitional & Supportive Housing	Permitted	Permitted	Permitted	Permitted	Permitted	

Source: Irwindale Zoning Ordinance (Title 17)

“Permitted” in the above table means allowed as a use by right.

If a Variance is required for a housing project, a public hearing before the Planning Commission is required. A Variance typically takes approximately 2 months to process. The following standard findings are required for a Variance:

- ☐ That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of such property, such as size, shape, topography location or surroundings, which are not applicable to other properties similarly situated;
- ☐ That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated, but which is denied to the property in question;
- ☐ That the granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent property; and
- ☐ That the granting of the variance will not adversely affect the general intent and purpose of the Municipal Code.

For an affordable housing project, instead of processing a Variance, a development incentive(s) may be requested pursuant to the City's Density Bonus Ordinance. This eliminates the need for a public hearing, allowing faster processing of such projects and incentivizing the development of housing for all income levels.

A Zone Change and General Plan Amendment require public hearings before both the Planning Commission and City Council. These permits typically take approximately 3 months to process. The following findings are required for a Zone Change and General Plan Amendment:

- ☐ The site is or will be adequate in size, shape, topography, location, and other factors to accommodate the use and development;
- ☐ Adequate street access and traffic capacity are or will be available to serve the proposed development and anticipated development in the surrounding area;
- ☐ Adequate utilities and public services are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area;
- ☐ The use and development will be compatible with the existing and intended character of the area; and
- ☐ The proposed use will not be materially detrimental to the public welfare or injurious to the adjacent properties.

The City does not require a Conditional Use Permit or design review for residential projects.



Approximately 59.67 acres of the City's total land area is designated for residential development. The Town Center neighborhood, located near the Civic Center and Parque del Norte, represents the greatest concentration of homes in the City with 232 housing units. The majority of the remaining residential neighborhoods are located in the vicinity of the Civic Center area (in the Southeast Planning Area), in the Northwest Planning Area near the City of Duarte, along Vincent Avenue in the Southeast Planning Area, and along Park Avenue near Baldwin Park. Overall, there are six distinct residential neighborhoods found in the City. These neighborhoods are shown in Figure 3-4 and include the following.

*Town Center Neighborhood.* This neighborhood is located in the Southeast Planning Area, near the Civic Center, and Irwindale Park. This neighborhood is bounded by Arrow Highway on the north and Irwindale Avenue on the west. The Town Center neighborhood is the largest residential neighborhood found within the City with 216 single-family homes and 16 multiple-family units. These multiple-family units are contained within the Las Casitas senior housing development. The single-family homes occupy approximately 33.9 acres.

*Hidalgo/Juarez Neighborhood.* This neighborhood is located along Hidalgo Street and Juarez Street, west of the Town Center neighborhood. This residential neighborhood is located within the Southeast Planning Area, south of Arrow Highway and west of Irwindale Avenue. Within this neighborhood, are 49 homes occupying approximately 5.64 acres. A total of 27 homes are located along Juarez Street while 22 units are located along Hidalgo Street.

*Nora/Fraijo Neighborhood.* The Nora/Fraijo neighborhood is also located in the Southeast Planning Area, north of Cypress Street between Azusa Canyon Road and Irwindale Avenue. This approximately 8.5-acre neighborhood is comprised of 39 single-family residences.

*Mountain/Meridian Neighborhood.* This neighborhood occupies 6.16 acres and is located in the City's northwestern-most corner, in the Northwest Planning Area. There are 64 single-family homes in this area, 49 of which were constructed by the former Irwindale Community Redevelopment Agency.

*Morada Street Neighborhood.* This neighborhood is located north of Arrow Highway and just over ½ mile east of Irwindale Avenue. This small neighborhood, consisting of 2.7 acres, includes 20 single-family homes located along Morada Street and 4 homes on the property just to the east of Morada.

*Park Avenue Neighborhood.* This neighborhood is located in the Southeast Planning Area, along a segment of Azusa Canyon Road. Five single-family homes are clustered together along a short segment of Azusa Canyon Road. This area, in its entirety, is zoned M-1 (Light-Industrial), thus making the properties legal non-conforming.



**FIGURE 3-3: GENERAL PLAN LAND USE MAP**

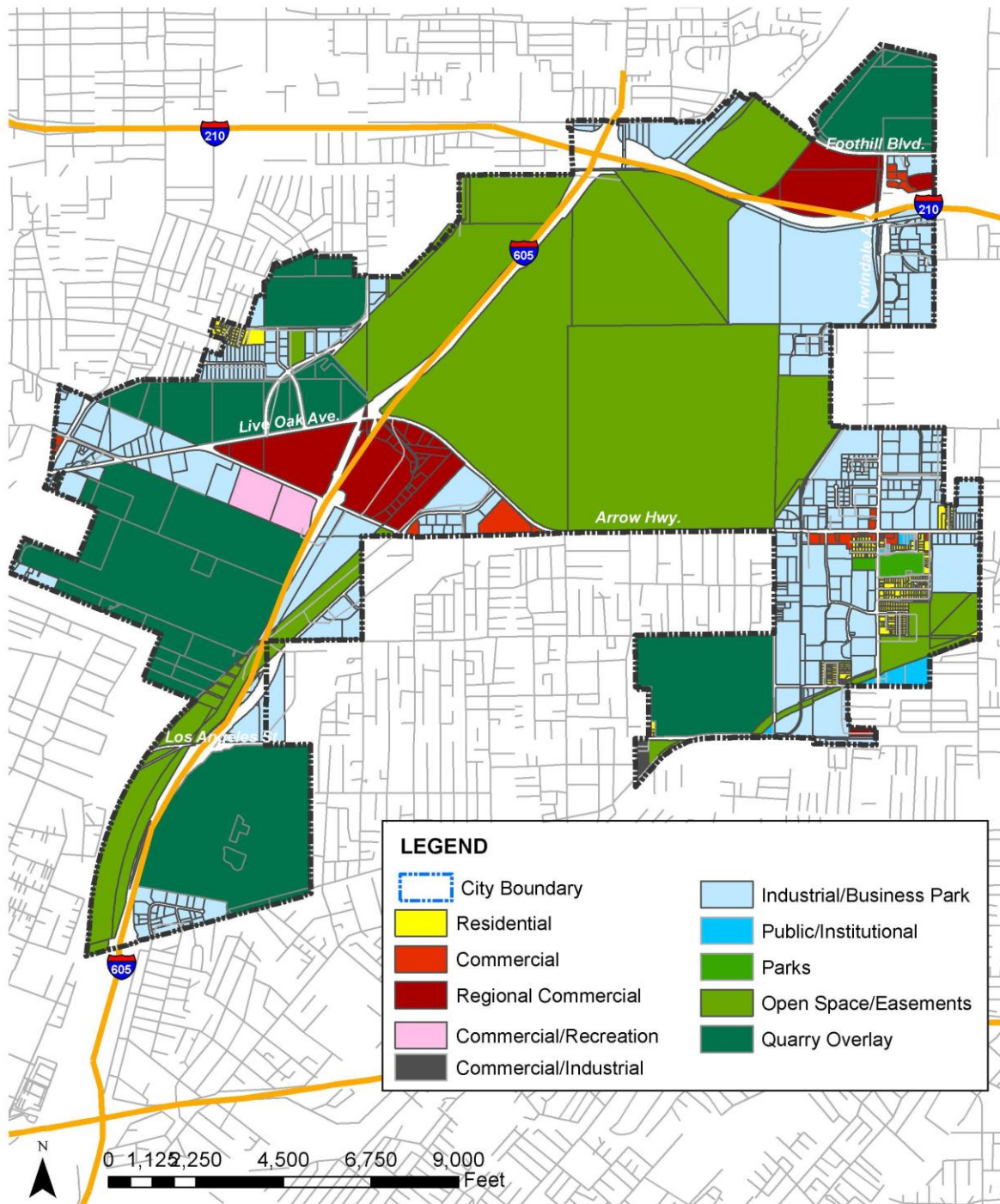
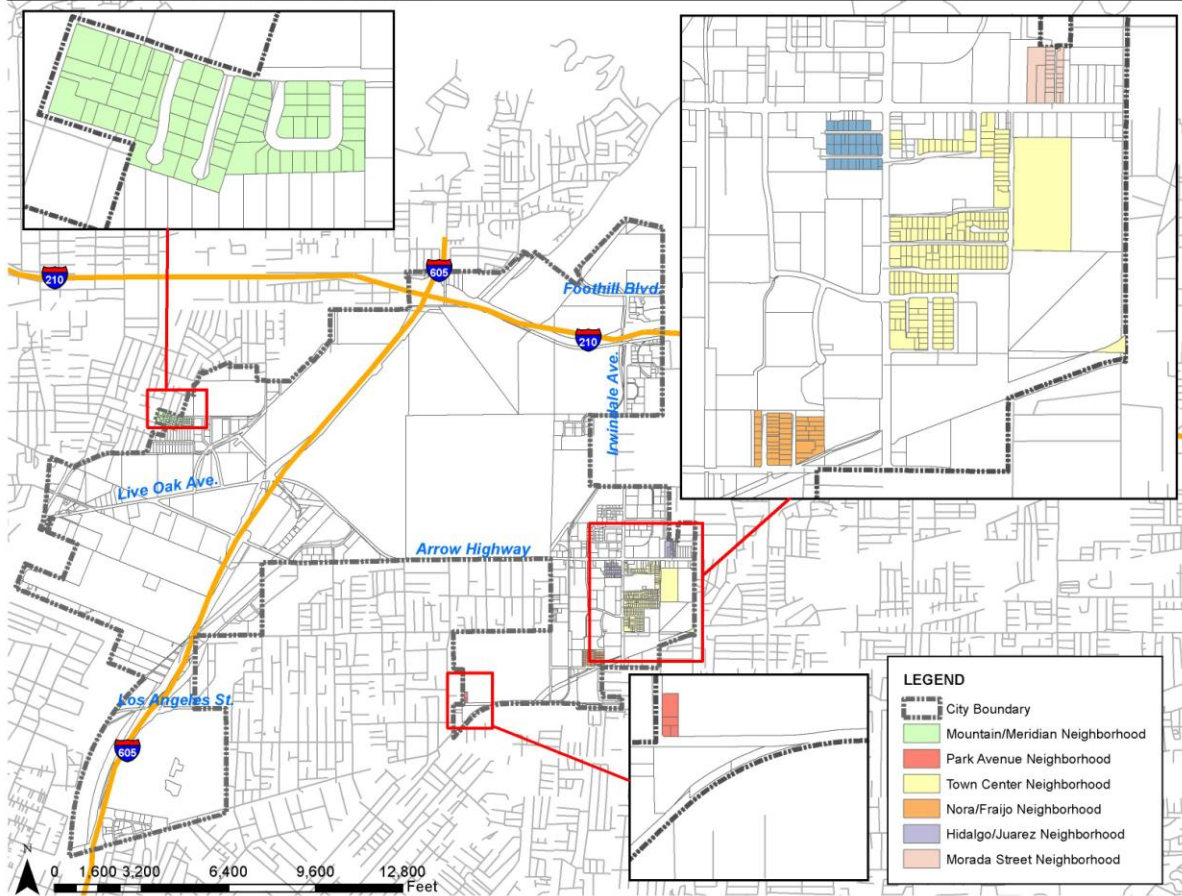


FIGURE 3-4: RESIDENTIAL NEIGHBORHOODS



### 3.4.3 MARKET CONSTRAINTS

Market constraints include local housing cost components, such as the availability and cost of land, as well as cost of construction. These constraints are often out of the City's control, and can result in housing that is not affordable to low- and moderate-income households, or may render residential construction economically infeasible for developers.

#### *Land Costs*

Land costs for vacant land can range from \$35.00 to \$54.00 per square foot<sup>15</sup>. While the City has vacant land, much of it is not ready to be redeveloped with either residential or non-residential land uses. These properties are former mining properties which would need to be reclaimed prior to reuse. The reclamation process takes approximately five to twenty-five years, depending on the site.

Few vacant lots remain in the City. Future residential development will primarily occur as infill developments and redevelopment of existing underutilized properties. Developing on previously developed properties is often times more expensive than developing on vacant land given the higher site acquisition and demolition costs. However, development on vacant land requires added costs related to infrastructure.

#### *Construction Costs*

The national average for construction costs ranges from \$105.93 to \$113.10 per square foot. Construction costs vary according to the type of development, type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. Multiple family housing tends to be less expensive to construct than single-family residential on a per unit basis due to economies of scale. The International Conference of Building Officials provides estimates for the average cost of labor and materials for typical Type V wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required State and local building codes.

#### *Availability of Financing*

The availability of financing may impact the ability of a household to purchase housing or make improvements to existing housing. Under the Home Mortgage Disclosure Act, lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race/ethnicity of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance. The data was compiled by census tract (Census Tract 4046.00) which generally encompasses the entire City boundary. Table 3-39 summarizes information on loan applications in 2011 in the City's

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<sup>15</sup> Source: San Gabriel Valley Council of Governments

boundaries that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or deemed incomplete. In 2011, approximately 54.5 percent of home loans applied for in the City were approved.

**TABLE 3-39: DISPOSITION OF HOME LOANS (2011)**

Loan Type	Total # Applicants	# Approved <sup>1</sup>	# Denied	# Other <sup>2</sup>
Government-Backed Purchase <sup>3</sup>	2	1	1	0
Conventional Loan	3	2	1	0
Refinance	27	14	5	8
Home Improvement	1	1	0	0

<sup>1</sup> "Approved" includes applications approved and originated and applications approved but not accepted by the applicant.

<sup>2</sup> "Other" includes files closed for incompleteness and applications withdrawn.

<sup>3</sup> Includes FHA, FSA/RHS & VA home purchase loans

*Source: Home Mortgage Disclosure Act (HMDA), 2011*

### **Conventional Home Purchase Loans**

In 2011, 5 households applied for conventional loans to purchase homes in Irwindale, of which 2 were for government-backed loans. The overall loan approval rate was 60.0 percent in comparison to the Los Angeles-Long Beach-Glendale MSA/MD of 72.5 percent. In order to be eligible for government-backed loans, residents must meet the established income standards, maximum home values, and other requirements.

### **Refinance Loans**

The majority of loan applications submitted by Irwindale residents in 2011 were for refinancing their existing home loans. In 2011, 27 applications were submitted and 14 applications (51.9 percent) were approved in comparison to 64.9 percent approved in the MSA/MD.

### **Home Improvement Loans**

The ability to maintain housing can often depend on the ability of households to obtain home improvement loans for repairs and upgrades. To assist lower income households in making improvements to their homes, the City offers assistance through rehabilitation programs, which provides financial assistance to low and moderate income households for approved home improvement projects. This program assists homeowners in need of health and safety, building code, and accessibility-related repairs. As identified in Table 3-39, the application submitted for a home improvement loan by an Irwindale household was approved in 2011; the MSA/MD's approval rating in 2011 was 53.7 percent.

#### 3.4.4 PUBLIC HOUSING AND THE RISK OF CONVERSION

**Government Code Section 65583(a)(8) requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage pre-payment, or expiration of restrictions on use.**

- **Inventory of at-risk units – identification of development by project name and address, governmental assistance received, earliest possible date of change from low-income use, and number of elderly and non-elderly units that could be lost.**

There are presently no public housing units at risk of conversion in the City. However, in the last five years, two units that had affordability covenants with the former Irwindale Community Redevelopment Agency have gone into foreclosure. The Housing Authority monitors defaults and foreclosures in the City and takes action to assist these homeowners by exercising its option to purchase the units in accordance with the rights in the Housing Authority's affordability covenants, by paying off the mortgages and retaining the unit for the Housing Authority's affordable housing stock. The Housing Authority also attempts to investigate the availability of other homes, not subject to Redevelopment Agency or Housing Authority affordability covenants, which are at risk of foreclosure. The Agency either considers purchasing such homes, where economically reasonable, for inclusion in a future housing development for restricted-income families or refers the homeowner to a counseling service (HOPE NOW) to assist them with keeping their home. HOPE NOW is a non-profit alliance between counselors, mortgage companies, investors, and other mortgage market participants. This alliance maximizes outreach efforts to homeowners in distress to help them stay in their homes and creates a unified, coordinated plan to reach and help as many homeowners as possible.

#### 3.4.5 OPPORTUNITIES FOR ENERGY CONSERVATION

**Government Code Section 65583(a)(7) requires an assessment of housing needs and inventory of resources and constraints relevant to the meeting of these needs including an analysis of opportunities for energy conservation with respect to residential.**

- **Inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development.**



In recent years the cost of fuel has become increasingly more expensive and homeowners have become more aware of energy-conserving measures. The most readily available energy conservation alternatives are easily installed in new homes. As in many cities, the older homes in the City were constructed with little concern for energy conservation. However, there are numerous energy-conserving measures that can be retrofitted into older units that conserve the use of non-renewable fuels and save money.

To conserve heat generated by gas or oil-fired heating units and minimize the loss of heat, older homes can be insulated in the attic and exterior walls. Windows and exterior doors can be fitted with airtight devices, caulking, or other available means. To conserve electricity and minimize costs, a properly-designed and installed skylight is a helpful addition to existing housing.

Solar energy is practical, cost-effective, and an environmentally sound method used to heat and cool a house. With proper design, this resource provides for cooling in the summer and heating in the winter. Solar heating can also be used to heat domestic water. Although solar energy is an unlimited resource that remains readily available, retrofitting older units may be too costly for the average homeowner in the City. The City will encourage the use of solar energy devices as well as other alternative energy sources for new residential construction.

Water conservation techniques can save a family thousands of gallons of water per year. The cost associated with these measures is minimal. There are many over-the-counter plumbing products that eliminate waste by restricting the volume of water flow from faucets, shower heads, toilets, sprinklers, etc. By repairing dripping faucets and using water more conservatively, a family can save water and money. The local water company can provide brochures that explain many of the water conservation measures. The Southern California Edison Company provides free energy audits to local residents on request. Energy audits are extremely valuable in pinpointing specific areas in the home that are responsible for energy losses. The inspection results in specific recommendations to remedy energy inefficiency. In addition, all City sponsored projects have tankless water heaters, energy star appliances, low flow toilets, and double paned windows. For the current planning period, the City has a new program to promote energy efficiency to residents. The purpose of this program is to educate residents about energy and water conservation and provide them with resources to retrofit their homes. This program will also be used for City sponsored housing projects. In addition, City sponsored housing projects will be required to exceed Title 24 requirements for energy conservation. As part of this program, new housing sponsored by the City will be required to exceed Title 24 requirements and use green and sustainable building materials and construction methods to the extent feasible. (see Program No. 9). This program is related to the proposed Green Building Grant and Loan Program – Program No. 10.

## SECTION 3.5 HOUSING ELEMENT POLICIES & PROGRAMS

### 3.5.1 HOUSING ELEMENT POLICIES

State law requires that those “actions and policies included in the housing program” address five key issue areas. As a result, the policies and programs that are incorporated into the City’s Housing Element update will address the following issue areas:

- ☐ *Housing Conservation* - the conservation of the existing affordable housing;
- ☐ *New Housing Development* - the City’s strategy for providing assistance towards the development of affordable housing;
- ☐ *Available Sites* - the City’s program to provide adequate sites for the development of new housing;
- ☐ *Removal of Governmental Constraints* - the manner in which the City will remove governmental constraints as necessary; and
- ☐ *Equal Housing* – how the City intends to promote equal housing opportunities.

#### 3.5.1.1 Housing Conservation

The City will remain committed to on-going efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing through implementation of the following policies:

***Housing Element Policy 1.*** The City of Irwindale will maintain and conserve the character of its existing residential neighborhoods.

***Housing Element Policy 2.*** The City of Irwindale will ensure that new residential development is compatible with surrounding residential development.

***Housing Element Policy 3.*** The City of Irwindale will promote the maintenance of existing housing units and residential properties.

***Housing Element Policy 4.*** The City of Irwindale will promote the preservation and maintenance of affordable housing.

#### 3.5.1.2 New Housing Development

The City will continue to assist in the development of new housing for all income groups through implementation of the following policies:

***Housing Element Policy 5.*** The City of Irwindale will encourage the development of additional Extremely Low-, Very Low-, Low-, and Moderate-Income housing.

***Housing Element Policy 6.*** The City of Irwindale will ensure that future Low- and Moderate-income housing sites, especially those for seniors, are located near shopping, transportation facilities, and services.

### **3.5.1.3 Available Sites**

The City will continue its commitment to identify sites for potential residential development, as a means to achieve a variety and diversity of housing types through implementation of the following policies:

***Housing Element Policy 7.*** The City of Irwindale will work with developers to identify opportunities for new residential development.

***Housing Element Policy 8.*** The City of Irwindale will consider potential opportunities for new residential development in those areas presently occupied by non-residential uses.

***Housing Element Policy 9.*** The City of Irwindale will ensure that the rate of residential growth can be accommodated in light of the City's physical and economic constraints and that this growth can be served by public services and infrastructure.

***Housing Element Policy 10.*** The City of Irwindale will promote the development of new housing pursuant to the City's adopted land use policy.

### **3.5.1.4 Removal of Governmental Constraints**

The City will continue to remain committed to the removal of governmental constraints that may affect the viability of new residential development through implementation of the following policies:

***Housing Element Policy 11.*** The City of Irwindale will evaluate ways in which the development review process may be streamlined.

***Housing Element Policy 12.*** The City of Irwindale will work with other agencies and the quarry owners to facilitate their timely reuse.

***Housing Element Policy 13.*** The City of Irwindale will promote "one-stop" services to those seeking to develop or rehabilitate housing in the City.



***Housing Element Policy 14.*** The City of Irwindale will evaluate various planning and design methods that promote unique subdivision concepts such as those contemplated as part of the “Livable Cities” Program.

#### **3.5.1.5 Equal Housing**

The City will continue to promote equal housing opportunities through the implementation of the following policies:

***Housing Element Policy 15.*** The City of Irwindale will promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

***Housing Element Policy 16.*** The City of Irwindale will support a diversity of housing types to accommodate existing and future needs.

***Housing Element Policy 17.*** The City of Irwindale will work with other cities and public agencies to promote fair housing.

***Housing Element Policy 18.*** The City of Irwindale will promote the development of new housing that will accommodate the larger households associated with demographic and social trends in the region.

***Housing Element Policy 19.*** The City of Irwindale will support the development of housing that can accommodate those household members that have a physical disability, in accordance with State and Federal requirements.

### **SECTION 3.5.2 HOUSING PROGRAMS**

#### **HOUSING REHABILITATION PROGRAMS FOR OWNER-OCCUPIED PROPERTIES**

The City will continue implementing its Housing Rehabilitation Program for owner-occupied units. The following programs are currently offered (collectively referred to as “Rehabilitation Program”):

- ☐ Housing Grants for Very Low Income
- ☐ Deferred Housing Improvement Loans
- ☐ Substantial Rehabilitation Improvement Loan

The homeowner costs associated with processing the Rehabilitation Program application (such as title policy, escrow, notary, recording documents, appraisals, loan processing fee, and credit reports) would be paid for from the Rehabilitation Program proceeds. If a Rehabilitation Program application is cancelled during the application

process, any funds expended by the Housing Authority in conjunction with the Program application (i.e. appraisal cost) are to be reimbursed by the property owner. All work conducted under the Program is performed with approved building permits and by state licensed contractors.

As discussed in the Housing Needs Section, the City's elderly population is increasing, resulting in changing resident needs. The City will be modifying these Rehabilitation Programs to permit improvements to accommodate the needs of the elderly and disabled such as wheelchair accessibility, door handles, emergency pull cords, rails in bathrooms, walk-in tubs with no-slip coating, colors to heighten vision.

### **Program No. 1: Housing Grants for Extremely- and Very Low-Income ("Grants Program")**

The goal of the Grants Program is to provide Very Low-Income residents with sufficient funds to repair housing deficiencies to address exterior deterioration, as well as conditions that could affect the resident's health and safety. Under the Grants Program, grants are provided in amounts of up to \$25,000 for Extremely Low-, and Very Low-Income single-family homeowners. No interest rate is charged on the grants. These grants are intended to first address health and safety issues and exterior deterioration and then other improvements that would improve the character and overall living environment of the housing unit.

The home to be improved must be the primary residence of the person(s) applying for the grant. The grant may not be combined with any other type of program assistance. Applicants may only receive one grant during a 10-year period and the recipient must retain possession of the property for at least a 12-month term or the grant must be repaid in full. The Housing Authority safeguards its investment of the grant funds by requiring that the property owner enter into an affordability covenant, in the form of a trust deed for a 10-year period. The grant obligation would be forgiven in equal amounts (1/10 of the Grant amount) over a 10-year period. If the property is sold during the 10-year period to another qualified recipient, the covenant can be transferred to the new owner. If the property is sold before the end of the 10-year period to a non-qualified purchaser or is no longer in compliance or the new owner did not want to assume the covenant (trust deed), the remaining grant obligation plus interest and penalties would become due and payable to the Housing Authority (the proceeds would be returned to the Housing Authority Fund). The grant proceeds may be used for rehabilitation activities in the following order of priority.

- ☐ *First Priority.* Electrical, plumbing, heating, and air conditioning, and structural deficiencies that are in violation of current building codes. Correction of any safety problems not covered by codes, such as broken windows, lack of window screens, doors and the provision of facilities for handicapped access.
- ☐ *Second Priority.* New roofs, rain gutters, conversion of carports to garages, garage and entry door replacement, fencing replacement, and driveway/walk-way repairs.

- *Third Priority.* Repainting, replacing dried or broken landscape materials and/or inoperable irrigation systems, and replacing broken or damaged awning improvements.
- *Fourth Priority.* Upgrade door and window locks, installing security lighting and doors and security-related fencing.
- *Fifth Priority.* Heating and cooling system replacement/upgrades, install insulation, ceiling fans, weather stripping, water heater replacement, and low flow plumbing fixtures.
- *Sixth Priority.* Interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid grade tile or Formica, replacement of inoperative lighting fixtures etc.

The quantified objectives for this Grant Program are summarized below:

*Status/Timing of Implementation* – This program is ongoing and will continue throughout the Planning Period.

*Funding Source* – Irwindale Housing Authority.

*Implementation Responsibility* – Housing Coordinator

*Quantified Objective* – 7 grants between 2014-2021 (3 Extremely Low-Income and 2 Very Low-Income and 2 Moderate-Income)

## **Program No. 2: Deferred Housing Improvement Loans (“Deferred Loans Program”)**

The goal of the Deferred Loans Program is to provide Extremely Low- to Moderate-Income residents with sufficient funds to address health and safety deficiencies and exterior deterioration of their properties, and if funds are available, to fund other needed improvements that will improve the quality of their lives through a deferred two percent interest loan.

Deferred Loan amounts are provided in a maximum amount that is less than 25% of the property’s after rehabilitation value not to exceed \$60,000 for extremely low-, very low-, low-, and moderate-income persons or households. Deferred loans are funded to first address health and safety issues and exterior deterioration, and secondly, other improvements that would improve the general character and living environment of the housing unit, including providing room additions to alleviate overcrowding. The 2% simple interest is accrued and if the home is held or the 10-year covenant period both principal and interest are forgiven in full.

The Housing Authority safeguards its investment of deferred loans by requiring that the homeowner enter into all affordability covenants in the form of a trust deed or promissory note to secure the 10-year obligation. The loan obligation, including accrued interest, would be forgiven equally over a 10-year period. Affordability covenants are recorded against the property and apply to all subsequent purchasers. If the property is sold before the end of the 10 year period to a non-qualified purchaser or the owner fails to occupy the property as their principal residence, the homeowner shall repay to the housing fund the remaining loan obligation including principal and interest.

Permitted uses for the Deferred Loan funds include the following:

- ☐ *First Priority.* Correction of code violations including electrical, plumbing, heating and air conditioning, and structural building deficiencies that are in violation of current building codes. Correct planning or zoning code violations, such as illegal garage conversions. Correction of any safety problems not covered by codes, such as broken windows, doors and the provision of facilities for handicapped access.
- ☐ *Second Priority.* Improvements that will alleviate overcrowding (as defined in the United States Department of Housing and Urban Development Public Housing Occupancy Handbook) including the funding of bedroom addition(s) to alleviate overcrowding. Additionally, if a second bathroom does not exist in a home of four bedrooms or more and each bedroom is occupied, an additional bathroom may be provided.
- ☐ *Third Priority.* Includes various exterior improvements including new roofs, rain gutters, conversion of carports to garages, garage and entry door replacement, fencing replacement, and driveway/walkway repairs.
- ☐ *Fourth Priority.* Cosmetic improvements that include repainting, replacing dried or broken landscape materials and/or inoperable irrigation systems, and replacing broken or damaged awning improvements.
- ☐ *Fifth Priority.* Security improvements including upgrading of door land and window locks, installing security lighting and doors and security-related fencing.
- ☐ *Sixth Priority.* Energy efficiency improvements including heating and cooling system replacement and/or upgrades, insulation installation, ceiling fans, weather stripping, water heater replacement and low flow fixtures.
- ☐ *Seventh Priority.* Interior improvements including interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid-grade tile or Formica, replacement of inoperative lighting fixtures etc. All such interior items would be allowed only at mid-grade quality.

The quantified objectives for this program are summarized below:

*Status/Timing of Implementation* – This program is ongoing and will continue throughout the Planning Period.

*Funding Source* –Irwindale Housing Authority.

*Implementation Responsibility* – Housing Coordinator

*Quantified Objective* - 7 additional loans processed between 2014-2021 (3 Extremely Low-Income and 2 Very Low-Income and 2 Moderate-Income)

### **Program No. 3: Substantial Rehabilitation Housing Improvement Loan Program (SR Loans)**

The goal of the SR Loans is to provide the necessary funds for the substantial rehabilitation of units that are owned and occupied by extremely low-, very low-, low-, and moderate-income households. The SR Loans are available to homeowners that have extremely low-, very low-, low-, or moderate-incomes. The home to be improved must be the primary residence of the person or persons applying for the SR Loan. Under this program, SR Loan amounts shall be provided in amounts of a minimum of 25% of the after rehabilitation value up to a maximum of \$135,000 for extremely low-, very low-, low-, and moderate-income households. The loan has a 3% interest rate.

The SR Loans are funded to address severe cases of deterioration and/or overcrowding. Loan proceeds must be used to first address health and safety issues, overcrowding, and exterior deterioration, and secondly, other improvements that would improve the general character and living environment of the housing unit, including room additions as a means to alleviate overcrowding. Funds can also be used to abate illegal garage conversions.

The SR Loan may not be combined with any other type of program assistance. Applicants may only receive one SR Loan during a 45-year period and the recipient must hold the property for a 12-month term or the Loan must be repaid in full with interest. The Housing Authority safeguards its investment of SR loans by requiring that the homeowner also enter into an affordability covenant, in the form of a trust deed/promissory note to secure the 45-year affordability obligation. The SR Loan obligation, including accrued interest, would be forgiven equally over a 20-year period. Affordability covenants are recorded against the property and shall apply to all subsequent purchasers. If the property becomes non-compliant by being sold before the end of the 45-year period to a non-qualified purchaser or the owner fails to occupy the property as their principal residence, the Homeowner shall repay to the Housing Authority the remaining SR Loan obligation, plus a percentage of the increased equity the property owner realized as a result of the SR Loan plus any interest that would have accrued on the loan plus applicable penalties. SR Loan proceeds may be used for substantial rehabilitation activities in the following order of priority:

- ☐ *First Priority.* Correction of code violations including electrical, plumbing, heating and air conditioning, and structural building deficiencies that are in violation of current building codes. Correct planning or zoning code violations, such as illegal

garage conversions. Correction of any safety problems not covered by codes, such as broken windows, doors and the provision of facilities for handicapped access.

- ☐ *Second Priority.* Improvements that will alleviate overcrowding (as defined in the United States Department of Housing and Urban Development Public Housing Occupancy Handbook) including the funding of bedroom addition(s) to alleviate overcrowding. Additionally, if a second bathroom does not exist in a home of four bedrooms or more and each bedroom is occupied, an additional bathroom may be provided.
- ☐ *Third Priority.* Includes various exterior improvements including new roofs, rain gutters, conversion of carports to garages, garage and entry door replacement, fencing replacement, and driveway/walkway repairs.
- ☐ *Fourth Priority.* Cosmetic improvements that include repainting, replacing dried or broken landscape materials and/or inoperable irrigation systems, and replacing broken or damaged awning improvements.
- ☐ *Fifth Priority.* Security improvements including upgrading of door and window locks, installing security lighting, and doors and security-related fencing.
- ☐ *Sixth Priority.* Energy efficiency improvements including heating and cooling system replacement and/or upgrades, insulation installation, ceiling fans, weather stripping, water heater replacement and low flow plumbing fixtures.
- ☐ *Seventh Priority.* Interior improvements including interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid-grade tile or Formica, replacement of inoperative lighting fixtures etc. All such interior items would be allowed only at mid-grade quality.

The quantified objectives for this program are summarized below:

*Status/Timing of Implementation* – This program is ongoing and will continue throughout the Planning Period.

*Funding Source* – Irwindale Housing Authority.

*Implementation Responsibility* – Housing Coordinator

*Quantified Objective* - 7 additional loans processed between 2014-2021 (3 Extremely Low-Income and 2 Very Low-Income and 2 Moderate-Income)

## **HOUSING REHABILITATION PROGRAMS FOR RENTAL UNITS**

The City will continue implementing its Housing Rehabilitation Program for rental units. Two such programs are currently offered and include the Below Market Rate Loans for Tenant Occupied Units (BMR Loans) and the Substantial Rehabilitation Below Market

Rate Loans for Tenant Occupied Units (SR-BMR Loans). The Housing Authority imposes provisions under the BMR and SR-BMR loans to assure the funds are used to increase or preserve the availability of affordable housing by tailoring the loans to alleviate substandard conditions. For example, improvements that are not to be funded by the loan proceeds include indoor and outdoor fireplaces, pools, Jacuzzis, hardwood flooring, expensive counter tops, washers, dryers, barbecue pits, flower boxes, greenhouses, family rooms, new patios or deck construction, decorative planters, custom concrete work on driveways and walkways, detached workshops, and other non-permanent structures and improvements considered to be a luxury as determined by the Executive Director. All work conducted under the Loan shall be performed with approved building permits and by state licensed contractors.

#### **Program No. 4: Below Market-Rate Loans for Tenant Occupied Units**

The purpose of this program is to ensure that renters live in safe and sanitary conditions. Under this program, the Housing Authority provides loans to property owners for general improvements to renter-occupied dwelling units. The maximum loan amounts are \$25,000 per unit, not to exceed a total of \$100,000. The loan amount must be less than 25% of the after rehabilitation value and the qualification is based upon tenant's income being less than 120% of County median income (51% of the units must qualify). Owners who have breached or violated any affordability covenant of any loan or grant provided by the Housing Authority at any time shall not be eligible to receive a BMR Loan. This program will provide Below Market Rate Loans with interest rates of 6% per annum. BMR Loan funds are to be used to first address health and safety issues and exterior deterioration, and secondly, other improvements that would improve the general character and living environment or the housing unit. Funds will be recaptured by monthly payments secured by a Deed of Trust. The BMR Loan may not be combined with any other programs. An agreement must be signed by the owner to rent the units at affordable rental rates for a period of 15 years. The ICRA will monitor rental rate affordability and tenant income on an annual basis. Loan proceeds may be used for substantial rehabilitation activities in the following order of priority.

- ☐ *First Priority.* The correction of electrical, plumbing, heating and air conditioning, and structural building deficiencies that are in violation of current building codes. Correct planning or zoning code violations, such as illegal garage conversions. Correction of any safety problems not covered by codes, such as broken windows, doors and the provision of facilities for handicapped access.
- ☐ *Second Priority.* The refurbishment of exterior items such as new roofs, rain gutters, conversion of carports to garages, garage and entry door replacement, fencing replacement, and driveway and walkway repairs.
- ☐ *Third Priority.* Exterior cosmetic improvements including the replacement of dried or broken landscape materials and/or inoperable irrigation systems, and replacing broken or damaged awning improvements.
- ☐ *Fourth Priority.* Security improvements including the upgrading of door and window



locks, installing security lighting and doors, and security related fencing.

- *Fifth Priority.* Improvements that will promote energy efficiency and conservation including new cooling and heating systems, the installation of insulation, ceiling fans, weather stripping, water heater replacement, and low flow plumbing fixtures.
- *Sixth Priority.* Interior improvements that will improve necessary living conditions including interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid-grade tile or Formica, replacement of inoperative lighting fixtures etc. All such interior items would be allowed only at mid-grade quality.

The quantified objectives for this program are summarized below:

*Status/Timing of Implementation* – This program is ongoing and will continue throughout the Planning Period.

*Funding Source* –Irwindale Housing Authority .

*Implementation Responsibility* – Housing Coordinator

*Quantified Objective* - 1 additional loan processed between 2014-2021

### **Program No. 5: Substantial Rehabilitation Below Market Rate Loans for Tenant Occupied Units**

The purpose of this program is to ensure that renters live in decent, safe and sanitary conditions. The Below Market Rate Loans for Tenant Occupied Units Program provides loans to property owners for general improvements to rented-occupied dwelling units. Maximum loan amounts are \$25,000 per unit, not to exceed a total of \$100,000; the loan amount must constitute 25% or more of the after rehabilitation value of the property and an affordability covenant of 55 years is required. Qualification is based upon tenant's income being less than that of the County median income (51% of units must qualify). Owners who have breached or violated any affordability covenant of any loan or grant provided by the Housing Authority at any time shall not be eligible to receive a SR-BMR Loan. This program will provide Below Market Rate Loans with interest rates of 6% per annum. SR-BMR Loan funds are to be used to first address health and safety issues and exterior deterioration, and secondly, other improvements that would improve the general character and living environment of the housing unit. Funds will be recaptured by monthly payments Secured by a Deed of Trust. The SR-BMR Loan may not be combined with any other programs. An agreement must be signed by the owner to rent the units at affordable rental rates for a period of 55 years. The Housing Authority will monitor rental rate affordability and tenant income level annually as provided for in the CRL. At any time during the term of the SR-BMR Loan, the Housing



Authority may require, and the owner and renters shall provide, proof and confirmation of such information.

To safeguard the Housing Authority's investment, the property owner must enter into an affordability covenant, in the form of a trust deed/ promissory note to secure the 55 year affordability obligation to rent at least 51% of the units to persons or families of low to moderate income and to maintain affordable rents on all of the property units. Affordability covenants are recorded against the property and shall apply to all subsequent purchasers for the term of the covenant, unless released pursuant to state law. If the property owner fails to comply with the loan terms including that 51% of the units be occupied by low to moderate income persons, then the outstanding loan principal plus any interest must be repaid to the Housing Fund along with any applicable penalties. Loan proceeds may be used for substantial rehabilitation activities in the following order of priority.

- ☐ First Priority. The correction of code violations including electrical, plumbing, heating and air conditioning, and structural building deficiencies that are in violation of current building codes. Correct planning or zoning code violations, such as illegal garage conversions. Correction of any safety problems not covered by codes, such as broken windows, doors and the provision of facilities for handicapped access.
- ☐ Second Priority. The refurbishment of exterior items including new roofs, rain gutters, conversion of carports to garages, garage and entry door replacement, fencing replacement, and driveway and walkway repairs.
- ☐ Third Priority. Exterior cosmetic improvements including replacing landscape materials, inoperable irrigation systems, and replacing broken or damaged awning improvements.
- ☐ Fourth Priority. Security improvements including upgrade door and window locks, installing security lighting and doors and security-related fencing.
- ☐ Fifth Priority. Interior improvements that will improve necessary living conditions including interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid-grade tile or Formica, replacement of inoperative lighting fixtures etc. All such interior items would be allowed only at mid-grade quality.

The quantified objectives for this program are summarized below:

*Status/Timing of Implementation* – This program is ongoing and will continue throughout the Planning Period.

*Funding Source* – Housing Authority

*Implementation Responsibility* – Housing Coordinator

*Quantified Objective* - 1 additional loan processed between 2014-2021

## **NEW HOUSING PRODUCTION PROGRAMS**

New housing production goals have been set by the Housing Authority to be accomplished during the years 2014 - 2021. These new production numbers are related to the actual need in the City as well as official data and allocations received from regional governing bodies. The new housing production programs include the following: the Zoning Program, the Infill Housing Program, and the Second Unit Program. These programs will be funded by the Housing Authority Fund and the programs oversight will be the responsibility of the City's Housing Coordinator.

### **Program No. 6: Zoning Program**

This Program is a comprehensive review and revision to the City Zoning Ordinance to ensure that it implements land use and housing policy. As part of this Housing Element update, a number of issues emerged as potential governmental constraints that will be addressed in a comprehensive Zoning Ordinance revision. The revision will be comprehensive in scope though the following specific issues will be the focus of the review and revision.

- ☐ The Land Use Plan, included in the Community Development Element, reflects an expansion of residential land uses, with the western portion (three acres) of the Manning Pit designated for residential use. The Zoning Ordinance will be amended to reflect the changes that have occurred as part of the Housing Element update.
- ☐ Among the revisions to the Ordinance is adding definitions for such uses as single room occupancy units, supportive housing, community care facilities, emergency shelters, and transitional housing. Such housing for special needs groups, including housing for individuals with disabilities, will be permitted without regard for distances between such housing or the number of such uses in any part of the City. The Land Use Element of the General Plan does not restrict the location of special need housing.
- ☐ The current Zoning Code permits manufactured housing on permanent foundations within all residential zones. The Zoning Code will be updated to further address mobile homes, single room occupancy (SRO) units, supportive housing, and community care facilities consistent with the requirements of State housing laws.
- ☐ The City recently updated its Second Unit Ordinance to ensure it is in conformance with the most recent changes in State law. The new Ordinance has been reviewed by HCD and has been found to be in compliance with State law. This Ordinance will be integrated into the new Zoning Ordinance. Staff has prepared a summary of the permit process for a second unit for the public. Hard copies of the summary are available at City Hall and it is also available on the City's website.
- ☐ On May 8, 2013, the City Council adopted Zoning Code Amendment No. 2-13

(Ordinance No. 669). This ordinance amended the Zoning Code to allow for density bonuses and reasonable accommodation. The City Zoning Ordinance currently does not provide for transitional and supportive housing. The City will modify the Zoning Ordinance to indicate that transitional and supportive housing uses will be permitted by right in all zones. Transitional and supportive housing will be subject only to those regulations that apply to other residential dwelling of the same type in the same zoning (i.e., multifamily in a multifamily zone).

- The City Zoning Ordinance will be revised to allow more variation from the application of its parking standards. Chapter 17.64 – Off-Street Parking will be amended to allow for a reduced number of parking spaces for unique uses such as senior housing projects and other housing for special needs households, including the disabled. Currently, the Zoning Ordinance requires two parking spaces for each dwelling unit, regardless of the number of bedrooms in the unit. The Zoning Ordinance will be revised to allow for flexible parking standards for studio and one-bedroom units.
- The City Zoning Ordinance currently does not permit emergency shelters. There is considerable variety in the types of shelters that could be operated in the City. The Zoning Ordinance will identify M-1 (Light Manufacturing) zone as the zone where emergency shelters (including at least one year-round emergency shelter) will be allowed as a use by right, subject to written objective standards, such as stipulating the allowable length of stay; requiring security; and providing on-site management. No CUP or other discretionary permit will be required for such shelters. This zone will be appropriate for emergency shelters because all uses in the M-1 zone must be conducted in an enclosed building, no outdoor storage or activity is allowed. In addition, uses that are allowed in the City's commercial zones (i.e., less intense uses, such as offices and retail) are also allowed in the M-1 zone. Uses allowed in the M-1 zone include those that provide services to the homeless population, such as medical and dental clinics, employment services, and counseling services. All properties that are zoned M-1 are along major thoroughfares in the City (i.e., Irwindale Avenue, Arrow Highway, Azusa Canyon Road, and Cypress Street) that are served by public transit.
- There are currently two homeless service providers located in the City. Cory's Kitchen provides food distribution and homeless prevention services such as classes in household budgeting, job interview training, job skills training, and counseling. The HOPE TAY (Transitional Age Youth) center at Pacific Clinics offers services to youth ages 16-25 that are homeless or at risk of becoming homeless. There are two multi-service centers<sup>16</sup> near the City of Irwindale: one in El Monte and one in West Covina. All of these facilities can be accessed via public transportation.
- The Appendix shows aerial photos of two groups of underutilized sites within the City that are zoned M-1. Each site is described below. In addition, there are a number of

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<sup>16</sup> Also known as access centers, these centers generally function as "one stop shops" for homeless clients to access basic services and obtain referrals to off-site services.

existing buildings used as offices and warehouses that could be converted to emergency shelters.

4832-4954 Azusa Canyon Road – This area contains 14 separate parcels, consisting of a few nonconforming single-family residences and an assortment of outdoor storage and outdoor yard uses. The total area is approximately 10.8 acres. This area fronts on Azusa Canyon Road south of Arrow Highway, and is served by public transit.

Los Angeles Street and Park Avenue (southeast corner) – This 5.80acre site is owned by the Housing Authority and is served by public transit along Los Angeles Street.

- City staff will review the Zoning Ordinance to determine what incentives and/or regulations can be implemented as a means to promote new residential development consistent with the objectives of this Housing Element and the General Plan.
- Among the revisions to the Ordinance is adding definitions for such uses as single room occupancy units, supportive housing, community care facilities, emergency shelters, and transitional housing. Such housing for special needs groups, including housing for individuals with disabilities, will be permitted without regard for distances between such housing or the number of such uses in any part of the City. The Land Use Element of the General Plan does not restrict the location of special need housing.
- The City will rezone all residential A-1 property to R-1.

The Zoning Ordinance revision is critical in ensuring that the General Plan may be successfully implemented in addition to removing potential governmental constraints. The City is currently in the process of drafting the revised Zoning Ordinance. The City will make every effort to ensure that the comprehensive update of the Zoning Ordinance is completed by the end of 2014 .

*Status/Timing of Implementation* – The Zoning Ordinance revision (including all of the elements described previously) commenced in April 2009 and will be completed by 2014. The Program schedule consists of the following elements:

1. Initial Work Effort (RFP preparation, review bids, select consultant to assist the City) completed by June 2013.
2. Research and Analysis (review and preparation of Draft Zoning Ordinance) completed by winter 2014.
1. Review of Ordinance (Review of Draft Ordinance by staff and Planning Commission) completed by spring of 2014.

3. Adoption of Ordinance Public Hearings and Adoption) completed during summer/fall 2014

*Funding Source* – General Fund

*Implementation Responsibility* – Planning Department will be responsible for managing and overseeing the work program.

*Quantified Objective* – with the Planned Development Overlay, up to 63 units could be provided.

### **Program No. 7: In-Fill Housing Program**

The City, through the Housing Authority, is very proactive in providing new opportunities for infill housing. Virtually all of the new housing that has been developed over the past ten years has been City-sponsored projects by the former Irwindale Community Redevelopment Agency and Housing Authority. All of the units that were identified in Table 3-31 as being provided during the current planning period (2008-2014) are Housing Authority assisted projects. This Infill Housing Program includes the following elements:

- ☐ *First Priority.* Prospective developers will be identified to construct new housing within the existing Housing Authority -owned infill sites. An inventory of the available parcels was completed and an RFP covering the development of all of the parcels was completed and sent to prospective developers. The Housing Authority anticipates entering into a Disposition and Development Agreement (DDA) with Mayans Development by December 2013 for the development of 13 new housing units and the rehabilitation of 2 existing residential units.
- ☐ *Second Priority.* The Housing Authority will establish a mechanism to acquire infill sites in the future. Contacts with local realtors will be made to indicate the Housing Authority's interest in buying certain properties. In addition, the Housing Authority will send out letters to owners of vacant property advising them of the Housing Authority's interest in acquiring the property. Similar outreach efforts will be made using the City's website.
- ☐ *Third Priority.* The City will establish a mechanism to ensure the affordability of infill residential developments through the use of a deed covenant. The covenant will guarantee a unit's affordability for a minimum period of 45-years.

The quantified objectives for this program are summarized below:

*Status/Timing of Implementation* – Program has been established and is being implemented during this Planning Period.

*Funding Source* – The Program has been partially funded for this planning period. This Program will be fully funded upon receipt of repayment of an outstanding loan obligation.

*Implementation Responsibility* – Housing Coordinator

*Quantified Objective* –This Program was to be completed during the previous planning period, however due to the elimination of Redevelopment, a DDA for the project could not be executed. The Housing Authority is now serving as the Housing Successor Agency to the former ICRA and as such, the housing assets once owned by the ICRA's Low- and Moderate-Income Housing Fund have been transferred to the Housing Authority. In addition, the Housing Authority has also received \$2.6 million in bond proceeds from the Agency. As a result of these two events, the City may now proceed with approving a DDA for the Infill Housing Project (8 net new units). Three of the five properties for this project will require parcel maps. The City is committed to processing these parcel maps in an expedited manner. These units are expected to be completed by the end of the fourth quarter of 2014.

#### **Program No. 8: Promotion of Second Unit Ordinance and Second Unit Deferred Loan Program**

The Second Unit Ordinance was adopted in 2007. To date, no applications to construct a second unit have been submitted, most likely due to the recession, the resulting unemployment, high mortgage interest rates, and the difficulty of obtaining financing for residential property improvements. The purpose of this program is to market and promote the ordinance to residents to encourage the production of second units. The process to approve a second unit is ministerial and has priority processing. There is no fee for processing the second unit application, although the regular building plan check fees do apply. The second unit may be either attached to or detached from the primary unit. Only one uncovered parking space is required for the second unit (the standard requirement for single-family units is two covered spaces). In order to encourage the production of second units during the fifth cycle, the Housing Authority will set aside \$1,000,000<sup>17</sup> for loans to property owners to build second units.

The property owner will be charged 2% simple interest and if the second unit is held for a 20-year period, both principal and interest will be forgiven in full.

The Housing Authority safeguards its investment of deferred loans by requiring that the homeowner enter into an affordability covenant for the second unit in the form of a trust deed and a promissory note to secure the 20-year obligation. The loan obligation, including accrued interest, would be forgiven equally over a 20-year period.

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<sup>17</sup> Assuming an average construction cost of \$113.00 per square foot and an average unit size of 500 square feet [ $\$113.00 \times 500 = \$56,500 \times 6$  (the number of units to be provided during the planning period) = \$339,000] extra funds totaling \$1,000,000 were added to account for cost overruns and to correct any existing code violations on the properties.

Affordability covenants are recorded against the property and apply to the second unit for a 55 year period.

The quantified objectives for this program are summarized below:

*Status/Timing of Implementation* – A brochure explaining the ordinance was prepared and has been posted on the City’s website; available at public counters; and mailed to all residents. An announcement of the deferred loan program for second units will be posted on the City’s website, available at public counters, and mailed to all residents.

*Funding Source* – Housing Authority .

*Implementation Responsibility* – Department of Community Development; Housing Coordinator

*Quantified Objective* – An average of 1 new second unit per year (total of 6 units - 4 very low-income and 2 low-income units

### **Program No. 9: Promotion of Energy and Water Conservation to Existing Residents and in City Sponsored Housing Projects**

The purpose of this program is to educate residents about energy and water conservation and provide them with resources to retrofit their homes. This program will also be used for City sponsored housing projects. In addition, City sponsored housing projects will be required to exceed Title 24 requirements for energy conservation. The City will consider the following as components of this program:

- ☐ Promote use of photovoltaic systems;
- ☐ Promote water-efficient landscaping and energy efficient irrigation systems;
- ☐ Develop energy conservation standards for street widths and landscaping of streets and parking lots to reduce heat loss and/or provide shade;
- ☐ Orient housing developments, where possible, to take advantage of natural day lighting;
- ☐ Promote permeable paving materials for cooling and water conservation;
- ☐ Promote broad public outreach, including educational programs and the marketing of energy-saving incentives;
- ☐ Apply for funds to assist residents with energy conservation retrofits and weatherization resources;
- ☐ Target local funds, including redevelopment resources and CDBG, to assist affordable housing developers incorporate energy efficient designs and features;
- ☐ Adopt policies and incentives to promote energy efficient retrofits prior to resale of

homes;

- ☐ Streamline and expedite approval process for housing built using green building standards and specific energy standards;
- ☐ Partner with community services agencies to provide financial assistance for low income persons to offset the cost of weatherization and heating and cooling homes;
- ☐ Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features/appliances and public education about ideas to conserve energy;
- ☐ Provide incentives to build housing that exceeds Title 24 requirements;
- ☐ Promote standards that promote passive solar heating, overhangs on south facing windows, planting of deciduous trees on the west and south;
- ☐ Encourage installation of photovoltaic and “cool” roofs, solar water heating, and where appropriate wind turbines;
- ☐ Support building framing that promotes construction of tighter building envelopes with maximum height and sky exposure plans and minimum setbacks;
- ☐ Provide incentives for the use of recycled and rapidly renewable building materials and ensure effective demolition and construction recycling;
- ☐ Require use of Energy Star appliances and materials;
- ☐ Promote installation of efficient air conditioning and use of whole house fans and solar attic fans;
- ☐ Encourage use of upgraded insulation, advanced air infiltration reduction practices (air sealing), Low-E double-pane windows;
- ☐ Promote use of energy efficient lighting including fluorescent;
- ☐ Require use of Low or no-VOC paint, wood finishes, & adhesives; avoid products with added formaldehyde;
- ☐ Promote use of mechanical ventilation system, heat recovery ventilation unit, sealed-combustion furnace and water heater;
- ☐ Require range hood and bath fans to vent to outside and bath fans to be automatically controlled with a timer or humidistat;
- ☐ Require recycling a specified percentage of construction wastes;
- ☐ Promote use of recycled content aggregate for driveways; and
- ☐ Promote effective water management designs (i.e., use of water efficient landscaping, efficient irrigation systems, incorporating wastewater reuse and metering).

The quantified objectives for this program are summarized below:



*Status/Timing of Implementation* – An educational brochure explaining energy and water conservation will be prepared and distributed by the spring of 2014. The City will sponsor a workshop with Southern California Edison and water providers to educate residents about their conservation programs. All future City sponsored projects will be required to exceed Title 24 requirements for energy conservation.

*Funding Source* – Program has been fully funded for this planning period.

*Implementation Responsibility* – Department of Planning and Community Development; Housing Coordinator

*Quantified Objective* – Energy Conservation - 5 new retrofitted units per year (total of 25 units)

### **Program No. 10: Proposed Green Building Grant Program**

This Program will be patterned after the City's existing Housing Rehabilitation Programs, except that the sole priority will be to fund green building retrofits.

The quantified objectives for this Program are summarized below:

*Status/Timing of Implementation* – This program was to be established by the beginning of 2013, however, due to the elimination of redevelopment, this program will be established by the beginning of 2015.

*Funding Source* – Housing Authority; Southern California Gas Company

*Implementation Responsibility* – Housing Coordinator

*Quantified Objective* – 4 grants between 2015-2021

### **Program No. 11: Mountain Avenue and Shrode Street Residential Development**

This program will track the status of the non-Housing Authority owned property in this location in order to acquire it for development of affordable housing.

*Status/ Timing of Implementation* – Staff will track the property on an ongoing basis.

*Funding Source* – Program has been fully funded for this planning period.

*Implementation Responsibility* – Housing Coordinator

*Quantified Objective* – The development of 8 units during this planning period.

## **Program No. 12: Priority for Water and Sewer (SB 1087)**

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer service providers. Water and sewer service providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Local governments should also consult with water and sewer service providers during the development and update of the Housing Element.

*Status/ Timing of Implementation* – Staff will send public hearing notices for the Housing Element to the following water and sewer service providers: Valley County Water District; Cal-American Water Company; and Los Angeles County Sanitation District No. 22. Upon adoption of the Housing Element, staff will send a copy of the adopted element along with a summary quantification of the City's regional housing need allocation.

*Funding Source* – General Fund

*Implementation Responsibility* – Planning and Community Development Department

*Quantitative Objective* – NA

## **Program No. 13: Annual Review of General Plan Land Use and Conservation Elements (AB 162)**

Per Chapter 369, Statutes of 2007 (AB 162), all cities and counties are required to amend the safety and conservation elements of the General Plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of the Housing Element. AB 162 also requires cities and counties to annually review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources (DWR). Any amendments to the safety, conservation, and/ or land use elements will require a review of the housing element for internal consistency which may in turn require an amendment to the housing element.

*Status/ Timing of Implementation* – As soon as the Housing Element has been adopted and annually hereafter, staff will review the safety, conservation, and land use elements of the General Plan to determine if amendments are necessary. If amendments are necessary, the housing element will be reviewed to ensure internal consistency.

*Implementation Responsibility* – Planning and Community Development Department

*Quantitative Objective* - NA

#### **Program No. 14: Provision of Land Zoned for Multiple-Family Housing**

Once the Manning Pit is filled, three acres on the western side of the property adjacent to Allen Drive will be rezoned to residential with a Planned Development Overlay. The overlay will allow for development of housing at a density up to 21 units per acre.

*Status/ Timing of Implementation* – The Manning Pit will be rezoned within three years and 120 days into the 2013-2021 cycle.

*Implementation Responsibility* – Planning and Community Development Department

*Quantitative Objective* – up to 63 dwelling units

#### **Program No. 15: Housing for Extremely Low-Income Households**

This program will encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely low-income households through a variety of activities such as outreach to housing developers at least annually, providing financial or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, reviewing and assigning a priority to local funding at least twice during the planning period and/ or offering conditional incentives beyond the density bonus provisions.

*Status/ Timing of Implementation* – Outreach to developers on at least an annual basis; review and assign a priority to local funding at least twice during the planning period.

*Implementation Responsibility* – Housing Coordinator

*Quantitative Objective* – New housing for extremely low-income households in support of the RHNA requirements.

### **EQUAL HOUSING PROGRAMS**

The purpose of the programs included in this Section of the Housing Element is to ensure that fair housing practices are enforced in the City. The Fair Housing Program is designed to promote equal and fair housing practices.

#### **Program No. 16: Fair Housing Program**

All housing developed or rehabilitated by the Housing Authority requires that the property owner sign a non-discrimination agreement in case the unit is sold or leased.

The City also maintains a website that includes a referral link for residents interested in the services provided by the Housing Rights Center. The City has expanded these efforts as part of an expanded fair housing program. The City has prepared a brochure which is available in City Hall, at the public library, in the community center, and on the City's website. During this implementation period, the brochure will be translated into Spanish for non-English speaking persons. This program includes the following elements:

- ☐ *First Priority.* The Housing Coordinator has engaged the services of Fair Housing Council of San Gabriel Valley as housing referral services provider to serve local residents.
- ☐ *Second Priority.* The services offered have been incorporated into the Housing Division's section of the City's website. A brief explanation of fair housing and discrimination laws is provided along with tenant rights.
- ☐ *Third Priority.* Brochure materials prepared by the City and/or the service provider is available at the counters in City Hall as well as the community center and on the City's website.
- ☐ *Fourth Priority.* The availability of the referral services and other pertinent information is published in the City's newsletter. An advertisement/announcement will continue to be provided in the newsletter on an annual basis.

The quantified objectives for this program are summarized below:

*Timing of Implementation:* The brochure will be translated into Spanish by the end of 2014.

*Implementation Responsibility:* The Housing Coordinator will be responsible for the program's ongoing implementation and for the translation of the brochure into Spanish.

*Funding Source:* Housing Authority

*Objectives:* Referrals will be made at such time residents request such service.

### **Program No. 16 Reasonable Accommodation**

The City Council adopted a reasonable accommodation ordinance (Ordinance No. 669) in May, 2013.

*First Priority.* Brochure materials prepared by the City will be provided at the counters in City Hall, the Community Center, and the City website.

The quantified objectives for this program are summarized below:

*Timing of Implementation.* The brochure will be prepared and distributed by Spring 2014.

*Implementation Responsibility.* The Housing Coordinator will coordinate preparation of the brochure with the Planning Department. The City will provide this information to individuals with disabilities regarding reasonable accommodation policies, practices and procedures based on HCD's guidelines.

*Funding Source.* General Fund

*Objectives.* Referrals will be made at such time residents request such service.

### **Program No. 17: Units at Risk of Converting to Market Rate**

Las Casitas, a senior housing project, has a total of 26 units, all of them affordable. The project is owned and managed by a private company. In order to ensure that the units remain affordable, the management company is required to annually recertify each tenant and provide a certification report to the Housing Authority.

The quantified objectives for this program are summarized below:

*Timing of Implementation:* The recertification of the Las Casitas tenants has already commenced and will continue on an annual basis for the next 55 years.

*Implementation Responsibility:* The recertification process is the responsibility of the management company, who provides reports on an annual basis to the Housing Coordinator.

*Funding Source:* Housing Authority

*Objectives:* To ensure that the tenants of Las Casitas meet the affordable income restrictions and that the affordability of the units is preserved

### **Program No. 18: Provision of Land Zoned for Multiple-Family Housing**

City staff will conduct a land survey of Agency and City owned property to determine additional land that may be zoned for multiple-family housing (R-3, 21 units per acre) in support of the next RHNA cycle. Once land has been identified, the City will determine if it is suitable for housing, and will consider R-3 zoning, subject to the approval of the Planning Commission and City Council.

*Status/ Timing of Implementation* – The land survey will be completed within five years of adoption of this Housing Element.

*Implementation Responsibility* – Planning Department; Housing Coordinator

*Quantitative Objective* – NA

### 5.3 SUMMARY OF QUANTIFIED OBJECTIVES

Table 3-40 summarizes the City's quantified objectives and progress towards accomplishing the previous RHNA planning period (2008-2014) in the areas of new construction, rehabilitation, preservation and assistance by income level. Table 3-41 summarizes the City's quantified objectives for the 2014-2021 RHNA planning period.

**TABLE 3-40: QUANTIFIED HOUSING OBJECTIVES FOR THE 2008-2014 PLANNING PERIOD**

Income Level	New Housing Construction		Rehabilitated Housing		Conserved Housing	
	Objective	Actual	Objective	Actual	Objective	Actual
Extremely Low-Income	8	8	1	0	0	0
Very Low-Income	8	7	1	0	0	0
Low-Income	11	14	4	0	0	0
Moderate-Income	11	10	3	0	0	0
Above-Moderate Income	29	7	6	0	0	0
<b>Total</b>	<b>67</b>	<b>46</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>

**TABLE 3-41: QUANTIFIED HOUSING OBJECTIVES FOR THE 2014-2021 PLANNING PERIOD**

Income Level	New Housing Construction	Rehabilitated Housing	Conserved Housing
	Objective	Objective	Objective
Extremely Low-Income	2	1	0
Very Low-Income	2	1	0
Low-Income	2	4	0
Moderate-Income	2	3	0
Above-Moderate Income	7	6	0
<b>Total</b>	<b>15</b>	<b>15</b>	<b>0</b>

As discussed in Section 3.2.4 Projected Housing Needs, the City has achieved approximately 68.7 percent of its quantified housing objects pertaining to new housing construction for the 2008-2014 RHNA planning period. As discussed in Section 3.2.4, the City will **accomplish** their RHNA requirements for the 2008-2014 and 2014-2021 periods with the following projects:

- ☐ Mountain Avenue-Shrode Street – 8 Units
- ☐ Manning Pit – 63 Units

### 3.5.4 REVIEW OF THE PREVIOUS ELEMENT AND APPROPRIATENESS, EFFECTIVENESS, AND PROGRESS IN IMPLEMENTATION

The City last updated its Housing Element in 2011.<sup>18</sup> Section 65581 of the Government Code underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals.

### **Previous Housing Element Policies**

The following policies were also included in the City's previously adopted Housing Element.

***Housing Element Policy 1.*** The City of Irwindale will continue to maintain and conserve the character of its existing residential neighborhoods.

***Housing Element Policy 2.*** The City of Irwindale will ensure that new residential development is compatible with surrounding residential development.

***Housing Element Policy 3.*** The City of Irwindale will continue to promote the maintenance of existing housing units and residential properties.

***Housing Element Policy 4.*** The City of Irwindale will promote the preservation and maintenance of affordable housing.

***Housing Element Policy 5.*** The City of Irwindale will encourage the development of additional extremely low-, very low-, low-, and moderate-income housing.

***Housing Element Policy 6.*** The City of Irwindale will ensure that the adequacy of future low- and moderate-income housing sites, especially those for seniors, are located near shopping, transportation facilities, and services.

***Housing Element Policy 7.*** The City of Irwindale will work with developers to identify opportunities for new residential development.

***Housing Element Policy 8.*** The City of Irwindale will consider potential opportunities for new residential development in those areas presently occupied by non-residential uses.

***Housing Element Policy 9.*** The City of Irwindale will ensure that the rate of residential growth can be accommodated in light of the City's physical and economic constraints and that this growth can be served by public services and infrastructure.

***Housing Element Policy 10.*** The City of Irwindale will promote the development of new housing pursuant to the City's adopted land use policy.

***Housing Element Policy 11.*** The City of Irwindale will continue to evaluate ways in which the development review process may be streamlined.

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<sup>18</sup> The most recent General Plan Update was adopted June 25, 2008

***Housing Element Policy 12.*** The City of Irwindale will continue to work with other agencies and the quarry owners to facilitate their timely reuse.

***Housing Element Policy 13.*** The City of Irwindale will continue to promote “one-stop” services to those seeking to develop or rehabilitate housing in the City.

***Housing Element Policy 14.*** The City of Irwindale will continue to evaluate various planning and design methods that promote unique subdivision concepts such as those contemplated as part of the “Livable Cities” Program.

***Housing Element Policy 15.*** The City of Irwindale will continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

***Housing Element Policy 16.*** The City of Irwindale will continue to support a diversity of housing types to accommodate existing and future needs.

***Housing Element Policy 17.*** The City of Irwindale will continue to work with other cities and public agencies to promote fair housing.

***Housing Element Policy 18.*** The City of Irwindale will continue to promote the development of new housing that will accommodate the larger households associated with demographic and social trends in the region.

***Housing Element Policy 19.*** The City of Irwindale will continue to support the development of housing that can accommodate those household members that have a physical disability, in accordance with State and Federal requirements.

***Housing Element Policy 20.*** The City of Irwindale will encourage the use of sustainable and green building design, materials, and construction methods in new and existing housing.

Table 3-42 indicates the effectiveness of the previous Housing Element policies. The most recent update of the Housing Element was adopted on August 24, 2011. The left column restates the policy while the right column (under “Accomplishment”) summarizes what has been done to date to address this policy.



**TABLE 3-42: IMPLEMENTATION OF PREVIOUS HOUSING ELEMENT POLICIES**

Policy #	Policy	Accomplishment
1	The City of Irwindale will continue to maintain and conserve the character of its existing residential neighborhoods.	The City maintains three housing rehabilitation programs for owner-occupied units and two programs for rental units.
2	The City of Irwindale will ensure that new residential development is compatible with surrounding residential development.	This is an ongoing activity.
3	The City of Irwindale will continue to promote the maintenance of existing housing units and residential properties.	The City maintains three housing rehabilitation programs for owner-occupied units and two programs for rental units.
4	The City of Irwindale will promote the preservation and maintenance of affordable housing.	The City implements this policy through its rehabilitation programs and new housing production programs.
5	The City of Irwindale will encourage the development of additional extremely low-, very low-, low-, and moderate-income housing.	To date during this planning period, the City has produced 29 new housing units – 22 affordable to extremely low- to moderate-income households, and 7 market rate homes.
6	The City of Irwindale will ensure that the adequacy of future low- and moderate-income housing sites, especially those for seniors, are located near shopping, transportation facilities, and services.	Most of the housing in the City is concentrated in an area south of Arrow Highway along Irwindale Avenue. This housing is accessible to retail uses along Arrow Highway, as well as mass transit along Arrow Highway and Irwindale Avenue.
7	The City of Irwindale will work with developers to identify opportunities for new residential development.	The City will enter into a Disposition and Development Agreement for the next phase of infill housing.
8	The City of Irwindale will consider potential opportunities for new residential development in those areas presently occupied by non-residential uses.	This is an ongoing activity.
9	The City of Irwindale will ensure that the rate of residential growth can be accommodated in light of the City's physical and economic constraints and that this growth can be served by public services and infrastructure.	This is an ongoing activity.
10	The City of Irwindale will promote the development of new housing pursuant to the City's adopted land use policy.	This is an ongoing activity.
11	The City of Irwindale will continue to evaluate ways in which the development review process may	This is an ongoing activity.

	be streamlined.	
12	The City of Irwindale will continue to work with other agencies and the quarry owners to facilitate their timely reuse.	Within the last six years, the City has processed new Conditional Use Permits for five quarries. These permits obligate the quarry owners to refill the quarries in a timely fashion once mining ceases.
13	The City of Irwindale will continue to promote “one-stop” services to those seeking to develop or rehabilitate housing in the City.	This is an ongoing activity.
14	The City of Irwindale will continue to evaluate various planning and design methods that promote unique subdivision concepts such as those contemplated as part of the “Livable Cities” Program.	This will be addressed through the comprehensive Zoning Code update.
15	The City of Irwindale will continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.	The City has engaged the services of the Fair Housing Council of San Gabriel Valley as the housing referral services provider to serve local residents. The services offered have been incorporated into the Housing Division’s section of the City’s website. A brief explanation of fair housing and discrimination laws is provided along with tenant rights. Brochure materials are available at the counters in City Hall as well as the Community Center and on the City’s website.
16	The City of Irwindale will continue to support a diversity of housing types to accommodate existing and future needs.	This is an ongoing activity.
17	The City of Irwindale will continue to work with other cities and public agencies to promote fair housing.	See Policy 15 above.
18	The City of Irwindale will continue to promote the development of new housing that will accommodate the larger households associated with demographic and social trends in the region.	The City’s housing rehabilitation programs allow for additions to relieve overcrowding.
19	The City of Irwindale will continue to support the development of housing that can accommodate those household members that have a physical disability, in accordance with State and Federal requirements.	This policy will be addressed as part of the comprehensive Zoning Code update.

## Previous Housing Element Programs

The previous Housing Element included a number of programs for rehabilitation; the provision of new housing; and the provision of affordable housing. The programs that were included in the previous Housing Element are shown in Table 3-43, along with a description of the effectiveness of each program.

**TABLE 3-43 IMPLEMENTATION OF PREVIOUS HOUSING ELEMENT PROGRAMS**

Program	Program Description	Description of Effectiveness
Housing Grants for Very Low-Income	Provide very low-income residents with sufficient funds to repair housing deficiencies that could affect the resident's health and safety. Grants are provided in amounts up to \$25,000 for very low- and low-income households. The quantified objectives for this program were three grants.	Due to lack of demand, no grants were processed during the planning period.
Deferred Housing Improvement Loans	Provide extremely low- to moderate-income residents with sufficient funds to address health and safety deficiencies and exterior deterioration of the properties. If funds are available, fund other needed improvements that will improve the quality of their lives through a deferred two percent interest loan. Quantified objective was 7 loans.	Due to lack of demand, no grants were processed during the planning period.
Substantial Rehabilitation Housing Improvement Loan Program	The loans are available to homeowners that have incomes that are very low, low, or moderate. The loans are intended to address sever cases of deterioration and/ or overcrowding. The quantified objectives for this program were 57 loans.	Due to lack of demand, no loans were processed during the planning period.
Deferred Housing Improvement Loans	The goal of this program is to provide very low-, low, and moderate-income households with sufficient funds to address health and safety deficiencies. The quantified objectives for this program were 15 loans.	Due to lack of demand, no loans were processed during the planning period.
Below Market Rate Loans for Tenant-Occupied Units	Loans are provided to property owners for general improvements to renter-occupied units where the tenants' income is less than 120% of the County median income. The quantified objectives for this program were 1 loan.	Due to lack of demand, no loans were processed during the planning period.
Substantial Rehabilitation Below Market Rate Loans for Tenant-Occupied Units	Loans are provided to property owners for general improvements to renter-occupied units where the tenants' income is less than 51% of the County median income. The quantified objectives for this program were 1 loan.	Due to lack of demand, no loans were processed during the planning period.
General Plan and Zoning Program	A comprehensive review and revision to the Zoning Code to ensure that it implements land use and housing policy.	Due to staffing and workload, completion of this program has been delayed. Therefore, this program is continued into the

		current planning period.
In-Fill Housing Program	The quantitative objectives for this program were 16 units.	9 units were provided in Phase II of the Las Casitas senior housing project; and construction on 8 new units will start in 2013 as part of the infill housing project.
Promotion of Energy and Water Conservation	Educate residents about energy and water conservation and provide them with resources to retrofit their homes. Also used in City housing projects.	Due to the recession and the end of redevelopment, this program has not yet been implemented. No new City sponsored housing has been built.
Green Building Grant Program	Patterned after the City's existing rehabilitation programs, except the sole priority is to fund green building retrofits. Objective was to provide 4 grants.	Due to the recession and the end of redevelopment, this program has not yet been implemented.
Mountain Avenue and Shrode Street	Track the status of the non-ICRA owned property in this location in order to acquire it for development of affordable housing. The objective was to develop 8 units.	Due to the recession and the end of redevelopment, this program has not yet been implemented.
Annual Review of General Plan Land Use and Conservation Elements	All jurisdictions are required to amend the safety and conservation elements to include analysis and policies regarding flood hazard and flood management information upon the next revision of the Housing Element. Any amendments to the safety, conservation, or land use elements will require a review of the housing element for internal consistency which may in turn require and amendment of the housing element.	There has been no change to the analysis and policies in the General Plan regarding flood hazard and flood management.
Reasonable Accommodation Program for Disabled	The City will ensure that its development requirements do not place an undue burden on disabled persons living or moving into the City.	The Zoning Ordinance was amended on May 8, 2013 (Ordinance No. 669) to provide for reasonable accommodation.

Fair Housing Program	<p>All housing development or rehabilitated by the City requires that the property owner sign a non-discrimination agreement. The City maintains a website that includes a fair housing referral link. A brochure has been prepared and is available at City Hall, the Community Center, and the City website. All jurisdictions are required to amend the safety and conservation elements to include analysis and policies regarding flood hazard and flood management information upon the next revision of the Housing Element. Any amendments to the safety, conservation</p> <p>The City will encourage development of housing for extremely low-income households through a variety of activities, such as outreach to housing developers at least annually, providing financial or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, reviewing and assigning a priority for local funding at least twice during the planning period and/or offering conditional incentives beyond the density bonus provisions.</p>	<p>The fair housing brochure was to be translated into Spanish during this planning period. However, due to the recession and the end of redevelopment, the brochure has not yet been translated. The brochure will be translated during the 2013-2021 planning period. The Fair Housing Program is an ongoing program. Due to the recession and the end of redevelopment, this program has not yet been implemented, and will be implemented during the next cycle. Due to the recession and the end of redevelopment, this program has not yet been implemented. However, the RHNA for the 2013 - 2021 cycle calls for eight affordable units to be constructed (4 Very Low, 2 Low, and 2 Moderate). All of these units can be provided with existing zoning and the proposed rezoning of the Manning Pit. The element was sent to water and sewer service providers on August 29, 2011. No comments were received from the water and sewer service providers.</p>
Housing for Extremely Low-Income Households		
Provision of Land Zoned for Multiple-Family Housing	<p>City staff to conduct a land survey of City owned property to determine additional land that may be zoned for multiple-family housing (R-3, 21 units per acre) in support of the next RHNA cycle. Once the land has been identified, the City will determine if it is suitable for housing, and will consider R-3 zoning, subject to the approval for the Planning Commission and City Council.</p>	
Priority for Water and Sewer (SB 1087)	<p>Upon completion of an amended or adopted housing element, the local government is responsible for distributing a copy of the element to area water and sewer service providers.</p>	

Promotion of Second Unit Ordinance	Market and promote the ordinance to residents to encourage the production of second units.	A brochure was produced and is available at City Hall and on the City's website. Due to lack of demand, no second units were built during the planning period.
Town Center Development/ Manning Pit	The ICRA owns the northerly portion of the Manning Pit. Once the pit has been reclaimed and filled, up to 63 new homes will be constructed on this property.	Reclamation and fill of the site has recently begun. This property will be ready for development by 2015/ 2016. The property will be rezoned from Manufacturing to Residential once the Manning Pit has been filled.
Reasonable Accommodation Program for the Disabled	This program had the following components: review the current Zoning Code to determine the nature and extent of modifications needed to ensure that reasonable accommodation provisions are included; develop reasonable accommodation procedures; and provide a brochure at public counters.	A Reasonable Accommodation ordinance has been adopted. A brochure will be produced during the current planning period.

Prepared By:





## **Section 4**

# **Infrastructure Element**

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**City of Irwindale  
2020 General Plan**





## Introduction to the Infrastructure Element

This Infrastructure Element (the Element) of the Irwindale General Plan includes one of seven State-mandated Elements, the Circulation Element. This Element will guide the ongoing development of the City's roadway system in a manner that is compatible with the Community Development Element. The purpose of this Element is to promote the maintenance of a safe and efficient circulation system for Irwindale. According to California Government Code Section 65302(b), this Element must identify "the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the land use element of the plan."

This Infrastructure Element describes the roadway system needed to serve traffic generated by the various land uses permitted under the Community Development Element. Traffic forecasts in the Infrastructure Element are also used to determine future traffic noise levels and airborne emissions in the Public Safety Element. The Public Safety Element also indicates emergency evacuation routes and minimum road widths to accommodate emergency vehicles. Finally, the Infrastructure Element is responsive to regional transportation plans, such as the Congestion Management Program (CMP), that focus on the development of a regional transportation system to accommodate the future traffic demands within the greater metropolitan area. The CMP is a state-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990. The Infrastructure Element consists of the following sections:

- The *Introduction* provides an overview of the Element's scope and content;
- The *Infrastructure Profile* provides an overview of existing conditions relative to infrastructure, circulation, and traffic; and,
- The *Infrastructure Plan* indicates those policies relevant to infrastructure and circulation and describes those programs that will be effective in the implementation of General Plan policies. Finally, the Plan establishes standards and programs designed to improve traffic and circulation within the City.

The California Government Code states, "The General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies." This Infrastructure Element indicates the general location

and extent of the existing and proposed improvements required to serve the development contemplated in the Housing and Community Development Elements.

## Infrastructure Element Profile

Irwindale maintains and owns 27.5 miles of public street rights-of-way. In addition, two interstate freeways are located within the City's corporate boundaries. This section of the Infrastructure Element describes the existing system of roadways and transportation facilities in the City. There are also areas of the City where new streets are needed to accommodate new development. This section of the Element considers the following:

- *Regional Access* briefly describes the regional transportation systems that serve the City;
- *Existing Traffic Volumes* briefly describes the daily and peak hour traffic volumes for key roadways in the City;
- *Characteristics of City Streets* provides a descriptive overview of those roadways that are located in the City.
- *Levels of Service* indicates the operational levels of service for key roadway segments and intersections in the City;
- *Truck Routes, Bridges, and Public Transit* are briefly discussed in their respective sections; and,
- *Infrastructure* describes those utility and service purveyors that serve the City.

### Regional Access (Freeways)

Two Interstate freeways provide regional access to the City: the Foothill Freeway (I-210) and the San Gabriel River Freeway (I-605). The Foothill Freeway traverses the northerly portion of the City in an east-west orientation. The San Gabriel River Freeway bisects the City in a north-to-south orientation, with the northerly terminus located at a full interchange at the Foothill Freeway within the City boundaries, just north of the Santa Fe Dam. The San Bernardino Freeway (I-10) also indirectly serves Irwindale as the partial interchange of Sunset Avenue in West Covina eventually transitions into Irwindale Avenue. The Live Oak partial interchange is a likely candidate for becoming a full interchange due to its proximity to the Irwindale Speedway along with a regional commercial center proposed for the nearby quarries that are currently undergoing reclamation. The NuWay Live Oak Landfill and the United Rock No. 1 site may



ultimately be the site of a major regional commercial center contemplated in the Community Development Element. In addition, the development of the CalMat Reliance No. 2 site will likely involve the alignment of

the site's entry with the westbound off-ramp at Irwindale Avenue and the Foothill Freeway. The characteristics of the two freeways that are located in the City are summarized in Table 4-1.

Table 4-1 Characteristics of Area Freeways			
Freeway	Lanes	ADT <sup>1</sup> .	Ramp Connections in the City
Foothill Freeway (I-210)	6	223,000	Irwindale Avenue (full interchange);
San Gabriel River Freeway (I-605)	6	126,000	Arrow Highway (½ interchange)
			Live Oak Avenue ( partial interchange)
			Lower Azusa Road (full interchange)
			Ramona Boulevard (full interchange).
<sup>1</sup> ADT – average daily traffic volumes Source: California Department of Transportation			

### Existing Traffic Volumes

Table 4-2 indicates the daily traffic volumes and the peak hour traffic volumes for the morning (AM Peak Hour) and the evening (PM Peak Hour) periods for the major roadways that serve the City. Table 4-2

indicates the average daily traffic volumes for the listed roadway segment, the morning peak hour (AM Peak Hour) traffic volumes, and the evening peak hour (PM Peak Hour) traffic volumes.

<b>Table 4-2 Traffic Volumes of Roadways Serving the City</b>			
<b>Roadway Segment</b>	<b>ADT<sup>1</sup></b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
Arrow Hwy east of Irwindale Ave.	28,301	2,260	2,602
Arrow Hwy. east of May Ave.	34,258	3,027	3,224
Arrow Hwy. east I-605 Freeway	15,121	1,988	1,189
Arrow Hwy. east of Vincent Ave.	25,987	2,310	2,334
Arrow Hwy. east of Buena Vista Ave.	17,073	2,131	1,449
Arrow Hwy. east of Azusa Canyon Rd.	33,250	3,032	3,162
Arrow Hwy. west of Live Oak Ave.	31,742	3,426	3,011
Arrow Ave. east of Live Oak Ave.	31,287	2,741	2,914
Azusa Ave. north of Los Angeles St.	9,739	875	1,031
Azusa Canyon Rd. south of Arrow Hwy.	10,409	1,116	889
Azusa Canyon north of Cypress St.	9,250	1,187	658
Buena Vista north of Arrow Hwy.	9,737	878	824
Cypress St. south of Irwindale Ave.	11,480	1,146	1,184



**Table 4-2  
Traffic Volumes of Roadways Serving the City (continued)**

Roadway Segment	ADT <sup>1</sup>	AM Peak Hour	PM Peak Hour
Foothill Blvd. west of Irwindale Ave.	21,327	2,892	2,128
Foothill Blvd. east of Irwindale Ave.	37,975	3,605	3,570
Foothill west of Irwindale (City)	1,064	95	133
Gladstone St. east of Irwindale Ave.	10,936	1,197	876
Gladstone St. west of Irwindale Ave.	1,064	95	133
Gladstone St. west of Irwindale Ave.	1,064	95	133
Irwindale Ave. north of Cypress St.	20,807	1,829	1,938
Irwindale Ave. north of Arrow Hwy.	28,652	2,288	2,585
Irwindale Ave. south of Arrow Hwy.	24,478	1,901	1,988
Irwindale Ave. south of Foothill Blvd.	32,099	1,942	2,591
Irwindale Ave. north of First St.	33,100	2,310	2,662
Irwindale Ave. south of Cypress St.	22,081	2,074	2,068
Irwindale Ave. south of Gladstone St.	26,668	2,129	2,252
Live Oak Ave. east of Arrow Hwy.	18,781	2,115	1,539
Live Oak Ave. west of Arrow Hwy.	27,300	2,340	2,531
Live Oak Ave. east of I-605 Freeway	23,649	2,107	2,037
Live Oak Ave. east of Peck Rd.	20,765	1,925	1,871
Longden Ave. east of Myrtle Ave.	15,672	1,689	1,334
Los Angeles St. west of Azusa Canyon Rd.	7,884	758	758
Lower Azusa Ave. west of I-605 Freeway	25,215	1,872	2,173
Myrtle Ave. north of Longden Ave.	22,717	1,839	2,171
Olive St. west of Azusa Canyon Rd.	5,027	443	467
Peck Rd. south of Live Oak Ave.	21,158	1,522	1,722
Rivergrade Rd. south of Live Oak Ave.	5,375	523	522
Rivergrade Rd. north of Live Oak Ave.	1,759	143	174
Vincent Ave. south of Arrow Hwy.	9,757	788	1,056
Vincent Ave. north of Arrow Hwy.	9,380	752	746
<sup>1</sup> ADT – average daily traffic volumes Source: City of Irwindale Public Works Department			



## Characteristics of City Streets

Most of the major arterials (Arrow Highway, Foothill Boulevard, Irwindale Avenue, Live Oak Avenue, Myrtle Avenue, and Peck Road) have the standard 100-foot right-of-ways (ROW) for the majority of their

lengths, but the paved widths are below the Division of Highways minimum of 84 feet. The pavement width for key arterial roadway segments is summarized below in Table 4-3.

<b>Table 4-3 Existing Pavement Widths of Arterial Roadways</b>	
<b>Roadway</b>	<b>Description of Roadway</b>
Arrow Highway	Sub-standard paved widths vary from 48' to 82', with the narrowest section (48') occurring across the San Gabriel River. A 60' paved width can be found between 215 and 1215 E. Buena Vista, and again, on both sides of the river. Several locations of 70'+ widths are also prevalent
Foothill Boulevard	Pavement widths vary from 42' crossing the San Gabriel River, from 57'- 2' on either side of the bridge, and up to 82' for the remainder of its length through the City. A 100' ROW is fairly consistent but it is unclear regarding the ROW near and over bridge.
Irwindale Avenue	The three narrowest segments (60'-62' wide pavement) are located between Ballentine Pl. and Queenside Dr., between Olive St. and Calle de Paseo, and between Calle del Norte and Arrow Highway. Otherwise, the roadway's pavement widths range from 80' to 88', with ROW's mostly meeting or exceeding the 100' standard except for: the Olive/Calle de Paseo and Calle del Norte/Arrow Hwy. The roadway segment in front of the Civic Center has a 65'-70' ROW, although the pavement is 80'.
Live Oak Avenue	From Peck Road to the 605 Freeway, the roadway has a pavement width of 78'-80. However, from the river to Arrow Highway, the pavement widths decrease to between 28' and 38'. The roadway segment between the freeway and the river is 67' wide. The right-of-ways in along Live Oak are all as required, 100', or more, and 115' in some places. The exceptions to this are from Stewart Ave. to Arrow Highway, where the ROW varies from 25' to 94' due to Santa Fe Dam boundaries and the ROW from the dam to Baldwin Park.
Myrtle Avenue	This majority of this roadway maintains the recommended 100' of ROW but only 72' of paved surface from Live Oak to 1150 N. Longden Ave.
Peck Road	The ROW widths vary from 60'-100' although the paving is only 61'- 65' wide.
Source: City of Irwindale Public Works Department	

The City's roadway standards for secondary highways (Azusa Canyon Road, Buena Vista Street, Cypress Avenue, Gladstone Street, Lower Azusa Road, Rivergrade Street, Vincent Avenue, etc.) require a 64-foot pavement width. The City's standards for local street pavement widths call for a 40-foot pavement width within a 60-foot right-of-way.

Less than half of the local streets have the preferred pavement width, while more than half do have the preferred right-of-way. The streets that are the most sub-standard, in terms of pavement width, include Morada Street, Hidalgo Street, Juarez Street, Progress Lane, and Calle Burrola. Table 4-4 summarizes pavement width deficiencies for local and secondary streets in the City.



**Table 4-4  
Existing Pavement Widths of Secondary Roadways and Local Streets**

Roadway/Roadway Segment	Description of Deficiency
Adelante St.	Paved to 44' width with a 50' ROW.
Ayon Ave.	Paved to 56' width with a 70' of ROW
Azusa Canyon Rd.	Pavement width ranges from 50' to 60' with a 60'to 100' ROW
Buena Vista St.	Pavement width exceeds the standard measurements; it is paved from 67' to 80' wide, with ROW's ranging from 65' - 100'. However, the section from 780 N Tifal to 2830 N Tifal appears to have less ROW than paving
Business Center Dr.	Roadway is paved for 44' of its 60' ROW
Cypress St.	Pavement width ranges from 56' to 60', with ROW's ranging from 56.5' to 100'.
First St.	Pavement width ranges from 48' to 62', with ROW's from 50'to 80'.
Gladstone St.	Roadway pavement width is close to exceeding the standard, being paved from 63' to 68', with ROW's from 60' to 80'.
Calle Burrola	Roadway pavement width is close to exceeding the standard, being paved from 63' to 68', with ROW's from 60' to 80'.
Longden Ave.	Roadway ROW's are more than 100', with paving ranging from a sub-standard 48' to 78' along its easterly portion to Live Oak.
Los Angeles St.	Pavement width varies from an extremely narrow 28' near Big Dalton Wash to 60' wide from Park Ave. to the wash. ROWs range from 40' to 72'.
Lower Azusa Rd.	Pavement width ranges from 48'- 64' wide, with the narrowest portions near the San Gabriel River. ROWs vary from 50' to 80'.
Martin Rd.	Pavement width is 44', within a 50' ROW.
Montoya St.	Pavement width is 44', within a 60' ROW.
Olive St.	Pavement width varies from 35' to 40' in width, with 50' to 80' of ROW.
Ornelas St.	Pavement width ranges from 40' to 44', within 60' to 63' of ROW, the southern portion of Rivergrade Road has some of the most sub-standard widths within the City; a few stretches have 19' to 21' of paved ROW. The more northerly portion has 60' to 64' ROW widths.
Progress Lane	Pavement width is 44', within 60' of ROW.
Salvatierra St	Pavement width is 44', within 60' of ROW
Stewart Ave.	Pavement width is 44' wide, within 50' of ROW
Second St.	Pavement width is 44', within 60' of ROW
Third St.	Pavement width is 44' within 60' of ROW
Vincent Ave.	Pavement width varies from 52' to 60' pavement within a range of 50' —80' ROW
<sup>1</sup> Source: City of Irwindale Public Works Department	



The Santa Fe Dam and Recreation Area suffers from having very poor access. The dam's access road that extends off the terminus of Azusa Canyon Road, at Arrow Highway, is the main entrance. This primary access road consists of a two-lane road that traverses up and over the dam berm. Secondary access is also provided at the terminus of Peckham Road, located in Azusa. The Santa Fe Dam Recreation Area, in addition to serving as a major flood control facility, is a regional park. The park area within the Santa Fe Dam accommodates thousands of picnic bound guests, particularly on national holidays, and often is the site for festival/concert events. When large gatherings are attracted to the Santa Fe Dam area, the City of Irwindale Police Department must typically assist in traffic control. In

some instances, parking even spills into the surrounding communities when capacity is reached inside the dam. There are a few areas in the City that are not well served by the public roadway system. These include areas used, for the most part, by old industrial operations (often in dilapidated structures) and yard uses. Some of these areas are old landfill sites that are used by marginal activities with little or no improvements having been made to the property. Access to these landlocked parcels is often only possible by using a maze of unimproved access easements. With a public street system to provide access and carry the necessary infrastructure, these areas could be redeveloped as attractive, productive businesses. The major circulation deficiencies in the City are summarized below in Table 4-5.

**Table 4-5  
Circulation Deficiencies of Major Roadways**

Roadway	Description
Live Oak Ave.	In the vicinity of Live Oak Avenue and Longden Avenue, on the south side of Live Oak there are parcels that do not have street access and are used as storage yards served by access easements. A roadway that may consist of extending Longden eastward, perhaps ultimately as far as the Irwindale Speedway, could provide this area with the needed access.
Fourth St.	North of Arrow Highway, 4 <sup>th</sup> Street is a partially constructed street that serves a business park on the east side of the street. West of 4 <sup>th</sup> Street west of Arrow Highway towards Santa Fe Dam is an old industrial area that consists of landlocked parcels and various easements and old railroad spurs. This area extends northerly to the back yard area of Davis Wire. Most of the land area is occupied by yard uses, including truck yards that serve the sand and gravel industry.
Central Ave.	Situated against the interchange of the I-210/I-605 Freeways and the City of Duarte, this area is mostly landlocked properties. This area is comprised of mini-storage businesses, yards and nursery uses along the Southern California Edison (SCE) right-of-way. Additional access to Foothill Boulevard may attract businesses that could take advantage of the freeway exposure.
Encanto Dr.	This roadway intersects with Foothill Boulevard/Huntington Drive and with a potential extension southerly into this area parcels within this area could be redeveloped with more viable uses.
Juarez St./Hidalgo St.	These two local residential streets are narrow, uncompleted cul-de-sacs and both are in need of being connected as a loop street, similar to Nora/ Fraijo Avenues. This reconfiguration will facilitate refuse collection services, street sweeping, access for emergency vehicles and general access for the public's convenience.
Morada Street	This is a substandard street which required the installation of a traffic signal installed on Arrow Highway to adequately protect the street's residents and users. The street is impacted by a sight distance barrier at its intersection with Arrow Highway.
Camino De La Cantera	This street is a cul-de-sac that serves local businesses and the industrial park located to the north. However, to the east is a landlocked property that lies adjacent to the I-210 Freeway, an excellent site for a freeway oriented commercial enterprise. This property crosses the City boundary between Irwindale and Azusa. If Camino De La Cantera were extended easterly it could cross this site and connect with the Costco Center in the City of Azusa.
Montoya St.	North of the development on Montoya Street is the Metro Rail lines and then the Kinkaid South Pit lies adjacent to the south side of the I-210 Freeway. This site is directly south of the Camino de La Cantera site discussed above. This property (Kinkaid South Pit) has direct freeway exposure.
Source: City of Irwindale Public Works Department	



## Levels of Service

A roadway's ability to handle current traffic loads may be described in terms of Level of Service, or LOS. The LOS scale is a qualitative measure of traffic conditions (traffic flow) where a LOS A, LOS B, and LOS C represent excellent to good operating conditions, LOS D represents tolerable operating conditions for short periods of time, LOS E represents congested traffic conditions with short stop-and-go type of operations, and LOS F represents severe congestion.

The City of Irwindale has established LOS "D" as a target LOS standard and LOS "E" as a threshold standard. The City recognizes that not all intersections within the City can

meet the target LOS D. In these instances, the City Council must find that the improvements necessary to meet the target LOS D are not feasible because of one or more of the following reasons: 1) the cost of the necessary improvements exceeds available funding sources; 2) the design of the necessary improvements is not compatible with the surrounding land uses; or, 3) the design of the necessary improvements is contrary to other established City policies. For individual roadway segments, a LOS C standard is used to monitor capacity needs.

There is also a corresponding relationship between an intersection's level of service (referred to as intersection capacity utilization or ICU and the LOS concept. Table 4-6 defines the level of service concept and indicates its relationship to the ICU definitions.

**Table 4-6**  
**Level of Service Criteria for Signalized Intersections**

Level of Service	V/C Ratio	Definition
A	$\leq 0.600$	EXCELLENT. No vehicle waits longer than one red light, and no approach phase is fully used.
B	0.601 - 0.700	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
C	0.701 - 0.800	GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.
D	0.801 – 0.900	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.
E	0.901 – 1.000	POOR. Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.
F	$> 1.000$	FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Potentially very long delays with continuously increasing queue lengths.
Source: City of Irwindale Public Works Department		



The LOS may be used to define the operating conditions for particular roadway segments. This application of the LOS concept is simply the ratio of a roadway's design capacity to the existing traffic volumes. For example, a road with a design capacity of 24,000 vehicles per day with a current traffic

volume of 20,000 vehicles per day has a resulting LOS ratio of 0.83. Ratio ranges may be used to describe actual traffic operating. A ratio of 0.83 corresponds to LOS D, which is characterized by unstable traffic flows. Table 4-7 indicates an average LOS for major roadway segments in the City.

<b>Table 4-7 Roadway Segment Analysis - 2005</b>				
<b>Roadway Segment</b>	<b>ADT<sup>1</sup></b>	<b>Capacity</b>	<b>Volume to Capacity Ratio</b>	<b>LOS</b>
Arrow Hwy east of Irwindale Ave.	28,301	40,000	0.71	C
Arrow Hwy. east I-605	15,121	40,000	0.38	A
Arrow Hwy. east of Vincent Ave.	25,987	40,000	0.65	B
Arrow Hwy. east of Buena Vista St.	17,073	40,000	0.43	A
Arrow Hwy. east of Azusa Canyon Rd.	33,250	40,000	0.83	D
Arrow Hwy. west of Live Oak Ave.	31,742	40,000	0.79	C
Arrow Hwy. east of Live Oak Ave.	31,287	40,000	0.78	C
Azusa Canyon Rd. south of Arrow Hwy.	10,409	40,000	0.26	A
Azusa Canyon Rd. north of Cypress St.	9,250	40,000	0.23	A
Buena Vista St. north of Arrow Hwy.	9,737	40,000	0.24	A
Cypress St. south of Irwindale Ave.	11,480	40,000	0.29	A
Foothill Blvd. west of Irwindale Ave.	21,327	40,000	0.53	A
Foothill Blvd. east of Irwindale Ave.	37,975	40,000	0.95	E
Gladstone St. east of Irwindale Ave.	10,936	40,000	0.27	A
Gladstone St. west of Irwindale Ave.	1,064	20,000	0.05	A
Irwindale Ave. north of Arrow Hwy.	28,652	40,000	0.72	C
Irwindale Ave. south of Arrow Hwy.	24,478	40,000	0.61	B
Irwindale Ave. south of Foothill Blvd.	32,099	40,000	0.80	D
Irwindale Ave. north of First St.	33,100	40,000	0.83	D
Irwindale Ave. south of Cypress St.	22,081	40,000	0.55	A
Irwindale Ave. south of Gladstone St.	26,668	40,000	0.67	B





**Table 4-7  
Roadway Segment Analysis – 2005 (continued)**

Roadway Segment	Roadway Segment	Roadway Segment	Roadway Segment	Roadway Segment
Live Oak Ave. east of Arrow Hwy.	27,300	40,000	0.68	B
Longden Ave.	15,672	40,000	0.39	A
Los Angeles St.	7,884	40,000	0.20	A
Lower Azusa Ave.	25,215	40,000	0.63	B
Myrtle Ave.	22,717	40,000	0.57	A
Olive St.	5,027	20,000	0.25	A
Peck Rd.	21,158	40,000	0.53	A
Rivergrade Rd.	5,735	20,000	0.29	A
Vincent Ave.	9,757	40,000	0.24	A
<sup>1</sup> ADT – average daily traffic volumes Source: City of Irwindale Public Works Department				

The existing AM and PM peak hour operating conditions for the key signalized intersections were also evaluated using the Intersection Capacity Utilization (ICU) method of analysis. The ICU technique estimates the volume to capacity (V/C) relationship for an intersection based on the individual V/C ratios for key conflicting traffic movements. The ICU numerical value represents the percent signal (green) time, and thus capacity,

required by existing and/or future traffic. The ICU value translates to a Level of Service (LOS) estimate, which is a relative measure of the intersection performance. The ICU value is the sum of the critical volume to capacity ratios at an intersection; it is not intended to be indicative of the LOS of each of the individual turning movements. The existing LOS and ICU data for key intersections are summarized in Table 4-8.

**Table 4-8  
Existing Intersection Level of Service**

Intersection	AM Peak Hour		PM Peak Hour	
	ICU or Delay (secs.)	LOS	ICU or Delay (secs.)	LOS
Arrow Hwy/southbound I-605 ramp	17.5	B	8.6	A
Arrow Hwy/northbound I-605 ramp	15.8	B	14.1	B
Live Oak Ave./Arrow Hwy.	25.9 secs.	C	21.6 secs.	C
Live Oak Ave./Graham Rd.	ICU 0.455	A	ICU 0.729	C



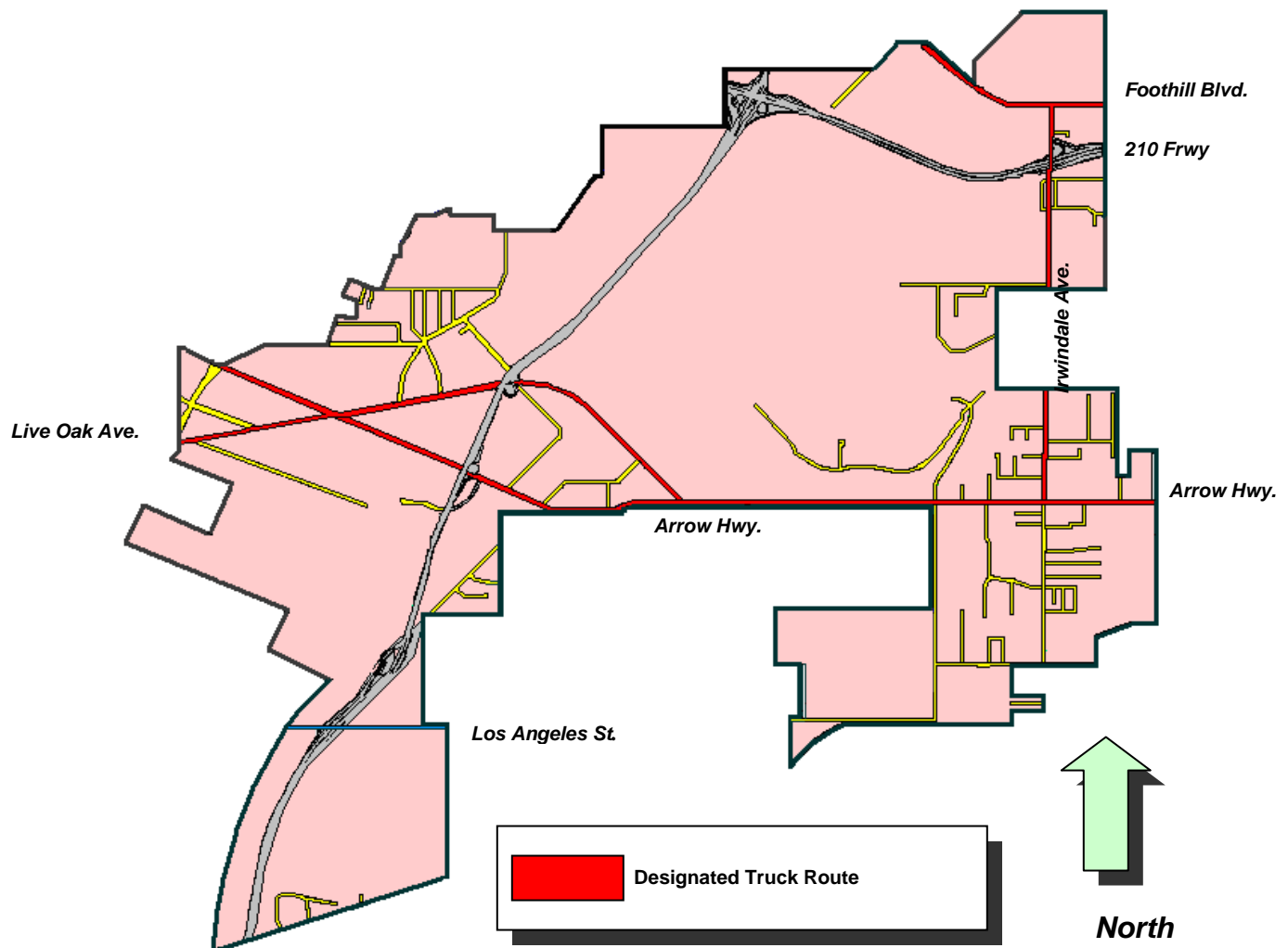
**Table 4-8  
Existing Intersection Level of Service**

Intersection	AM Peak Hour		PM Peak Hour	
	ICU or Delay (secs.)	LOS	ICU or Delay (secs.)	LOS
Live Oak Ave./Rivergrade Rd	ICU 0.506	A	ICU 0.863	D
Live Oak Ave./Stewart Ave.	ICU 0.555	A	ICU 0.744	C
Live Oak Ave./Graham Rd.	ICU 0.628	B	ICU 0.484	A
Longden Ave./Live Oak Ave.	34.1 secs.	C	115 secs.	F
Lower Azusa Rd./Rivergrade Rd. (southbound I-605 ramps)	20 secs.	B	22 secs.	B
Lower Azusa Rd./Rivergrade Rd. (northbound I-605 ramps)	36 secs.	D	24 secs.	C
Lower Azusa Rd./Los Angeles St./Little John St.	12 secs.	B	8 secs.	A
Peck Rd./Myrtle Rd.	120.7 secs.	F	56.9 secs.	E
Rivergrade Rd./Stewart Ave.	ICU 0.286	A	ICU 0.186	A
Rivergrade Rd./Brooks Dr.	13 secs.	B	8 secs.	A
Rivergrade Rd./Commerce Dr.	14 secs.	B	14 secs.	A
Gladstone St. east of Irwindale Ave.	10,936	A	0.27	A
Gladstone St. west of Irwindale Ave.	1,064	A	0.05	A
Irwindale Ave. north of Arrow Hwy.	28,652	C	0.72	C
Irwindale Ave. south of Arrow Hwy.	24,478	B	0.61	B
Source: City of Irwindale Public Works Department				

### Truck Routes

“Truck traffic routes” have been established within the City to accommodate vehicles that exceed 3 tons of maximum gross weight. The City’s Municipal Code

(Section 10.40.020) does not permit the movement or parking of such heavy vehicles (with the exception of public transportation buses) on any streets other than the streets designated as “truck traffic routes.” Exhibit 4-1 and Table 4-9 identifies the designated truck routes in the City.



**Exhibit 4-1**  
**Designated Truck Routes in Irwindale**  
City of Irwindale General Plan



**Table 4-9  
Major Designated Truck Routes in Irwindale**

Truck Route	Truck Route	Truck Route
Irwindale Avenue	Peck Road	Lower Azusa Road
Arrow Highway	Vincent Avenue	Foothill Boulevard
Live Oak Avenue	Cypress Street	Myrtle Avenue
Los Angeles	Azusa Canyon Road	Azusa Canyon Road
Longden Avenue	Rivergrade Road	
Source: City of Irwindale Public Works Department		

## Bridges

There are numerous man-made and natural features found in the City, including the San Gabriel River Channel, Big Dalton Wash, Sawpit Wash, a railroad line, and the two Freeways, that require bridges. Roadways in Irwindale include 19 bridge structures. Five of these bridges cross the San Gabriel River, five more traverse the San Gabriel River Freeway (I-605), six cross the Big Dalton Wash, three bridges are constructed over the Rio Hondo River/Sawpit Wash, one bridge crosses the Metrolink Rail-line north Irwindale Avenue, and one bridge is constructed over the Foothill Freeway (I-210).

## Public Transit

Foothill Transit serves the San Gabriel and Pomona Valleys, including the City of Irwindale. Foothill Transit operates three bus routes in the City including Lines 185, 492, and 494. Line 185 provides connections with Hacienda Heights and Azusa, via Irwindale Avenue, each half hour, on weekdays. Line 492 extends between Los Angeles and Montclair, via Arrow Highway in Irwindale, every half-hour, also on weekdays. Finally, Line 494 (east-bound only) originates in downtown Los Angeles, passing through Irwindale, via Foothill Boulevard, during the evening "rush hours".

The Metrolink Access is a special van service, managed by the Metropolitan Transportation Authority (MTA) for individuals with temporary or permanent disabilities. Metro Access transit services are available 24 hours a day, seven days a week. This service was to supplement local Dial-a-Ride services, providing transportation to any location within the County. The San Bernardino line of MetroLink provides weekday and Saturday passenger train service inbound to and outbound from Los

Angeles. The nearest station is located in the City of Baldwin Park.

## Utilities

Utility facilities and utility easements occupy approximately 180-acres in Irwindale.<sup>19</sup> Electric energy providers occupy the largest share of this land use category. The City of Los Angeles Department of Water and Power owns and maintains a transmission line that traverses the City. Southern California Edison (SCE) has both transmission corridors and two distribution substation sites. Transmission corridors are also used by plant nursery businesses that lease the land located under the overhead power lines. SCE also owns vacant land and yard facilities on the substation site located at Live Oak Avenue and the Livingston Graham access road. General Telephone Exchange, GTE, also maintains a large yard facility located on Azusa Canyon Road.

Utility services for the City of Irwindale are generally adequate though there are areas that have inadequate sewers and storm drains. In addition, many of the water utilities within the San Gabriel Valley groundwater basin are pumping at full capacity pursuant to water rights agreements. As a result, they typically must purchase additional water, or lease additional water rights, to accommodate demand.

- **Electricity.** Southern California Edison Company (SCE) provides basic electrical service for all residential and non-residential customers within the City. Power is available to most service areas, with underground lines situated along several of the major streets. There are no under-served areas, and there are no constraints to

<sup>19</sup> City of Irwindale Community Development Element. 2005



additional electric service needed for future development.

- **Natural Gas.** The Southern California Gas Company (SCG) provides basic residential and business gas services. The SCG maintains lines ranging in size from 2-inch medium pressure lines to 8-inch high pressure lines to serve Irwindale customers. There are no under-served areas, and the company does not foresee any constraints to substantial future development within the City.
- **Communications.** Verizon and various other communication companies provide home and business phone service, as well as offering fiber optics capabilities. Video and data lines are also accessible to each residence via an existing network. There are currently no under-served areas.
- **Water.** Several different water purveyors serve the City. The City of Azusa Water Department provides basic service to the largest portion of Irwindale from its most northeasterly boundaries to Ornelas Street, including all of the Santa Fe Dam area located to the east of the San Gabriel River Freeway. Irwindale is now close to reaching its capacity with the Valley County Water District, located in the City of Baldwin Park. This District serves the southeasterly portion of the City as well as an area generally bounded by Arrow Highway, Live Oak Avenue, , and the I-605 Freeway. California-American Water Company, located in the City of San Marino, serves the area north of the Buena Vista Channel to the Duarte boundary with potable water for domestic, landscaping, and fire protection purposes. Finally, the San Gabriel Valley Water Company, located in the City of El Monte, serves approximately 50 customers in the Vulcan's Durbin Pit area as well as the area generally located between Lower Azusa Road and Ramona Boulevard. The Southern California Water Company serves a portion of the westernmost part of the City north of Live Oak Avenue.
- **Sewers.** The County Sanitation Districts of Los Angeles County provide all of Irwindale's sewer services. The majority of the City is served by Sanitation District 22; with a small portion of its southwestern area served by District 15. The district's trunk sewer lines extend throughout the City, with no under-served areas. The Los Angeles County Sewer Maintenance District, located in the City of Alhambra, provides maintenance for the City's six miles of sewers on a contract basis, including emergency services on a 24-hour basis.

- **Storm Drains.** The City of Irwindale is bordered to the north by the San Gabriel Mountain range, which is the origin for most of the region's surface run-off. The easterly and central portions of the city drain to the San Gabriel River. This river is the region's major distributor of run-off from the nearby San Gabriel Mountains. The river conveys run-off out of the basin and to other regional basins to the south of Irwindale, ultimately reaching the Pacific Ocean between Seal Beach and Long Beach. The San Gabriel River is the major body of surface water in the city and the majority of the city's storm water runoff is conveyed to the river. Other surface water bodies/ways in the vicinity include the Big Dalton Wash and a 70-acre recreation lake within the Santa Fe Dam Flood Control Basin and Recreation Area. In addition, there are numerous water spreading grounds used for groundwater recharge purposes that are operated by the Los Angeles County Flood Control District. In general, operation of the spreading grounds occurs from mid-November through mid-April when runoff from the mountains is the greatest.

## Infrastructure Plan

### Infrastructure Element Policies

The policies included in this element focus on the following issue areas:

- The City's commitment to maintaining highest standards of service with respect to circulation and infrastructure; and,
- The City's commitment to improve safe and efficient circulation in the City.

*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.

*Infrastructure Element Policy 1.* The City will continue to support the efforts of the City of Irwindale Public Works Department in maintaining the highest service standards feasible.

*Infrastructure Element Policy 2.* 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.

*Issue Area – Traffic and Circulation.* The City of Irwindale will strive to improve safe and efficient circulation in the City.



*Infrastructure Element Policy 3.* The City of Irwindale will continue to develop and enhance the existing streets and intersections in the City.

*Infrastructure Element Policy 4.* 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.

*Infrastructure Element Policy 5.* The City of Irwindale will continue to support the development and expansion of the region’s public and mass transit system.

### Infrastructure Element Programs

There are a number of key programs the City will continue to implement or undertake as part of the implementation of this General Plan. These existing and proposed programs are identified below and on the following page.

- *Caltrans Coordination.* The City will coordinate efforts with Caltrans to upgrade area freeways. The purpose of this undertaking is to ensure that the City is fully appraised of roadway and facility improvement efforts in the early stages of planning and design. The City will continue to work with Caltrans and the Metropolitan Transportation Authority (MTA), as appropriate, and will request to be on all notification lists for future projects that may impact the City.
- *Capital Improvement Planning.* The City’s Capital Improvement Program (CIP) is a five-year plan that indicates the timing of major capital expenditures. Individual projects are reviewed and ranked on an annual basis, and may include streetscape upgrades, installation of traffic signals, slurry seal for streets, sidewalk repair, flood control infrastructure, and sewer line upgrades. The City will continue to update, review, and implement its CIP to consider infrastructure-related improvements.
- *Enforcement of Truck Parking.* The City of Irwindale Police Department will continue to cooperate with the Los Angeles County Sheriff’s Department in the enforcement of trucks using non-designated truck routes, illegally parking on-street, and violating other traffic laws.
- *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).

Environmental review shall be provided for major projects and those that will have a potential to adversely affect traffic in the City. Among those issues that may be addressed in the environmental analysis are traffic, parking, and circulation. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures. The City’s environmental review procedures are currently in place.

- *Mitigation Fee/User Fee Study.* The City will explore strategies to ensure that the City’s residents do not bear an undue burden associated with new development. The City will determine a reasonable and fair method of assessing new development for the cost of providing any additional infrastructure required by the development. The first step of this program’s implementation calls for the preparation of a mitigation fee strategy study to be initiated by the City Manager. The subsequent phases of this program will involve examining the current truck fees to ensure that the City is receiving its fair share of licensing fees, given the relatively high volumes of truck traffic in the City.
- *Residential Parking Program.* The City will review existing parking standards and regulations applicable to the residential neighborhoods. This program will consider the feasibility of additional on-street parking restrictions and a permit parking program as a means to eliminate the “storage” of extra vehicles on City streets.
- *Public Transit Review Program.* The City will evaluate the need to modify routes, schedules, and fares of local transit service to achieve circulation goals and policies (e.g., coordinate the local transit system with the regional transit system). The City will also continue to work with the MTA and other transit service agencies in adjacent communities to identify the most beneficial route and stops in the City. The City will provide development plans to service providers for review for those projects that may affect public transit services.
- *Signalization.* The City will strive to provide optimum signalization on major thoroughfares to maximize circulation efficiency, such as participation in a regional signalization program. City staff will outline both the need and strategy for improved signalization. Coordination with Caltrans, the Department of Public Works, Los Angeles County, and the MTA will be emphasized.



- **Transit Centers.** Transit centers consisting of bus turnouts and loading areas, weatherproof shelters, information centers, emergency phones, and in some areas park-n'-ride facilities, will be implemented as part of the new development.
- **Truck Route Planning.** The City will work with other cities, public agencies, and stakeholders to establish a system of truck route plans for the sub-region.
- **I-605 Freeway Ramps.** The City will encourage the upgrade and construction of freeway ramps to and from the I-605 Freeway. Future uses and heavy demand in and around the I-605 Freeway will benefit from these improvements.

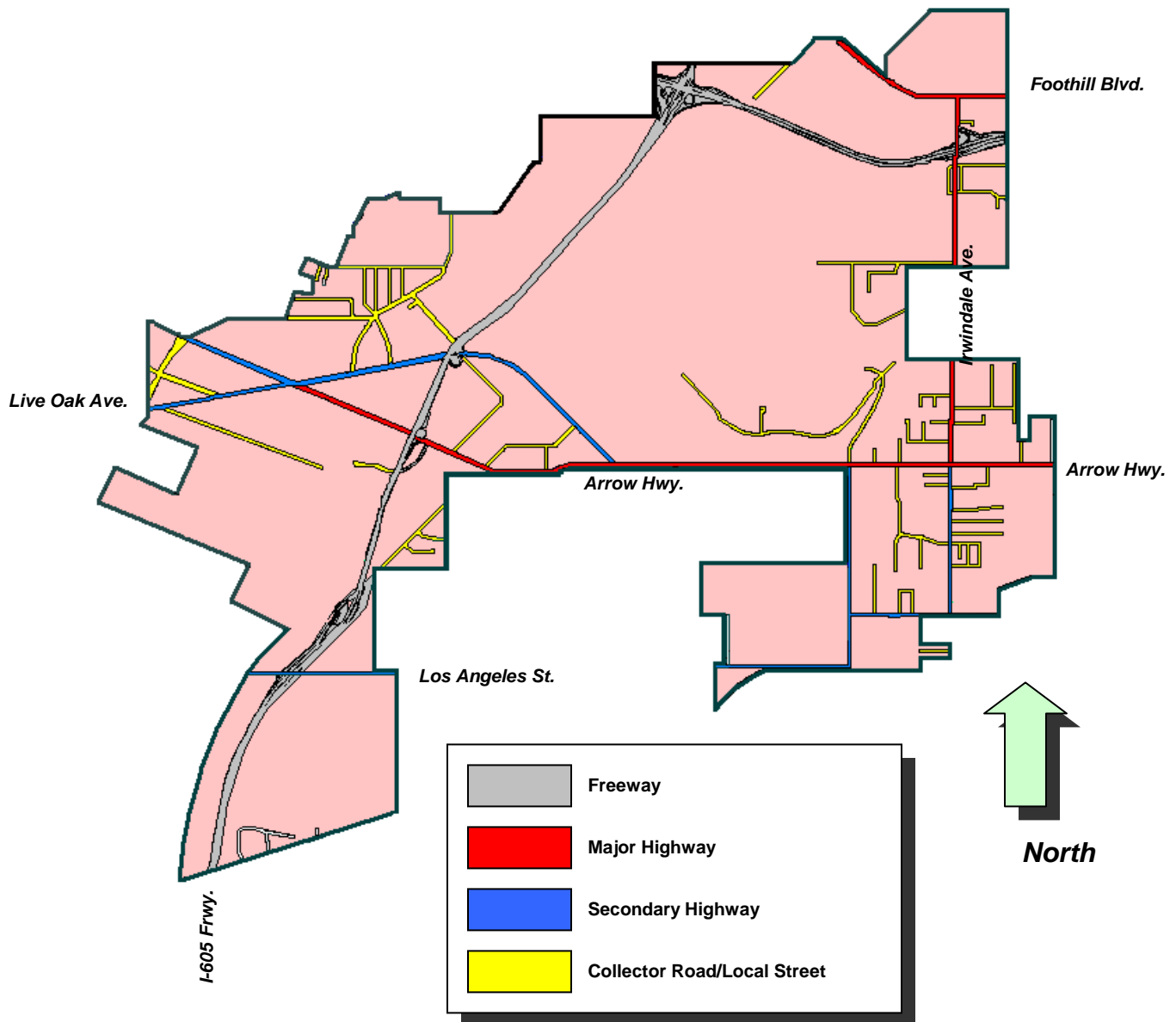
## Classifications & Standards

The Transportation Plan for the City of Irwindale supports the land use and development objectives outlined in the Community Development Element. The Transportation Plan is shown in Exhibit 4-2 and is discussed in this section. The roadway classification system described herein is used to identify the function of each roadway in the City. The classification system provides a logical framework for the design and operation of roadways serving Irwindale. The functional classification system permits residents, staff, and elected officials to identify the preferred characteristics of each street. If the observed characteristics of a street change from the functional classification, then actions may be taken to return the street to its originally intended use or to change the roadway classification in response to increased traffic demand. In the latter instance, certain additional roadway improvements may be required to accommodate the roadway's new functional classification and the corresponding standards.

The primary circulation system in the City of Irwindale serves two distinct and equally important functions: 1) providing access to individual properties, and, 2) accommodating the transport of people and goods into and through the City. The design and operation of each roadway depends on the importance placed on each of these functions. The roadway system in Irwindale has been defined using a classification system that describes a hierarchy of roadway types. The categories of roadways included in this classification system differentiate the size, function, and capacity of each type of roadway. Streets in the City of Irwindale are also classified according to their primary function, consisting of four types of roadways. The roadways are described below and are shown in Exhibit 4-1.

- **Major Arterials.** The main function of a Major Arterial is to provide regional, sub regional, and intra-City travel service. Through-traffic comprises the bulk of traffic volumes on major arterial roadways. Major arterials typically have four to six travel lanes. Additionally, extensive landscaping of the median is provided to reduce headlight glare and to improve the appearance of the street. Major arterial roadways typically contain 84 feet of paving within a 100-foot right-of-way.
- **Secondary Streets.** Secondary Streets serve a similar function as Major Arterials, except the design capacity of the former is not as great as the latter. In addition, Secondary Streets do not carry the volumes of through traffic typically associated with Major Arterials. Secondary Streets have an 80-foot wide right-of-way, with 64 feet of paving. They typically have four travel lanes with on-street parking permitted.
- **Collector Streets.** A Collector Street provides circulation in a defined geographic area of the City and connects this area to secondary streets, arterials, and freeways. Most traffic uses collector streets to move to roadways carrying intra-City or through-traffic. Collector streets generally have a right-of-way width of between 60 feet to 66 feet and a curb-to-curb width of 40 feet to accommodate travel lanes.
- **Local Streets.** Local streets are subordinate to the basic circulation network described above, yet constitute the majority of the City's streets. These streets provide access to individual parcels and only provide circulation within a neighborhood block. Most streets have been improved with curbs, gutters, and sidewalks. The City standard for local streets is 60 foot right-of-way with a curb-to-curb pavement width of 40 feet, two travel lanes, and on-street parking permitted on both sides. The residential streets are not intended to handle through traffic. They are often designed as loop streets or cul-de-sac streets to discourage through traffic other than that accessing the residences.

Table 4-10 summarizes the standards generally applicable to each roadway classification. The functional designation of a roadway does not necessarily indicate the existing conditions (i.e., traffic volume, width, and available right-of-way). Instead, the classification indicates the intended use and ultimate design of the roadway to accommodate the anticipated travel demand. In addition, the typical cross-section of the roadway does not necessarily mean that the roadway should be redesigned or widened to meet its typical cross-section. Rather, the typical cross-section serves as a benchmark in the planning of future roadway improvements.



**Exhibit 4-2**  
**City of Irwindale Roadway Classification System**  
City of Irwindale General Plan





Table 4-10 Roadway Classification Standards				
	Major Highways	Secondary Highways	Collector Roads	Local Streets
Travel Lanes	4-6 (divided)	2-4 lanes (Undivided)	2 lanes	2 lanes
Estimated Daily Capacity	40,400 to 53,000 vehicles/day	10,000 to 30,000 vehicles/day	Up to 10,000 vehicles/day	2,000 or less vehicles/day
ROW width	100 ft.	80 ft.	60 ft.	60 ft.
Pavement Width	84 ft.	64 ft.	40 ft.	40 ft.
Note: Estimated daily capacity for LOS expressed in vehicles/day				

### Regional Transportation Plans

The City of Irwindale is subject to the Los Angeles County Congestion Management Plan, or CMP, which is a state-mandated program with the passage of Assembly Bill 471. The requirements of the CMP became effective with voter approval of Proposition 111 in June of 1990. The CMP was created for the following purposes:

- To link land use, transportation, and air quality decisions;

- To develop a partnership among transportation decision-makers in devising appropriate transportation solutions that include all modes of travel; and,
- To propose transportation projects that are eligible to compete for State gas tax funds.

The San Gabriel River Freeway (I-605) and the Foothill Freeway (I-210) ramps located in the City are CMP-designated facilities in the City of Irwindale.





## **Section 5**

# **Resource Management Element**

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**City of Irwindale  
2020 General Plan**



## Introduction to the Resource Management Element

The Resource Management Element of the Irwindale General Plan meets the State's requirements for an open space element and a conservation element. In addition, the Resource Management Element focuses on those remaining natural resources in the City that must be considered in future planning and development. This Element also identifies those programs that will aid in preventing their loss or wasteful exploitation. Finally, open space and recreation-related issues are addressed in this Element.

As indicated previously, this Element meets the State's requirements for an open space element and a conservation element. This Resource Management Element complies with regulations in Sections 65302(d) and 65302(e) of the California Government Code and the State Mining and Reclamation Act (SMARA). The Element identifies significant resources within the City and establishes policy for their conservation, management, and preservation. The Element, through the policies contained herein, will assist in the long-range preservation and conservation of the City's remaining open space resources. The Resource Management Element focuses on four key issue areas: cultural resources (historic and archaeological), ecological resources (plant and animal life), natural resources (air, water, and minerals), and open space resources used for recreation.

This Element further recognizes the classification by the California State Geologist of areas within the City containing regionally significant mineral deposits in accordance with SMARA, at Public Resources Code section 2762 and State Mining and Geology Board Reclamation Regulations, 14 California Code of Regulations, at section 3676. The Element references the location of such areas, establishes their designation under the "Q Zone" or Quarry Zone and provides policies for the conservation and development of such identified mineral deposits.

The Resource Management Element identifies those resource issues (man-made and natural) that need to be considered in future planning and development in the City. Key issues that are addressed in this Element include soil resources, mineral resources, groundwater resources, vegetation and wildlife, air quality, aesthetics, cultural resources (historical, archaeological, and paleontological), open space, and recreational facilities. The Resource Management Element consists of the following sections:

- The *Introduction* provides an overview of the

Element's scope and content.

- The *Resource Management Profile* discussion provides an overview of those issues related to resource management. A key component of this Element is concerned with mining operations and future reclamation efforts.
- The *Resource Management Plan* indicates those City policies related to the preservation of important natural and man-made resources in the City. This section also identifies those programs that will be effective in implementing these policies. Finally, the Plan also indicates those areas that may be candidates for future open space as well as indicating those remaining resources requiring management and/or preservation.

The California Government Code states, "the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies." This Element includes a plan that complements the Community Development Element's land use plan, which indicates the location and extent of land that will be used for open space and resource management.

In 1982, construction aggregate resources of the Irwindale region were identified and provided by the California Geological Survey (CGS; formerly the Division of Mines and Geology) in Special Report 143, Part IV (Mineral Land Classification of the Greater Los Angeles Area: Classification of Sand and Gravel Resource Areas, San Gabriel Valley Production-Consumption Region, by Kohler, S.L., 1982). In 1984, the SMGB formally designated any of those identified deposits as being of "Regional or Statewide Significant" in meeting the future construction aggregate needs of the entire region (SMARA Designation Report No. 3, Designation of Regionally Significant Construction Aggregate Resource Areas in the Orange County – Temescal Valley and San Gabriel Valley Production – Consumption Regions, by the California Department of Conservation under the direction of the SMGB, August, 1984). Mining operations occupy approximately 39% of the City's total productive land area and these quarries range in size from 80 to 500 acres with permitted depths up to 440 feet. Of the 22 quarries located in Irwindale, six are active (being mined). Five of the open pit mines have already been backfilled and six are currently being back filled. These mining operations also include four processing plants, each capable of producing approximately 1,000 tons of aggregate per hour. Approximately one-third of the aggregate produced in the San Gabriel Valley comes from quarries located in Irwindale. A total of 320,000,000 tons of aggregate have been mined in the City since 1960. These mining activities



impact the City's environment and limit the City's ability to attract other types of economically productive commercial and retail business uses. These impacts include the following:

- **Roadway and Infrastructure Damage.** As stated in the 1999 Mining Study, one fully loaded mining truck causes the equivalent street damage of 10,000 automobiles. The total cost to repair the damage to the local streets is estimated to be \$16 million and that portion of roadway surface damage attributable to mining is \$12.5 million.
- **Slope Stability and Public Safety.** Many of the open pit sand and gravel mines have very steep slopes that may be subject to landslides and slope failure during earthquakes and severe storms, thereby posing a risk to the neighboring properties. All sand and gravel pit walls shall be evaluated for slopes steeper than 1.5:1 using the December 2003 Guidelines for Stability Analysis of Open Pit Mine Slopes, July 6, 2004 Guidelines for Drainage and Erosion Control for Open Pit Mines, May 20, 2005 Guidelines for Underwater Backfilling of Open Pit mines, and November 2005 Guidelines for Above Water Backfilling of Open Pit Mines, as they may be duly modified to incorporate updates through technological changes.
- **Land Use Compatibility.** Mining traffic, landfill operations, and to a lesser degree, rock crushing operations, produce dust and noise that further impact adjacent land uses. Rigorous City monitoring is recommended to identify specific areas in which improved noise and dust control measures should be taken. Dust control measures are regulated through the South Coast Air Quality Management District (SCAQMD). The City shall work with SCAQMD to implement remediation measures for dust generated from mining operations.
- **Groundwater Quality.** Groundwater is a special cause for concern since the local ground water basin is now contaminated and included in an Environmental Protection Agency (EPA) designated Superfund Site. Groundwater may be potentially exposed to further contamination from landfill materials and illegal dumping, particularly at inactive pits with poor security fencing. In addition, Irwindale is located up gradient to many groundwater users and surrounds groundwater recharge areas.
- **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 gravel mines are being backfilled with inert material as part of the

operation of a commercial inert landfill. The tipping fees generated by the operation of the inert land fill, and the land value of the property being filled, has resulted in the return of quarry land to land for other viable uses. For example, reclamation and backfill at the 135-acre Irwindale Business Park Pit reportedly cost \$14 million (\$14,000,000). The City will continue its efforts to have the mining operations post adequate financial assurances as necessary.

- **Inactive Quarries.** Five additional pits are inactive and are not subject to the State's reclamation act. These pits have no reclamation plans or financial assurances. Security fencing and landscaping are poorly maintained at most of these sites. The City must develop a unified plan for the aggressive reclamation and post-mining land use availability.
- **Fiscal Impacts- Revenue Generation.** Mining operations occupy approximately 39% of the City's productive land base and limit use of surrounding lands. The City has adopted a special excavation tax, which will raise the contribution of mining and related industries to about 14%. The City's excavation tax is essential revenue sources required to offset impacts of mining and need to be increased to cover the costs of road and infrastructure repairs and environmental monitoring.
- **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" to capitalize on these factors as a means to generate revenue for the City and serve the regional population.

With the City's 2005 Mining, Operation, and Reclamation Guidelines, mining operations will be closely monitored to address public safety concerns regarding the mining and reclamation of open pit mines.

## Resource Management Element Profile

The Resource Management Element of the Irwindale General Plan meets the State requirements for an open space element and a conservation element. In addition, the Resource Management Element has been expanded to address the wide range of issues that are unique to the City. This section of the Resource Management Element documents existing



conditions in the City with respect to mineral resources, cultural resources, open space and parks, and other natural resources (flora and fauna, water, and air).

### Mineral Resources

The State of California Surface Mining and Reclamation Act of 1975 (SMARA) is implemented in Irwindale's Ordinance #356, Mining Permits and Reclamation Plans, Chapter 17.63 of the Irwindale Municipal Code. This section of the code grants the City authority to require quarry owners to reclaim/rehabilitate their land once mining operations have been completed. Furthermore, the SMARA requires operators to prepare a reclamation plan for each mining site by stating the following:

*"The Reclamation Plan is (used) to define subsequent land uses, an implementation schedule for reclamation, design plans for post-mining topography, slope stability and erosion control, drainage, and disposition of old equipment. (It) also provides details of short-term and long-term monitoring and maintenance requirements. In addition, SMARA requires a Financial Assurances Plan, providing cost estimates and calculations for purposes of establishing a reclamation bond."*

In 1971, the City adopted the "Q Zone" or Quarry Zone as a means of designating those areas where quarries and related sand and gravel industries could locate. In addition, this Q-Zone established standards for mining operations with respect to slope ratios, quarry depth, setbacks, and other performance standards for mining and mining related activities. The Q Zone further recognizes, and the City will consider future amendments to the Q Zone ordinances to further recognize, the location of identified mineral deposits classified by the State Geologist and designated by the State Mining and Geology Board Reclamation Regulations as regionally significant in Irwindale and target same for conservation and possible future extraction consistent with its provisions.

The mining of construction aggregate within the area has occurred for over a hundred years along the banks of the San Gabriel River. However, Southern California's post-war building boom contributed significantly to the expansion of the local mining and quarry operations. Even today, some quarry operators are seeking entitlements from the City for further excavation. In addition, there are a number of quarries that were once active that are now undergoing reclamation. There are six active quarries within the City. The operators include Vulcan, Hanson, United Rock, and Bubalo. The remaining active quarries in the City include the

following:

- **Reliance/Azusa Largo Pit (Vulcan).** Seventy percent of this 174-site is situated in the City of Irwindale while the balance is located in the City of Azusa. The main entrance is at the north side of the intersection of Foothill Boulevard and Irwindale Avenue. Resolution No. 70-9-693 granted the operator a conditional use permit (CUP) to permit the land to be used for mining operations. Material is currently transported from the pit area by conveyor to the processing area. Owner Participation Agreement (OPA) Number 5 and the site's Reclamation Plan (in Resolution No. 90-16-1189) further regulate the quarry. The OPA allows a mining depth of 200 feet and final slopes of 2:1 on all sides, with setbacks from 50'-100' with the exception of 0' setback permitted behind the existing industrial buildings (Vulcan owned) located along Foothill Blvd. Currently Vulcan is processing land use entitlements and a new reclamation plan for this quarry modifying its current entitlements and reclamation plan to allow for (1) the continuation of mining operations until December 31, 2059, or until reaching a maximum excavation depth of 440 feet, whichever event occurs first, (2) concurrent mining and reclamation operations, (3) the modification of the planned end land uses that will include a minimum of 42 acres for industrial and commercial development leaving the rest of the site for open space uses, and (4) the modification to the currently approved landfill operations.
- **Durbin Quarry (Vulcan).** This 335-acre site was originally granted mining rights by Los Angeles County in 1927. The Redevelopment Agency's OPA No. 5, that permits a 200-foot maximum depth, with an approved reclamation plan for the reclamation of the parcel for open space uses. Currently, Vulcan is processing land use entitlements and a new reclamation plan for this quarry modifying its current entitlements and reclamation plan to allow for (1) the continuation of mining operations until December 31, 2034, or until reaching a maximum excavation depth of 440 feet, whichever event occurs first, (2) concurrent mining and reclamation operations, and (3) the modification of the planned end land uses that will include 110 acres for commercial/retail development leaving the rest of the site for open space.
- **Hanson Aggregates Irwindale Plant Site (Livingston Graham).** This quarry has a total land area of 462 acres. On December 20, 2005, the City Council approved land use entitlements and a reclamation plan for this quarry modifying the original entitlements and reclamation plan to allow for (1) the continuation of mining operations



until December 31, 2030, or until reaching a maximum excavation depth of 390 feet, whichever event occurs first, (2) the expansion of the footprint of the quarry by including an adjacent 30-acre property located at the northeast edge of the quarry, and (3) the reclamation of the quarry involving a five-phase plan that would include a lake with areas dedicated to commercial/recreational uses, and several pads to be developed for commercial and light industrial uses.

- **Pit No. 2 Site (United Rock).** This quarry site consists of 135 acres. On August 9, 2004, the City Council approved land use entitlements and a reclamation plan for this quarry modifying the original entitlements and reclamation plan to allow for (1) the continuation of mining operations until December 31, 2020, or until reaching a maximum excavation depth of 410 feet, whichever event occurs first, (2) the establishment of the requirements and conditions for the reclamation of the quarry, and (3) the modification of the planned end land uses that will include commercial and light industrial development for the totality of the quarry site.
- **Pit No. 3 Site (United Rock).** This quarry has a total land area of 110 acres. On August 9, 2004, the City Council approved land use entitlements and a reclamation plan for this quarry modifying

the original entitlements and reclamation plan to allow for (1) the continuation of mining operations until December 31, 2037, or until reaching a maximum excavation depth of 440 feet, whichever event occurs first, (2) the establishment of the requirements and conditions for the reclamation of the quarry, and (3) the modification of the planned end land use to dedicate the reclaimed quarry for water recharge use. Upon completion of mining, this pit will be used as a groundwater recharge basin.

- **Plant Site No. 3 4 (United Rock).** This quarry site consists of 46-acres acres in the area. No mineral extraction is currently conducted here; the site is now being used for materials stockpiling and processing only.
- **Peck Road Pit.** This 78-acre quarry was mined to 115 feet and in the eastern portion, filled with uncompacted inert material. The western portion of this quarry (48-acres) has been purchased by Steve Bubalo Construction Company and is proposed for continued mining and disposal activities. A CUP granted in 2000 requires the filling of the pit to a depth of 200 feet.

**Table 5-1  
Active Quarries in the City**

Quarry Name	Operator	Planning Area	Area
Reliance I/Azusa Largo	Vulcan Materials Co.	Northeast	174-acres
Durbin	Vulcan Materials Co.	Southwest	335-acres
Hanson	Hanson Aggregates West, Inc.	Southwest	462-acres
Pit No. 2	United Rock	Northwest	134-acres
Pit No. 3 4	United Rock	Northwest	110-acres
Peck Rd. Gravel Pit	Bubalo	Southwest	78-acres
Source: City of Irwindale			

There are also a number of inactive quarries where mining activities have been completed. Because some of these quarries were not subject to SMARA, there are no specific provisions for their reclamation.

Others are awaiting the preparation of reclamation plans and initiation of their filling. The following inactive quarries are found in the City:



- **Irwindale Pit #2 - Baldwin Park Pit.** This large quarry site consists of 187 acres and is approximately 180 feet deep. The City recently evaluated the site's potential reuse as a suitable location for housing development and/or a golf course. The City is contemplating the acquisition of this site for such development. This quarry is located adjacent to the Big Dalton Wash.
- **Miller Brewing – Reliance.** This quarry site is located in the Miller Brewing property, just west of the brewery. The site consists of 46-acres and is 150 feet deep. No mining activities are presently occurring in this pit, although it was considered for use as a water recharge by Los Angeles County some years back. The site has not undergone any reclamation.
- **Livingston Graham/Kincaid.** This former quarry pit is also located on the west side of the Miller Brewing site. The quarry consists of approximately 54-acres and is approximately 150 feet deep.
- **Irwindale Pit # 1 - Manning Pit.** Approximately 43-acres of the Manning Pit are owned by Los

Angeles County and 39 acres are owned by the City. The City's portion was recently filled with inert material and future plans for the site are for housing. The County-owned area is used as a supplemental water recharge basin in conjunction with the Irwindale Recharge Basin, located just to the west.

- **Kincaid Pit #3.** This shallow quarry site is located adjacent to, and north of, the I-210 Freeway. This quarry consists of approximately 14-acres and includes a 6.2-acre area located within the corporate boundaries of the City of Irwindale (the remainder of the quarry site is located in the nearby City of Azusa). An extension of Camino de La Cantera would facilitate access to the site that could make it a valuable commercial site.
- **Van Wagner – Kincaid South.** This quarry site is located on the opposite side of the I-210 Freeway from the Irwindale Pit No. 3 quarry. This former quarry consists of a shallow 12-acre site with more than half of the site's land area located in Irwindale (the other portion is located in the City of Azusa).

**Table 5-2  
Inactive Quarries in the City**

Quarry Name	Planning Area	Area	Status
Nu-Way-Live Oak	Southwest	70.6-acres	Development possible in 2 to 3 years
Irwindale Pit # 2	Southwest	187-acres	Site's potential reuse as a housing development and/or a golf course is being evaluated
Miller-Reliance	Northeast	46-acres	No reclamation plans have been submitted though site's potential for groundwater recharge has been proposed.
Livingston Graham/Kincaid	Northeast	54-acres	No reclamation plan has been prepared.
Manning Pit (County)	Southeast	39-acres	Potential reuse of the site for a park and groundwater recharge area is being considered. This pit is currently being used as a debris placement site.
Irwindale Pit #3/Kincaid Pit (north and south pits)	Northeast <sup>1</sup>	14-acres	No reclamation plans have been submitted. The Kincaid South permit is not suitable for reclamation and the Kincaid North Pit is pre SMARA.
<sup>1</sup> Portions of the quarry are located within the corporate boundaries of the City of Azusa. Source: City of Irwindale			

These are a number of sites that are in various stages of being filled with inert materials, as part of their reclamation. Those quarries undergoing

reclamation are described in Table 5-3 provided below and on the following page.



<b>Table 5-3 On-going Mine/Quarry Reclamation Efforts in the City</b>		
<b>Quarry Name</b>	<b>Reclamation Status</b>	<b>Description</b>
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 are of 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.
Irwindale Pit # 1 Manning Pit.	Reclamation Active	The City owns the northern portion of the Manning pit, consisting of 43-acres. This area is planned for future residential development and possibly light industrial uses along Vincent Avenue. The City initially contracted with a company to begin disposal operations though it was discovered that improper filling methods had been used and the process was terminated. The site is scheduled to be remediated with engineered fill.
Nu-Way - Live Oak Pit	Reclamation Active	This is an inert landfill that that consists of 70.6-acres. The quarry is located adjacent to the I-605 Freeway. The site may be ready for development within the next 2-to-3 years. The site's visibility and accessibility with the I-605 will make this a very attractive development location.
FKA-URP #1	Reclamation Active	This quarry has a total land area of 72.7 acres, 60 acres of which are owned by United Rock and the remaining 12.7 acres is owned by CalMat. No materials extraction has occurred within this quarry for several years. The CalMat portion of the quarry may be returned to its designated post-mining land uses once landfill operations cease. This quarry site is currently being reclaimed and has good development potential due to its location adjacent to the I-605 freeway, between the Arrow Highway and Live Oak Avenue interchanges. This pit is expected to be filled to street level by 2016.
Peck Road Gravel Pit	Reclamation Active	This quarry has a total of 78 acres and is currently being mined. The reclamation of a portion of the pit with inert material is taking place concurrently with ongoing mining operations.
Source: City of Irwindale		

The active and inactive quarries in the City identified above, designated within the Q Zone as areas containing regionally significant mineral deposits, consistent with the map entitled "Regionally Significant Construction Aggregate Resource Areas: San Gabriel Valley P-C Region; San Gabriel Alluvial Fan, Aggregate Resource Sectors A-E," and approved by the State Mining and Geology Board under its Regulations, at Section 3550.5, a copy of which is on file with the City's Engineering Department.

### Earth and Soil Resources.

The San Gabriel Valley consists of a broad piedmont plain that slopes downward at an average of about five feet per mile from the base of the San Gabriel Mountains (at about 900 feet elevation) to the Whittier Narrows. The valley is bounded on the north by steep rock ridges and canyons of the San Gabriel Mountains that rise to a maximum elevation of over 10,000 feet above sea level.

The soils generally found in the City consist of a surface layer of very coarse sand, gravel, cobbles,

and boulders, derived by erosion from the mountains.

These surficial soils are typically over five feet in depth, well drained, and have moderately rapid permeability. They generally exhibit slow runoff, with a slight erosion hazard. Historically, the soils found within the planning area were considered of little use agriculturally, due to its stony nature that made plowing and irrigation difficult. Locally, most of the original surface soil has been disrupted and removed by gravel quarry operations and urbanization. The exceptions include those native soils found within the Santa Fe Dam recreation area and the unchannelized





portion of the San Gabriel River. Major soil types in the area are listed below:

- **Young Alluvium.** Deposits in the City included in this classification are limited to the San Gabriel River channel and the adjacent flood plains. These alluvial deposits consist of reworked, alluvial fan materials and therefore have essentially a uniform composition. These sands, gravel, cobble, and boulder deposits will vary in thickness from a few feet at the edges of the channels to several tens of feet in the central channel area.
- **Older Alluvial Fan Deposits.** These materials are typically encountered during the extraction activities within the local quarries. In general, the alluvial fan deposits are coarser in those areas located in the northerly portion of the City and finer at the southerly areas of the City, due to the reduction in stream velocity as particles were carried farther from the mountains. These differences in particle size and their distribution may have an important bearing on a slope's stability and susceptibility for erosion.
- **Bedrock.** The alluvial fan deposits have buried bedrock throughout the City, but no exposures are known. The depth to bedrock is likely hundreds to a few thousand feet, depending upon location.

## Overview of Open Space

A large portion of the City consists of open space lands included in the Santa Fe Dam and Recreation Area. The Santa Fe Dam and the related facilities include 1,920 acres while an additional 252-acres is owned by other public agencies. Another major landowner of open space in the City includes the Los Angeles County Flood Control District. Finally, the 25-acre Irwindale Park and the 5-acre Jardin de Roca Park located to the west of the Civic Center are the other significant open space areas.

Utility facilities and easements total approximately 180-acres in the City. Electricity purveyors represent the predominant utility in terms of land area. The City of Los Angeles Department of Water and Power (LADWP) owns and maintains a transmission line as does Southern California Edison (SCE). The transmission easements and corridors are also leased to plant nursery businesses for storage of landscape materials, and other similar uses.

A strip of land running along the south side of the Big Dalton Wash between Vincent Avenue and Merwin School consists of a collection of parcels that were previously designated for open space. The Los Angeles County Flood Control District, as part of the

existing flood control channel right-of-way, once owned this area. The County has since sold portions of this land to adjacent homeowners, whose homes are in County jurisdiction.

## Parks

The City currently owns and maintains three parks; Irwindale Park (25-acres), Jardin de Roca Park (5-acres), and the Nora Fraijo Pocket Park. Irwindale Park is located in adjacent to City Hall in the central downtown portion of the City near the majority of the residential neighborhoods. Improvements at Irwindale Park include a gym, baseball field, children's playground, tennis courts, and an Olympic-size swimming pool. The park also includes picnic tables located throughout the grounds, as well as a picnic shelter for group gatherings complete with gas ranges and electrical capabilities. The newly refurbished gym includes a basketball court, teen room (with big screen TV), and a weight room. The Jardin de Roca Park, located on the west side of Irwindale Avenue opposite City Hall, has a skate park, picnic tables, and playground equipment.

## Santa Fe Dam Recreation Area

The Los Angeles County Parks and Recreation Department leases 650-acres of the Santa Fe Dam Reservoir Area for public recreational uses. According to the U. S. Army Corps of Engineers, approximately 250 acres consist of passive recreation facilities, 350-acres are reserved as a wildlife management area, and 50-acres remain as natural open space.

According to information provided by the Army Corps of Engineers (Los Angeles District, Reservoir Regulation Section) the facilities in the Santa Fe Dam Recreation Area are very popular with patronage far exceeding the 1975 design capacity of 4,000 persons per day. Current summer usage may range from 6,000 to 10,000 visitors per day, with occasional peaks in patronage of up to 20,000 persons. Existing amenities within the Recreation Area include a 70-acre lake (complete with swimming beach and lifeguards), picnic areas, playgrounds, nature trails, bicycle trails, camping areas, and the wildlife interpretive center. In addition to swimming, other water related activities including non-power boating (with boat launch) and fishing are provided in the Recreation Area. Other improvements include an outdoor performing arts area and 45-acre equestrian staging area.

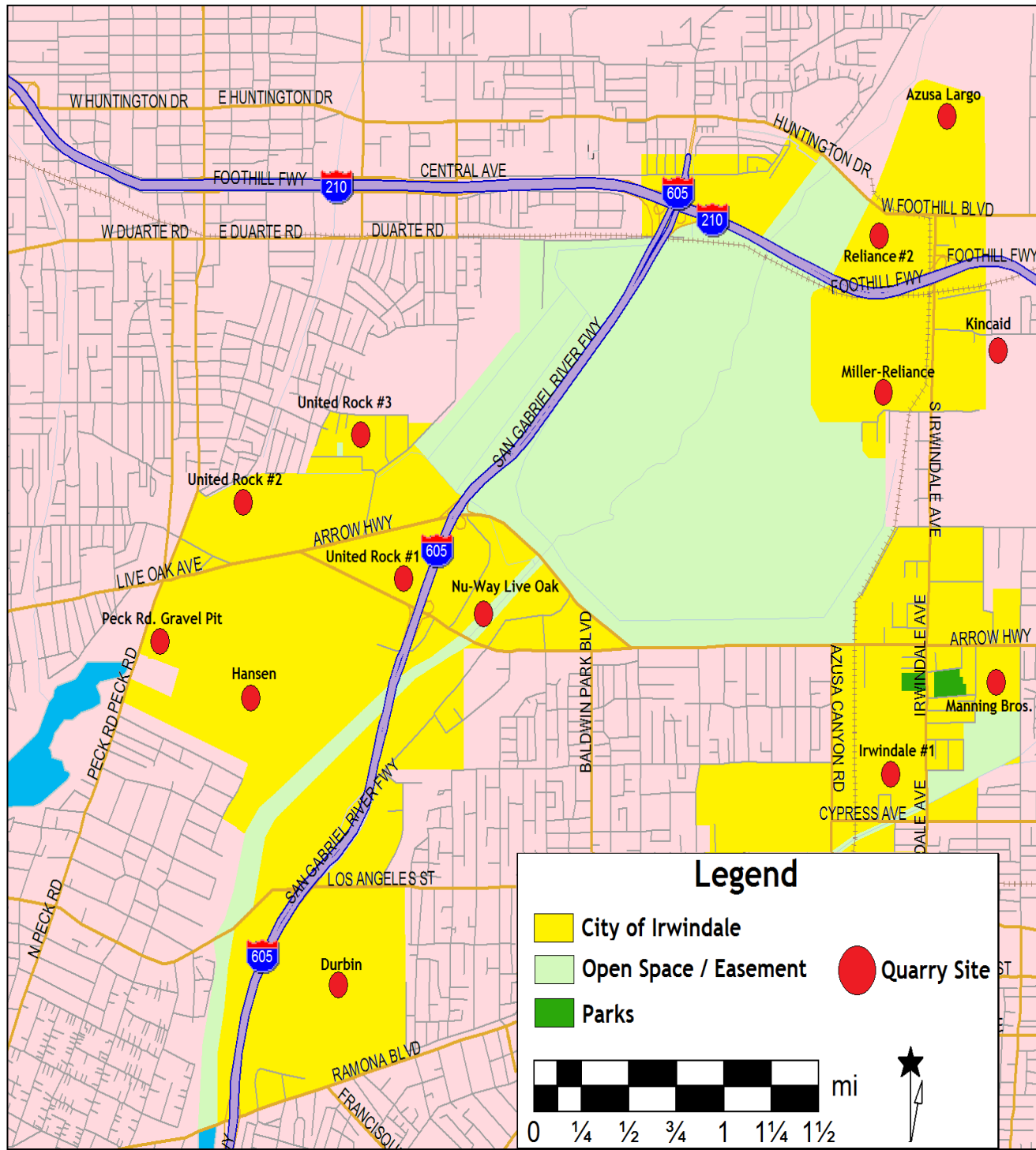
The future development within the Recreation Area is governed by the Santa Fe Dam Project Master Plan, prepared by the United States Army Corps of Engineers (1995). The goals of the Master Plan are to increase and balance recreational development



while protecting the environmental resources and open space. The majority of the new improvements being contemplated in the Plan are located within designated multiple resource management (MRM) areas. This land use classification refers to those areas that are not required for operational purposes. Future amenities may include a driving range, equestrian center, multi-purpose recreation center, model /hobby facility, active sports fields (including ball and roller hockey fields), a water recreation park, and a RV camping area. A secondary park entrance at First Street was recently opened as a means to reduce traffic congestion and provide for better emergency evacuation.

No new development is proposed for the wildlife management area. The wildlife management area was established as a means to preserve diverse wildlife habitats and plant communities that have been disappearing elsewhere in the Los Angeles region. Open space resources found in the City are summarized in Table 5-4.

Table 5-4 Existing Open Space Resources Irwindale			
Land Use Category	Area <sup>1</sup>	% <sup>2</sup>	Description
<b>Open Space Used for Resource Extraction (includes both active and inactive quarries)</b>			
Quarry – Active	1,205.8 acres	20%	Active mining operations are underway.
Quarry – Inactive	422.6 acres	7%	No mining activities are occurring.
Landfill	304.3 acres	5%	Reclamation is underway.
Subtotal	1,932.7 acres	32%	--
<b>Open Space Used for Public Uses (including flood control, recreation, and utilities)</b>			
Parks (Irwindale & Jarden de Roca Park)	32.00 acres	0.1%	Community parks located next near the Civic Center and in the Southwest Planning Area.
Utilities	179.85 acres	3%	Flood control facilities and utility easements.
Santa Fe Dam	1,920.26 acres	32%	Facility is used for water recharge, flood control, and recreation.
Subtotal	2,132.11 acres	35%	--
<b>Open Space Available for Development</b>			
Vacant	327.25 acres	5%	Undeveloped land available for development.
Total Open Space Lands	4,273.16 acres	70%	--
<sup>1</sup> This figure refers to the land area, in acres, devoted to such uses. <sup>2</sup> This figure refers to the percent of the City's total land area (6,080 acres). Source: City of Irwindale Planning Department NOTE: The information contained in Tables 5-1 through 5-4 is shown on a map on the following page.			





## Water Resources - Groundwater

The City is located within the San Gabriel Valley in the eastern portion of Los Angeles County. The planning area has largely been cleared of natural vegetation as part of the region's urbanization. Relatively sparse forests are found in the higher elevations of the San Gabriel Mountains located to the north of the City. Remnants of riparian woodlands line some of the streams and rivers.<sup>20</sup> The remainder of the undeveloped areas found to the north of the City consists of coastal sage and chaparral plant communities and annual grasses.

The City's physiographic setting is dominated by the San Gabriel River flood plain that has directly contributed to the City's significant mineral aggregate resources. The river's influence on the City's early development is underscored by the numerous flood control improvements, the presence of active quarry operations, and older structures that are constructed of the local river rock.

The City of Irwindale overlays the Main San Gabriel Groundwater Basin. This basin is administered by the Main San Gabriel Groundwater Basin Watermaster. The major water elements found in the City of Irwindale that affect the availability of local groundwater resources include: surface run-off from the San Gabriel mountains, the San Gabriel River, the Rio Hondo Dam, the County spreading grounds, and numerous recharge basins and exposed groundwater in active quarry sites.

In 1994, the Watermaster identified concerns for the protection of water quality in the groundwater basin. The agency was concerned that deeper mining operations, (beyond 150 feet in depth) would increase the risk of future groundwater contamination. Therefore, the Watermaster noted that since the City has authority in approving the expansion of mining operations, the agency considers the City responsible for any cleanup, should contamination occur.

Groundwater levels fluctuate substantially in the Basin due to major storms, surface water spreading operations along the river, and the long-term wet and dry cycles that affect Southern California. The level of groundwater in the City is largely controlled by the rate of water infiltration along the San Gabriel River and in the recharge basin and by the rate of water

extraction through water wells operated by several water supply companies in the area. Recharge from all sources during the 1972-1994 period, ranged from 28,000 to 300,000 acre-feet per year. The San Gabriel Valley Groundwater Basin is divided into two sub-basins. The northernmost of the two basins is known as the Lower San Gabriel Canyon Basin and the southern most sub-basin is the Main San Gabriel Groundwater Basin. The San Gabriel Valley Basin consists of fresh-water bearing materials containing coarse sand and gravel, making them ideal aquifers.

The reported groundwater elevations within the City range between 50 to 150 feet below the ground surface. The historic high groundwater level in the region has been 343 feet above mean sea level, occurring in 1941, and the historic low groundwater level was 203 feet in 1977. The aquifer within the City has been penetrated by open pit mines at depths of 200 feet or less, and the total thickness of the aquifer beneath the City is at least several hundred feet thick. The properties of the aquifers found in the San Gabriel Valley Basin are indicative of a system with rapid flow characteristics, both horizontally and vertically.

## Water Resources – Surface Water

The City of Irwindale is bordered to the north by the San Gabriel Mountain range, which is the origin for most of the region's surface run-off. The easterly and central portions of the City drain to the San Gabriel River. This river is the region's major distributor of run-off from the nearby San Gabriel Mountains. The river conveys run-off out of the basin and to other regional basins to the south of Irwindale, ultimately reaching the Pacific Ocean between Seal Beach and Long Beach. The City is located within Region 4 of the Los Angeles Regional Water Quality Control Board (LA-RWQCB). The LA-RWQCB's Basin Plan was designed to preserve and enhance water quality and protect all regional waters. The LA-RWQCB divides the surface waters into "hydrologic units," "areas," and "sub areas" and groundwater into major "groundwater basins." The City lies within the Los Angeles-San Gabriel Hydrologic Unit and is located in the San Gabriel River Watershed.

Virtually all of the annual rainfall in the Basin occurs during the months of November through April. Rainfall during the summer months is generally limited to widely scattered thundershowers. There are approximately ten days per year that include light to moderate rainfall of 0.5 inches or more in 24-hours and another ten days that have very light rainfall of

<sup>20</sup> Riparian vegetation refers to the vegetation typically found along rivers and intermittent stream channels.



less than 0.5 inches per day.

As indicated previously, the San Gabriel River is the major body of surface water in the City and the majority of the City's storm water runoff is conveyed to the river. In some areas of the City, mostly south of the Santa Fe Dam, the river has concrete-lined walls with a native alluvial sand and a gravel bottom. Once the river travels past the I-210 Freeway, it becomes unchanneled and enters the Santa Fe Dam Flood Control Basin.

Other surface water bodies/ways in the vicinity of the City include: the Sawpit Wash, the Buena Vista Channel, the Big Dalton Wash, and a 70-acre recreation lake within the Santa Fe Dam Flood Control Basin and Recreation Area. In addition, there are numerous water spreading grounds used for groundwater recharge purposes that are operated by the Los Angeles County Flood Control District.

### Water Quality

The Los Angeles County Department of Public Works routinely conducts water analyses in the City. With respect to conventional constituents, water quality (as tested) is good for both surface and groundwater and does not exceed Federal and State standards for drinking water. Generally, the water is characterized by total hardness ranging from 100 to 300 milligrams per liter and a pH ranging from 6.8 to 8.4 units. Water quality, however, varies throughout Irwindale, depending upon whether the origin of the water is east or west of the river. Water sampling since 1986, west of the river and in the southern part of Irwindale, shows organic and all trace metals except zinc being below detection limits. Zinc concentrations are less than aquatic standards. A study undertaken in 1997 noted that there was no methyl tertiary butyl ether (MTBE) in any active wells in the San Gabriel Basin. However, waters east of the San Gabriel River do exhibit elevated volatile organic carbon (VOC) levels, with higher concentrations in the northeast corner of the City.

The general quality of water in the region has degraded substantially from historical levels. The degradation is reflected through the historical land use. Agricultural land typically uses fertilizer and pesticides that contribute to the degradation of the water. Industrial or commercial activities involving the use or storage of hazardous substances either aboveground or underground that have leaked or are leaking and/or discharging hazardous substances into the subsurface leading to the pollution of groundwater.

There are several water agencies involved in managing or regulating groundwater resources in the Basin. These agencies include the Los Angeles

Regional Water Quality Control Board (LARWQCB), the Main San Gabriel Basin Watermaster, and the San Gabriel Valley Water Quality Authority (WQA). In addition, the Environmental Protection Agency (EPA) has also undertaken an extensive investigation of groundwater contamination in the San Gabriel Valley (under the Comprehensive Environmental Response Cleanup and Liability Act, or Superfund) regarding potential health concerns. The results of this study identified a contamination plume area, running from northeast to southwest of the basin through Irwindale. In response to this contamination concern, the WQA established the Baldwin Park Operable Unit (BPOU) to treat and limit the future migration of the contaminated water. According to the current knowledge, the area of contamination underlies approximately 50% of the City, (in the southerly and easterly portions of the planning area).

A second area of potential contamination was sited in the east-northeast portion of Irwindale. In this area, the California Regional Water Quality Control Board (CRWQCB) identified concentrations of nitrates. The San Gabriel Watermaster and the San Gabriel Basin WQA are both evaluating the potential nitrate contamination and are in the process of undertaking remediation.

### Characteristics of Flora (Vegetation)

The vegetation found locally is characterized by the alluvial plain and is referred to as "alluvial scrub". Alluvial scrub is composed of an assortment of drought-deciduous sub shrubs and large evergreen woody shrubs that are adapted to porous, low fertility substrates and to survival of intense periodic flooding and erosion. It is sparse vegetation subject to frequent scouring, with its age and maturity directly related to the amount of time since the last flood. This type of vegetation grows on sandy, rocky alluvium deposits by streams and includes a unique mix of sage scrub and desert species. It dominates a major outwash fan at the mouths of canyons along the coastal side of the San Gabriel and San Bernardino mountains.

Three types or phases of alluvial scrub have been recognized by the Fish and Wildlife Services (FWS) and are related to such factors as the scouring action of flood channels, distance from the flood channel, time since the last catastrophic flood, and substrate features such as texture and moisture content. The three types include the following:

- *Pioneer Vegetation* is sparse and of low species diversity and stature, and is found within active stream channels or recently scoured streambeds;
- *Intermediate Vegetation* is dense and is



composed mainly of sub shrubs; and,

- *Mature Vegetation* is composed of fully developed sub shrubs and woody shrubs.

Episodic floods can result in the creation of new pioneer stands therefore eliminating existing stands of alluvial scrub. In contrast, a lack of sufficient soil moisture can prevent an intermediate stage stand from progressing to the mature stage. Such intermediate stands may be old in years, but not fully mature in species composition and stature.

The alluvial scrub community is also distinguished by its vegetative composition, and the scrub species are mesic. A prime example of plants or species found in chaparral or desert plant assemblages and alluvial scrub community includes the Scalebroom (*Lepidospartum squamatum*), buckthorn (*Rhamnus crocea*), and California juniper (*Juniperus California*). Lemonadeberry (*Rhus integrifolia*) usually occurs sparsely in coastal sage scrub communities but occurs frequently in alluvial scrub vegetation. Alluvial scrub vegetation exhibits richer species diversity than coastal sage scrub vegetation.

Alluvial scrub vegetation was once widely distributed along the southern outwashes of the San Gabriel and San Bernardino Mountains, where bajadas formed a nearly continuous skirt along the base of these ranges. The vegetation type has now become confined to remnant patches along unaltered streams and outwashes, as industrial and residential developments and flood control projects have eliminated it from most of its former range.<sup>21</sup>

The land included in the San Gabriel River flood plain, immediately upstream of the Santa Fe Dam, supports relatively undisturbed areas of this alluvial scrub. In 1970, the Los Angeles County Board of Supervisors designated the entire flood basin and river as a Significant Ecological Area (SEA). In addition to supporting a unique vegetation community, the flood control basin and approach channel form a wildlife movement corridor. The basin's relatively undeveloped, undisturbed character and its open expanse allow for wildlife movement along the corridor southward from the nearby San Gabriel Mountains. The vegetation area provides safe access for wildlife by separating and isolating the wildlife movement from development. Areas containing alluvial scrub vegetation are typically at risk due to fires, urbanization, and air pollution.

The various stages of alluvial scrub development are structurally quite different and have significantly different values to wildlife. Recently flooded or

frequently flooded areas have relatively low wildlife value. Seldom flooded, mature stage alluvial scrub has a much greater plant species and structural diversity, and consequently, has a substantially higher value to wildlife.

Many alluvial areas within the Irwindale area have been disturbed by sand and gravel extraction and other activities. The remaining stands of alluvial scrub exist in portions of the Santa Fe Dam Recreation Area where the vegetation has undergone moderate disturbances. These disturbances include road and walkway construction as well as disturbances from grading and facility construction.<sup>22</sup>

### Faunal (Wildlife) Characteristics

The alluvial scrub also functions as a valuable wildlife habitat. In addition to a wide variety of amphibians, reptiles, birds and mammals are found in this area. Several wildlife species within the City have the potential of becoming listed as threatened or endangered. The Santa Fe Dam Recreation Area includes over 700 acres of developed and natural areas. These areas are distributed as follows: 50 acres of preserved natural land, 350 acres of wildlife management land, 45 acres of nature center, trails and group camping; 45 acres for equestrian staging; and 210 acres of general intensive recreation areas. This facility includes a 70-acre lake, a boat launching area for non-power crafts, a small fishing pier, picnic and play area, a wildlife management area and preserved natural area.

The natural areas associated with the Santa Fe Dam Recreation Area contain a relatively high diversity and density of wildlife. The alluvial scrub habitat functions as a valuable wildlife habitat to a wide variety of amphibian, reptiles, and mammals. In addition, the area contains an abundance of bird species.

Certain areas outside of the San Gabriel River channel and Santa Fe Dam Recreation area have been extensively disturbed by sand and gravel extraction or urban development. In general, these areas have low wildlife value and support wildlife species generally associated with urban areas. Where sand and gravel extraction has been taken at or below groundwater level, riparian habitat has established itself as a valuable wildlife habitat.<sup>23</sup>

There are also a number of areas in the City that have the potential to contain several plant and wildlife species listed as threatened or endangered or

<sup>21</sup> City of Irwindale. *Draft Assessment Research Report*. 1998

<sup>22</sup> City of Irwindale. *Draft Assessment Research Report*. 1998

<sup>23</sup> City of Irwindale Mining and Reclamation Impact Study. March 1999



otherwise of special status. The following is a list of endangered plant species known to inhabit or inhabited areas of the City that contain alluvial scrub.<sup>24</sup>

- *Braunton's milk-vetch (Astragalus brauntonii)* is listed as a sensitive species by the Fish and Wildlife Service (FWS). This species habitat is limited to the foothills of the Los Angeles Basin. The preferred habitat of this perennial species is brushy areas such as chaparral.
- *Slender-horned spine flower (Centrostegia leptoceras)* is listed by FWS as an endangered species. It is also listed as endangered by California Department of Fish and Game (CDF&G) and as rare and endangered by the California Native Plant Society (CNPS). This small, prostrate annual occurs in sandy openings of undisturbed soils. Suitable habitat may be present in areas of intermediate alluvial scrub in the area. It is sensitive to disturbances such as grazing, agriculture and flood control activities.<sup>25</sup>
- *San Gabriel Mountain Dudleya (Dudleya densiflora)* is listed as a sensitive species by the FWS. This species has a limited range and is usually found on rocky cliffs in canyons at the southern base of the San Gabriel Mountains, a habitat missing from the planning area.

The following is a list of sensitive wildlife species known to inhabit the alluvial scrub.<sup>26</sup>

- *Northern harrier (Circus cyaneus)* is a CDF&G Species of Special Concern, Second Priority and is listed by California Natural Diversity Data Base (CNDDB) as uncommon and regionally threatened. It may occasionally forage in the winter months, but no suitable breeding habitat is present in the planning area.
- *Sharp-shinned hawk (Accipiter striatus)* is a priority CDF&G Species of Special Concern. Birds in this priority are defined as not in immediate danger of regional extirpation, and populations within most of their range do not appear to be declining seriously; however, by virtue of their small populations in the State, the species are vulnerable to extirpation should a serious threat materialize.<sup>27</sup> This bird is commonly found in mixed woodlands and

occasionally forages in winter.

- *Osprey (Pandion haliaetus)* is a priority CDF&G Species of Special Concern, indicating that populations of this species are on the decline throughout much of its range, but that regional populations are still sufficiently large that danger of widespread extirpation is not immediate. The osprey has been observed in the City.
- *Cooper's hawk (Accipiter cooperii)* is also a priority CDF&G Species of Special Concern. No suitable nesting habitat for the Cooper's hawk exists in the City though it has been observed foraging.
- *Prairie falcon (Falco mexicanus)* is also a priority CDF&G Species of Special Concern. It nests on rocky cliffs or outcroppings adjacent to open, arid valleys used for foraging. The species is rarely seen on the southern slopes of the San Gabriel Mountains.
- *Burrowing owl (Athene cunicularia)* is also a second priority CDF&G Species of Special Concern. It breeds in open grasslands and agricultural fields with earthen drainage embankments.
- *California black-tailed gnatcatcher (Polioptila melanura californica)* is listed by FWS as a candidate species because of continuing and increasing pressures on its habitat from development. In addition, CDF&G lists the gnatcatcher as a species of special concern in the second priority category, indicating a distinct population decline throughout its range in the State.
- *Coast horned lizard (Phrynosoma coronatum blainvillei)* is listed by FWS as a candidate species. It is found in open spaces within scrub communities such as coastal sage scrub, but its habitat is declining due to development and flood control projects.
- *Yellow warbler (Dendroica petechia)* and the yellow breasted chat (*Icteria virens*) is a CDF&G Bird of Special Concern. Although these species may occur in the City, the preferred habitat is willow riparian thickets.
- *Yellow-billed cuckoo (Coccyzus americanus occidentalis)* and willow flycatcher (*Empidonax traillii*) are both FWS Category 2 candidate species for federal listing. Both occur in well-developed willow riparian woodlands.

Many of the species discussed above are also included in the National Audubon Society's Blue List.

<sup>24</sup> United States Fish and Wildlife Services and *Native shrubs of Southern California*, Peter H Raven.

<sup>25</sup> City of Irwindale. *Draft Assessment Research Report*. 1998

<sup>26</sup> *United States Fish and Wildlife Services and Raiders Stadium EIR*. 1988.

<sup>27</sup> California Department of Fish and Game.



The Blue List functions as an “early warning system” by including species that may be declining in population.

### Cultural & Historic Resources

The City’s beginning may be traced back to the 1860s with the area’s first settlement by two families originally from Sonora, Mexico - the Ayons and the Fraijos. Both families had previously lived in the San Juan Capistrano and Anaheim areas, until Gregorio Fraijo acquired title to 80-acres of land located to the south of what is now Arrow Highway and near Irwindale Avenue. This site is now occupied by the Civic Center. Fraijo subsequently sold half his land holding to his close friend, Facundo Ayon. Don Gregorio grew tobacco, corn, beans and chilies on his land, and both men subsequently further divided their land holdings among their children. Many of the later settlers were expert horsemen, and earned their living tending cattle and sheep. Over the years, the two families became closer through marriage. Eventually, four of their sons and daughters married each other, giving rise to a thriving close-knit community.

The first homes in what would later become Irwindale were constructed of the abundant native “river rock” laboriously moved from the wide flood plain of the San Gabriel River. Water was obtained locally via a trench excavated from the river or from deep wells. As the years passed, several men from the area became master stone craftsmen, building practical and beautiful buildings, waterways and fences. In 1899, a Mr. Irwin bought property in the Cypress Street-Vincent Avenue area and established a successful citrus farm with the assistance of the area’s first gasoline-powered water pump. When the City was incorporated in 1957 as a general law City, it was named after this pioneer settler. “Jardin de Roca” (Garden of Rocks) became the new municipality’s motto, expressing the haven created from its natural environment. On November 2, 1976, the City changed to a charter City. There are a number of historic resources, sites, and structures in the City.

These important resources include the following:

- The *El Divino Salvador Presbyterian Church*, now located on Irwindale Avenue at Calle del Norte, was the first church in the City. The church was founded by Don Facundo Ayon and is thought to be the oldest Spanish-speaking Protestant church in continuous existence in Southern California. The wooden church was first constructed in 1889, though the original structure was later destroyed by high winds. The current chapel was completed in 1902 and is still in use today. The building was constructed of

water-smoothed stone taken from the nearby San Gabriel River. A stucco meeting room has since been added behind the stone chapel.

- *Our Lady of Guadalupe Catholic Mission*, located on Arrow Highway, was constructed between 1917 and 1919. The church was constructed without the assistance of an architect, contractor, or even money. Volunteers worked an average of two hours a day on weekday evenings and all day on Saturdays. Young people from the area carried rocks from the San Gabriel River, while the older men erected the walls. Local women prepared tamales and enchiladas for the workers and for fund-raising. The children also sold raffle tickets to raise money to purchase cement and other building materials. Unfortunately, it was not until 1940 that a priest was assigned to regularly say Mass. Once the clerics did arrive, progress was rapid with further improvements to the chapel, including the construction of its tower and the installation of stained glass windows. By 1964, the mission was holding eight masses each Sunday, and was elevated from a mission to a parish. Ultimately, a larger church was needed and one was constructed on Cypress Street. In 1990, the City of Irwindale purchased the mission to preserve the site as a local historical monument.
- The first post office site (1915-1929) was in the Southern Pacific Depot located on Irwindale Avenue. Phoebe Brown, who also acted as the railroad freight clerk, oversaw the post office at this location. The post office was subsequently moved to Shrively’s Service Station on San Bernardino Road with Ira Shrively serving as postmaster through 1935. The post office would relocate once again to a site across from the community center on Consolidated Rock property and another Mrs. Brown was in charge. In 1941, Breceda’s Market located on Irwindale Avenue became the site of the last post office actually within what was to later become Irwindale. In 1958, the local post office moved to the City of Baldwin Park.

Other notable sites in the City include the following:

- The residence located at 2408 Mountain Avenue, served as a “halfway” house for the stagecoach line.
- The home of Don Gregorio Fraijo was located where Central Avenue ends, near the Manning rock crushers.
- Don Facundo Ayon’s home was located a short distance east of the Fraijo residence.





- Mr. Irwin's property extended along Cypress Avenue, from what is now the City's corporate boundary with Baldwin Park continuing to Vincent Ave.

Table 5-5 summarizes the historical resources discussed previously in this section. The table provides the location and a brief description of the historical site.

Table 5-5 Existing Historic Resources in Irwindale		
Site/Structure	Location	Description
El Divino Salvador Presbyterian Church	Irwindale Avenue at Calle del Norte.	The first church founded in Irwindale.
Our Lady of Guadalupe Catholic Mission	Arrow Highway	The Church was constructed between 1917 and 1919.
Southern Pacific Railway Depot	Former Site	Also served as the first post office. The building was constructed in 1919.
Residence	2408 Mountain Avenue	The building served as a half-way house for the stage line
Don Gregorio home site	Terminus of Central Avenue	Former Site
Don Facundo Ayon's home site	City Hall	It serves as City Hall for the City of Irwindale.
Mr. Irwins Ranch property	Property extended along Cypress Avenue, from the what is now the City's corporate boundary with Baldwin Park continuing to Vincent Ave.	Former Site
Source: City of Irwindale Planning Department		

## RESOURCE MANAGEMENT PLAN

### Resource Management Element Policies

The policies included in this element focus on the following three major issue areas:

- The City's commitment to the maintenance and

management of natural resources;

- The City's commitment in maintaining and enhancing open space in the City that may be used for resource preservation and/or recreation; and,
- The City's continued commitment in maintaining those amenities, both natural and man-made, that contributes to the livability of the site.



*Issue Area – Natural Resources.* The City of Irwindale will continue to cooperate in the maintenance and conservation of the area's natural resources.

*Resource Management Element Policy 1.* The City of Irwindale will continue to work with the quarries and other regulatory agencies to facilitate their reclamation.

*Resource Management Element Policy 2.* The City of Irwindale will require that ongoing mining activities adhere to any pertinent regulatory controls as a means to protect the public's safety and health.

*Resource Management Element Policy 3.* The City of Irwindale will work with the quarry owners and/or operators and regulatory agencies to help facilitate their timely reclamation.

*Resource Management Element Policy 4.* The City of Irwindale will continue to protect the use of the area's resources through appropriate land use controls and planning.

*Issue Area – Open Space Resources.* The City of Irwindale will strive to enhance the recreational and open space resources for the benefit and enjoyment of the existing and future residents.

*Resource Management Element Policy 5.* The City of Irwindale will maintain and improve the existing park facilities in the City for the benefit and enjoyment of future generations.

*Resource Management Element Policy 6.* The City of Irwindale will evaluate the feasibility (of expanded joint-use or multi-use) of the open space lands used for flood control.

*Resource Management Element Policy 7.* The City of Irwindale will continue to investigate new opportunities for recreational activities and services.

*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.

*Resource Management Element Policy 8.* The City will identify and preserve those sites/buildings that are important to the community for the benefit of the future generations that will reside or work in the City.

*Resource Management Element Policy 9.* The City will continue to cooperate with the other agencies that are charged with improving air and water

quality in the region.

*Resource Management Element Policy 10.* The City of Irwindale will continue to cooperate with surrounding cities in the formulation and implementation of regional resource management plans and programs.

*Resource Management Element Policy 11.* 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.

*Resource Management Element Policy 12.* The City recognizes the mineral information classified by the California State Geologist and incorporated by the State Mining and Geology Board into the State Mining and Geology Board Reclamation Regulations, at Section 3550.5 for Sectors D and E. Through measures in this Element, City will encourage the conservation and development of identified mineral deposits, subject to environmental considerations and the City's discretionary authority over land use entitlements.

*Resource Management Element Policy 13.* The City will encourage environmental considerations and the City's discretionary authority over land use entitlements, the conservation and possible future extraction of areas classified by the State Geologist and designated by the State Mining and Geology Board Reclamation Regulations as regionally significant mineral deposits through designation of such areas under the City's Quarry Zone overlay or "Q Zone" and attendant standards and regulations.

*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.

*Resource Management Element Policy 14.* The City will consider the establishment of a systematic environmental monitoring program for mining and landfill operations, and for the strengthening of the existing annual inspection program, including assessments of slope stability, public safety hazards, air and water quality, noise, and security.

*Resource Management Element Policy 15.* The City will continue to pursue alternative means to



secure adequate financial assurances from mining operator's, including through its Joint Powers Authority comprised of the City and its Community Development Agency which benefit from using anticipated fill revenues to offset the amount of financial assurances required to be posted, as well as maintenance of its reclamation fund to further secure reclamation obligations.

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

*Resource Management Element Policy 17.* The City will implement improved reclamation planning at targeted sites to ensure post-mining land uses consistent with the City's long-term planning and economic development goals.

*Resource Management Element Policy 18.* The City should implement all available measures to update and improve reclamation planning for new entitlements, and to address inadequacies in current reclamation plans. These actions may include more vigorous requirements for identifying end uses and detailed standards for related slope, vegetation, and infrastructure actions for reclamation, and more accurate determination of financial assurances.

*Resource Management Element Policy 19.* 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.

*Resource Management Element Policy 20.* The City of Irwindale will encourage site plan designs to provide the appropriate setbacks and/or design features that reduce toxic air contaminants at the source.

*Resource Management Element Policy 21.* The City of Irwindale will encourage the applicant for sensitive land uses (e.g., residences, schools, daycare facilities, playgrounds, and medical facilities) to incorporate design features (e.g., pollution prevention, pollution reduction, barriers, landscaping, ventilation systems, or other measures) in the planning process to minimize the potential pollution impacts on sensitive receptors.

*Resource Management Element Policy 22.* The City of Irwindale will facilitate communications

among residents, businesses, and the South Coast Air Quality Management District (SCAQMD) to quickly resolve air pollution nuisance complaints. The City will distribute information to advise residents on how to register a complaint with SCAQMD (SCAQMD's "Cut Smog" program).

*Resource Management Element Policy 23.* The City of Irwindale will actively participate in decisions on the site or expansion of facilities of land uses (e.g., freeway expansions), to ensure the inclusion of air quality mitigation measures.

*Resource Management Element Policy 24.* The City of Irwindale collaborate with local transit providers to develop programs and educate employers about employee rideshare and transit.

*Resource Management Element Policy 25.* 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.

*Resource Management Element Policy 26.* The City of Irwindale will design traffic plans, including the development of suggested routes for trucks, to minimize truck idling time.

*Resource Management Element Policy 27.* The City of Irwindale will encourage vegetative thinning or mowing for weed abatement activities to minimize wind blown dust.

*Resource Management Element Policy 28.* The City of Irwindale will require conditions for discretionary approvals that require fugitive dust controls and compliance mechanisms for stationary sources (landfill, composting facilities, aggregate facilities, etc.).

*Resource Management Element Policy 29.* The City of Irwindale will encourage vegetation or chemical stabilization for disturbed land as well as construction screening on fencing for phased construction projects.

*Resource Management Element Policy 30.* The City of Irwindale will provide regional and local air quality information on the City's website, including the SCAQMD's 1-800-CUT-SMOG number for the public to report air pollution complaints to the SCAQMD.

## **Resource Management Element Programs**

The following programs will be effective in implementing the policies contained in this Element.

- *Air Quality Planning.* The City of Irwindale will continue to participate in the regional planning



efforts being undertaken by the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to develop and implement strategies to improve regional air quality. The City of Irwindale will continue to work with the SCAQMD and SCAG and the surrounding cities in improving air quality.

- **Cultural Awareness.** A cornerstone of this program will be the identification of a site/location that may be used for the storage and collection of artifacts, photographs, books, and displays. The City will cooperate with local organizations (such as the local historical society, Chamber of Commerce, etc.) and individuals to acquire resource materials concerning local history and culture. These materials include books, photographs, artifacts, furniture, etc., that may be displayed in a future City museum. The City will continue to support cultural resource conservation and preservation efforts in Irwindale.
- **Cultural Resource Management.** Should archaeological or paleontological resources be encountered during excavation and grading activities, all work would cease until appropriate salvage measures are established. Appendix K of the California Environmental Quality Act (CEQA) Guidelines shall be followed for excavation monitoring and salvage work that may be necessary. Salvage and preservation efforts will be undertaken pursuant to Appendix K requirements outlined in CEQA.
- **Design Guidelines and Review.** The City shall continue to implement its current design review procedures. The purpose of the design review process is to ensure that building design, architecture, and site layouts are compatible with surrounding development and consistent with the Commercial and Industrial Development Design Guidelines. The design review process is an important component of development review. This process may be used to consider a potential development's impact on the architectural integrity of historically significant structures and sites.
- **Energy Conservation.** The City shall continue to enforce the energy conservation standards in Title 24 of the California Administrative Code, the Uniform Building Code, and other state laws on energy conservation design, insulation, and appliances. Energy needs shall be evaluated and conservation measures incorporated into new development in accordance with Appendix F of the State of California Environmental Quality Act (CEQA) Guidelines. Other measures that

would reduce energy consumption during construction and subsequent operation of new development shall be encouraged. The City will continue to work with Sempra and the Southern California Gas Company to promote energy conservation practices.

- **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). 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.
- **Historic Building Code.** The City will investigate the feasibility of adopting alternate building code standards for historic structures, as authorized by the State Historical Building Code. The initial step will require City staff to amend the development code to include provisions for the maintenance, rehabilitation, and preservation of historic structures. Potential candidates include those historic resources described herein.
- **Joint Use Facilities.** The City will explore the feasibility of joint agreements with the local school districts and with other special districts. The City is not involved in any joint use agreements at the present time.
- **Parks Gift Catalogues Program.** The City will assess the feasibility of preparing and distributing a gift catalogue for specific items that will be used for the Community's benefit. The catalogue will identify improvements that may be purchased for use in City Parks. The first step will require City Council authorization to City departments to determine how this program will be implemented. The Council will then consider Staff's findings and will provide direction to the City's Parks and Recreation Department regarding how to proceed.
- **Park Development & Renovation Program.** The City will evaluate strategies to renovate and protect existing public open space from encroachment or conversion to other uses. Any new development will comply with the guidelines set forth by the American Disabilities Act (ADA). Potential improvements will be programmed into



the City's Capital Improvements Program (CIP). This program will also evaluate the feasibility of new park development in the City.

- **Park Watch/Adopt a Park.** The City will analyze the feasibility of implementing an adopt-a-park program along with a "park watch" program. Individual neighborhoods will be encouraged to become involved with the operation, maintenance, and safety of their parks through an expanded Neighborhood Watch Program. The first step of implementation will involve coordination with the City of Irwindale Police Department to expand the scope of the Neighborhood Watch Program to include the monitoring of local parks. The City will then establish a program by which individuals, organizations, and businesses can "adopt" a local City park. The City Parks and Recreation Department will identify qualifications for "park adoption". As part of the "adoption" process, individuals, organizations, and businesses may agree to assist in park maintenance, the financing of improvements, security, etc.
- **Stormwater Pollution Prevention.** This program is designed to prevent contaminants from entering the storm drain system. A key element of this program is the National Pollution Discharge Elimination System (NPDES) requirements, which are administered through a countywide permit. These requirements call for measures to be imposed during construction activities, handouts for residential uses, and best management practices (BMPs) for non-residential uses. The City shall also continue to implement projects to maintain storm water quality, such as street sweeping, catch basin grills, signs, etc.

### Overview of Park Standards

The Resource Management Plan for Irwindale promotes the protection of the environment in the City. The plan provides a Citywide approach to the utilization, conservation, and management of the City's resources. The plan consists of programs for the preservation of significant resources and standards for development in areas with identified resources. The plan also addresses parks, recreation facilities, and open space. Guidelines for overall development of recreation opportunities in the City, and standards for park development, are outlined in the plan. The City will strive to work toward the following objectives for parkland development:

- The City will continue to exceed a parkland standard of one acre per 2,500 persons.

- The City will explore opportunities for the development of new parkland and open space areas within the City.
- The City will pursue the feasibility of joint use agreements with the special districts as a means to increase the recreational facilities available to City residents.

The National Recreation and Parks Association (NRPA) has developed a generic classification system for park facilities and corresponding standards applicable to various types of parks. This classification system is designed to apply to a broad range of communities, and requires some modification to make the park standards applicable to Irwindale. The NRPA standards classify parks according to their size, service area, and function. However, there may be some difficulty in making a direct link between the NRPA standards and activities that are presently available to City residents. For example, the acreage of Irwindale Park may correspond with the recommended NRPA standards for a neighborhood park, but its actual function (as characterized by its usage) may correspond more closely with that of a community park using standards recommended by the National Recreation and Parks Association (NRPA), neighborhood parks should serve a population of 2,000 to 10,000 persons and have a service area radius of one-third to one-quarter mile. In addition, the NRPA recommends a minimum of 2.5 acres of park space per 1,000 residents. The existing park area in the City well exceeds the NRPA standards that call for a parkland and population ratio of 2.5 acres per 1,000 persons. In addition, the special recreational facilities available to the residents exceed the standards established by the NRPA.

### Parks Master Plan

The Irwindale Park Master Plan contemplates a number of public improvements including the expansion of the library, enhancement of the learning center services, the creation of a child care facility, and expanded City Hall offices and support areas. The Plan also revisits Irwindale Park's overall plan and the relationships of the elements included within its boundaries. The goals of the Irwindale Park Master Plan project are to make effective, efficient, sensitive site location and programming recommendations related to the addition or expansion of proposed recreation and civic facilities. These recommendations are based on both public input and sound planning principles. The guiding planning principles include:

- Irwindale's parks and recreation facilities should respond to the needs and expressed desires of residents;



- The parks (and all recreation facilities) should be fun, safe, efficient, controlled, clean, and convenient places for all of Irwindale's residents and the parks should be places where entire families feel welcome, and where the recreation opportunities and other services they want are provided;
- The parks should have an open and inviting image and it should be easy to navigate around the parks and find desired areas and facilities; and,
- The parks should have as much open, unobstructed, 'green' space as possible.

The following "projects" were recommended as part of the development of the Parks Master Plan. These projects are incorporated by reference, herein:

- The expansion of the existing library (learning center, City Hall expansion, and library improvement);
- The creation of a new pre-school, daycare, elementary "Stay Care" facility;
- The renovation of the existing library into storage space; and,
- A number of enhancements and improvements to Irwindale Park.

### **Mining Plan - Overview of Mining Strategy**

Economic development within the City of Irwindale has been impacted due to the extent of the quarry operations. During the past ten to twenty years, development has been robust in adjacent communities. Development in Irwindale contrasts sharply with the local and regional pattern. However, Irwindale does possess a potential land base in the form of reclaimed mines that could be a very significant asset for economic development since very few large vacant parcels exist in the region. Once reclaimed, the mining properties within the City's boundaries will offer high quality sites along major freeway corridors near ramp connections. The City intends to improve existing conditions, with respect to mining and quarry activities, to ensure that future mining activities do not limit other land development goals. As described in detail below, five parallel actions are required:

- The City will improve the regulation of existing mining operations requiring strict adherence to environmental permits, City zoning controls, security measures, and visual screening requirements as a means to improve the poor level of land use compatibility that presently

exists at some sites.

- 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.
- The City will improve the reclamation efforts at targeted sites to provide developable properties in the short- and near-term (present to about 15 years).
- The City will seek to improve reclamation planning and related financial assurances programs for active mining operations as an integral part of approving new entitlements for mining operations. These efforts will ensure that these properties are available for development of post-mining uses compatible with existing uses and the City's long-term goals. The City will continue to pursue alternative means to secure adequate financial assurances from mining operator's, including through its Joint Powers Authority comprised of the City and its Community Development Agency which benefit from using anticipated fill revenues to offset the amount of financial assurances required to be posted, as well as maintenance of its reclamation fund to further secure reclamation obligations.
- The City will develop a program for improved cost recovery by raising the City's excavation tax so that it covers actual costs and captures some share of the regional benefits of mining.

### **Improved Regulation of Existing Mining Operations**

The City's regulation of mining operations has been inconsistent to date, in part due to the age and variability of operations, and in part due to the limited City staff capabilities available to a small City. The City will implement policies and a comprehensive monitoring program to ensure that permit and land use controls are properly adhered to at active mining sites. These actions will include:

- The City will continue to monitor mining sites for consistency with the recommendations in the Slope Stability Study and will initiate an urgent investigation of slope stability at key locations to determine if any of the adjacent properties are at risk from over-steepened slopes along the perimeters of existing operations. If properties are found to be at risk, reclamation actions to provide suitable slopes and/or setbacks should



be undertaken immediately.

- The City shall establish monitoring programs, including traffic controls and road damage, slope stability and geotechnical analyses, air quality, water quality, noise, and compliance with zoning and Conditional Use Permit requirements for setbacks, security fencing, road maintenance, mining depth, and related conditions.
- The City shall initiate regular review of reclamation plan implementation, including perimeter slope treatments, re-vegetation, fencing, berming, and visual screening.
- The City shall undertake an annual review of financial assurances, as required by SMARA Section 2773. 1(a)(3), to adjust the amount of financial assurance required in any one year to account for new lands disturbed by mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan.
- Sand and gravel pits with slopes steeper than 1.5:1 should be evaluated using the December 2003 Guidelines for Stability Analysis of Open Pit Mine Slopes, July 6, 2004 Guidelines for Drainage and Erosion Control for Open Pit Mines, May 20, 2005 Guidelines for Underwater Backfilling of Open Pit mines, and November 2005 Guidelines for Above Water Backfilling of Open Pit Mines. The City will continue to implement and update these four sets of guidelines as technological advancements are made.

### **Amending the Zoning Code for Improved Consistency & Reclamation Guidance**

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. A quarry zone overlay should be applied to all actively mined quarries thus establishing consistent requirements for interim mining operations.

- Zoning codes governing mining should be amended to establish a maximum depth of extraction, accomplished either through an amendment to each zoning classification in which mining takes place, or adopted as an overlay zone.
- Quarries should be rezoned to designate the ultimate land uses to be accommodated by

reclamation and a quarry overlay zone should be applied to all permitted mining properties to allow their continued operation. This zoning strategy provides a clear direction to mine operators regarding the City's long-term planning goals and reclamation planning needs.

- Specific zoning provisions should be developed to define monitoring requirements, a comprehensive set of security measures spanning the whole of mining and reclamation actions, and timing and parameters for periodic review and revision of reclamation plans.

The City needs to target key sites for rapid reclamation to standards suitable for economic development. Reclamation of these sites can be completed without constraining mining operations at other sites, and concurrent with post-mining development elsewhere in the City. However, special consideration must be given to the limited availability of inert backfill, and the need to set priorities for where it is placed at any given time.

- 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 City should also become more aggressive in acquiring backfill material to increase the rate of fill. This could be accomplished by providing the mining/landfill companies incentives for increased volumes by reducing tipping fees, using redevelopment money to purchase fill material, and/or actively advertising the landfill operations to increase the sources and volume of material.
- Concurrent with these fill operations, other alternative land uses could be developed in CalMat Baldwin Park and City of Irwindale/LA County Manning Brothers pits. Target uses suitable for these sites include commercial, recreational, light industrial, and/or residential development. Reliance #1 and Kincaid Plant Site could be similarly balanced on site to provide for the expansion of manufacturing uses.
- The lake feature on the southeast portion of the



Hanson Irwindale Plant can be permitted to develop transitional commercial uses, such as boat sales and recreational water uses, as has been proposed. In this case, mining operations on this site should be refocused to the northwest and western portions of the property, with a barrier created to prevent boaters from intruding on mining areas. Over the long-term, the plant site or other portions of their property suitable for the development of commercial and related uses supporting the ongoing recreational development.

- Mining and related activities can continue or be permitted to expand on the remaining sites (United Rock #2, United Rock #3, Peck Road Gravel Pit, Azusa Largo, Durbin, and the west and northwest portion of Hansen). Long-term planning should designate land uses compatible with surrounding development and should account for the need for ultimate backfill and/or slope treatments.
- 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 the regional commercial 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.

### **Improvement of Reclamation & Financial Assurances Programs**

In its consideration of applications for new entitlements and increased mining depth, and as part of periodic review, the City will continue to require a the development of reclamation plans in compliance with SMARA. At a minimum, key considerations must include:

- Legal information, including land and mineral rights ownership, intended operator, and a formal, legal description of the property boundaries.
- Site characterization, including all details of existing environmental conditions, location (relative to political boundaries), and site access

and roadways to be used to access local and regional transportation corridors.

- Operation plan, including details of the material to be processed annually, methods and equipment to be used (including all on-site structures), and a detailed description of waste generation and water use. The operation plan shall meet the City's Guidelines for the Mining and Reclamation of Open Pit Mines adopted in December 2005.
- Details of reclamation, including identification of subsequent land uses, slopes and slope treatment, plans for backfill (including engineered fill specifications), residual features (such as ponds, reservoirs, and tailings), re-vegetation plans, timing of implementation, and the parties responsible for reclamation implementation.
- Financial Assurances, including calculation of funding requirements for the total of required reclamation actions by mining phase, and provision of a suitable funding mechanism, must be incorporated into reclamation plans.

### **Development of Programs for Improved Cost Recovery**

The City is justified in raising its mining tax as a means to cover real costs and to capture some share of the regional benefits.

- The City's mining tax should be revisited to consider all the costs for studying, quantifying, analyzing, monitoring, administering, correcting, and mitigating, the negative impacts from excavating and processing aggregate materials. The City has calculated a revised tax level, equivalent to \$0.60 per ton, as adjusted for inflation. This tax has replaced the present tax of \$0.27 per ton. This tax rate does not include any consideration for historic road damages or lost opportunity costs, both of which are considered to be substantial.
- As a result of monitoring, other costs may be identified to remediate air, water, noise, and/or traffic impacts. Should such costs be identified, the City could consider further increases to its mining taxes or development and mitigation fees.
- To ensure consistency of accounting and reporting methods for tax collection, the City should develop and implement a standardized auditing procedure.







## **Section 6**

# **Public Safety Element**

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**City of Irwindale  
2020 General Plan**



## Introduction to the Public Safety Element

This Public Safety Element establishes City policy relative to the reduction and mitigation of natural and manmade hazards that must be considered in future planning and decision-making. The public's health and safety is an important component of the General Plan due to the City's location in a seismically active region. In addition to the public safety issues that must be addressed, this Element's scope has been expanded to include noise and air quality.

This Public Safety Element meets the State's requirements for a safety element and noise element.

The Safety Element is concerned with identifying existing hazards and ways to reduce risk to people and property from the hazards on persons and of property. State law requires that every safety element include the following:

- The identification, mapping, and appraisal of seismic hazards of concern to planning and future development, including areas subject to liquefaction, ground-shaking, surface rupture, or seismic sea waves (Section 65302(f));
- An appraisal of mudslides, landslides, and slope stability that might occur as a result of a seismic disturbance (Section 65302(f)); and,
- The identification of the potential for fires and other natural and manmade disasters and measures designed to reduce the loss of life, injury, and damage to property (Section 65302(i)).

This Public Safety Element contains a plan that identifies evacuation routes and the locations of emergency shelters. The Public Safety Element also emphasizes the importance of emergency preparedness in reducing the impacts of natural and manmade disasters. Any effective disaster response program requires the cooperation of many governmental agencies. A primary goal of the City is to continue working with other agencies, both to prevent accidents (as much as this is possible) and to minimize risk. Towards this end, key elements of the City's Natural Hazards Mitigation Plan have been incorporated into the Element.

The Public Safety Element also addresses those issues mandated by the State of California for consideration in noise elements. The State recognizes that noise may have a significant impact on a community's well being, and therefore requires all jurisdictions to prepare a noise element to identify ways to minimize exposure. The State guidelines are

also very specific as to the content of noise elements. Government Code Section 65302(f) indicates that the noise element should be prepared according to guidelines established by the State Department of Health Services. At a minimum, the Government Code requires that the following noise-related impacts are considered:

- Highways and freeways;
- Primary arterials and major local streets;
- Passenger and freight on-line railroad operations and ground rapid transit systems;
- Commercial, general aviation, heliport, helistop, and military airport operations; aircraft over flights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operations;
- Local industrial plants, including, but not limited to, railroad classification yards; and,
- Other ground stationary sources identified by local agencies as contributing to the community noise environment.

The State General Plan Guidelines further indicate that noise exposure information should be used to develop the land use element (the Community Development Element) in the Irwindale General Plan, to achieve noise-compatible land use patterns (Section 5302(f)). Because land use patterns in Irwindale generally are well established, this Element focuses on resolving existing noise concerns. The policies related to noise issues stress the importance of protecting residents from excessive noise. Complementary policies and programs that address noise impacts are also found in the Community Development Element and the Housing Element.

The Public Safety Element identifies those health and safety issues (man-made and natural) that need to be considered in future planning and development. The Public Safety Element consists of the following sections:

- The *Introduction* provides an overview of the Element's scope and content.
- The *Public Safety Element Profile* provides an overview of those issues related to public safety, risk, and noise.
- The *Safety Plan* indicates those City policies related to public safety, emergency preparedness, and noise abatement. This section also identifies those programs that will be effective in addressing risk in the City.



The California Government Code states, "the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies." This Public Safety Element contains policies and programs designed to alleviate risk in the City. This Element indicates those areas of the City that may be subject to natural and man-made hazards including, but not limited to, flooding, seismic hazards, and exposure to high levels of noise.

## Public Safety Element Profile

The City of Irwindale is located in a seismically active region and, as a result, is subject to the potential risks typically associated with earthquakes. In addition, the residents and workers in the City may also be exposed to other types of hazards commonly found in an urban environment. The presence of numerous large industrial activities and open pit mining operations also require special consideration in evaluating hazards in the City. This section of the Safety Element discusses agencies providing emergency services to those living and working in Irwindale and the primary hazards facing the City at the present time.

### Public Safety Resources

The City of Irwindale is included in the County of Los Angeles Consolidated Fire District, which maintains a single fire station in the City, Station No. 48. This station, located at 15546 Arrow Highway near the Civic Center, consists of 16 full-time fire fighters. The station's equipment resources include one pumper, one reserve truck, and a paramedic unit. The average response time throughout the City is 6-minutes. Additional emergency resources are available from other California Division of Forestry (CDF) stations (the station is located in the City of Baldwin Park). The CDF equipment includes a snorkel truck and a triple pump. The overall fire insurance rating is 3 with the availability of alarm systems<sup>28</sup>

On November 1, 1960, the Irwindale Police Department was established with five motorcycles and one police unit. The department now consists of 28 full-time police officers, 7 reserve officers, and 11 civilian employees. The department's enforcement tools include a K-9 unit, stolen vehicle tracking devices, and two motor units and a commercial enforcement unit, each equipped with radar. Response times in most areas of the City are five minutes or less. The Department is responsible

<sup>28</sup> The rating was developed by the Insurance Service Organization (ISO) that established a protection class rating of between 1 and 10 with 1 representing the best rating.

for staffing various activities aside from regular patrol duties that encompass calls for service from the business and residential community. These activities include stock car and drag racing at the Irwindale Speedway, Santa Fe Dam and City Park events, and various task force opportunities that combat illegal street racing, seat belt usage, and DUI violations.

The Department is currently involved in community outreach through its Community Lead Officer program. This program is tasked with educating the public on crime suppression, trends, reporting, and various other public safety issues. Neighborhood Watch and a Citizen's Academy are two programs recently implemented to assist in this endeavor. The department typically utilizes one person patrol units as part of its enforcement action, and has bicycle patrols that cover City Park and other community events.

The Department has jurisdiction over the City's 9.5 square miles of land that includes the Santa Fe Dam Recreational Area and bike paths along the riverbed. A mutual aid contract with the Los Angeles County Sheriff's Department provides for special weapons teams when required, and other specialized equipment or services including Homicide investigations. Air Support services are provided through a contract with the El Monte Police Department. Jail bookings are accomplished through a contract for services with the Glendora Police Department Jail Facility.

Two major hospital complexes that recently merged to become the Citrus Valley Health Partners, serve the City of Irwindale. Following the merger, the Inter-Community Campus and Queen of the Valley campus now work together to provide comprehensive health care service to the community's residents. In addition, there are three industrial medical clinics in the City: the Trans-Valley Medical Clinic, Foothill Medical Clinic and Irwindale Industrial Medical Clinic. The City of Hope medical complex and hospital is located in nearby Duarte.

### Geologic and Seismic Setting

The City of Irwindale, along with the larger South Coast Basin, is located within a seismically active region located at the junction of the Transverse Ranges and the Peninsular Ranges. These two physiographic provinces experience continual seismic activity associated with the lateral movement of the North American and Pacific tectonic plates. The San Andreas Fault system, located approximately 31 miles north of the City, delineates the boundary where these two plates are joined.



Faults that may affect the City in the future include the following:

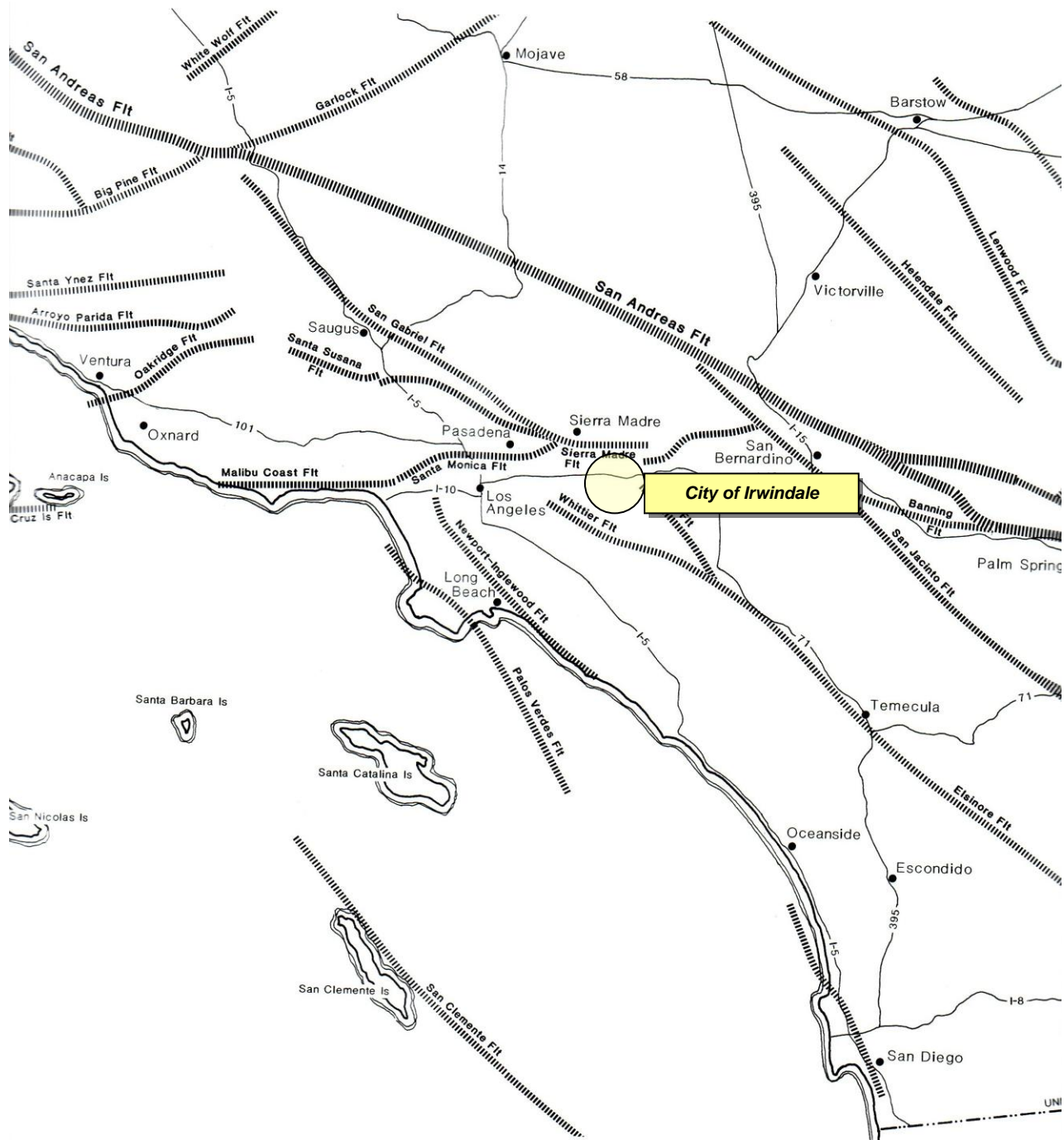
- **Duarte Fault.** While numerous faults, including active faults, have been mapped in the Southern California region, there is a single fault trace actually known to be present within the City's boundaries. A buried segment of the active Duarte fault is known to traverse the southwestern corner of the Azusa Largo pit continuing along Foothill Boulevard to the east.<sup>29</sup> The Duarte fault is considered a component of the larger Sierra Madre fault zone that is located along the southern foothills of the San Gabriel Mountains.
- **Sierra Madre Fault-San Gabriel Fault Zone .** The Sierra Madre fault is a reverse fault located approximately 2 miles north of the City, possessing a maximum credible magnitude of about 7.2 on the Richter scale.
- **San Andreas Fault.** The aforementioned San Andreas fault is considered most likely to produce a large seismic event within the next 100 years. The San Andreas fault lies approximately 23 miles northwest of the City. Geologic evidence suggests that a major earthquake (7.5 to 8.5 Richter magnitude) has a 50% chance of occurring within the next 30 years. An earthquake of this magnitude is comparable to the 1906 San Francisco earthquake and has the potential for causing considerable damage in the Southern California region.
- **Newport-Inglewood Fault.** An earthquake occurring along the Newport-Inglewood fault could impact Irwindale more severely than a San Andreas induced earthquake. The Newport-Inglewood fault is located approximately 29 miles southwest of the City, and it is estimated that 6.0 to 6.5 Richter magnitude earthquakes on this fault have a 15% to 50% probability of occurrence within the next 100 years. A 6.5 magnitude earthquake could produce strong ground shaking lasting from 12 to 18 seconds. The Long Beach earthquake of 1933 registered 6.3 on the Richter scale.
- **Raymond Hill Fault.** The Raymond Hill fault extends through the cities of South Pasadena, Pasadena, Arcadia, and San Marino. This fault has been postulated to be an extension of the Sierra Madre fault system. There is evidence of surface rupture exhibited by scarp features in

addition to fault creep. The Raymond Hill fault, a component of the larger Sierra Madre fault system lies approximately 3 miles west of the City. This left lateral reverse (strike slip) fault has a potential for a maximum credible magnitude of 6.7.

- **Clamshell-Sawpit Fault.** This fault extends through the cities of Sierra Madre and Monrovia. This fault is a reverse thrust fault with a mapped length of 15 miles. This fault was the most likely source of the 1991 Sierra Madre earthquake though the fault's depth probably prevented surface rupture.
- **Whittier-Elsinore Fault.** The Whittier-Elsinore Fault also lies in close proximity to the City (9 miles to the south), but historically this fault has produced relatively minor earthquakes (less than 4.5 Richter magnitude). Geologic studies indicate that this fault has less than a 15% probability of producing a moderate earthquake (5.5 to 6.0 Richter magnitude) within the next 100 years.

In addition to the above faults, a substantial number of previously unknown blind-thrust faults are now suspected to traverse the Los Angeles region. These faults are very deep and generally do not exhibit surface displacement common with the other types of faults. The two most recent damaging earthquakes in the Southern California region, the 1987 Whittier earthquake and the 1994 Northridge earthquake, originated from previously unknown blind thrust faults. Seven earthquakes ranging between 4.4 and 6.4 have occurred in the greater Los Angeles Basin from 1987 to 1994, involving at least five different faults. Major faults found in the vicinity of the City are noted in Table 6-1 and regional faults are shown in Exhibit 6-1.

<sup>29</sup> An active fault refers to those faults that have exhibited activity during the Holocene times (11,000 years before present (b. p.))



**Exhibit 6-1**  
**Regional Faults**  
City of Irwindale General Plan



**Table 6-1  
Major Active Faults in the Irwindale Region**

Fault Name	Distance from City	MCR <sup>1</sup>	Fault Type	Most Recent Activity
Duarte	In the City	7.0	Reverse	N/A
Northridge	29 miles west	6.7	Reverse Oblique	1994
Elysian Park Zone	10 miles north-east	6.9	Blind Thrust Reverse	1987 (Whittier)
Sierra Madre	2 miles north	7.2	Reverse	1971
San Andreas	31 miles north-west	8.0	Strike Slip	1857
Newport Inglewood	29 miles south-west	7.0	Strike Slip	N/A
Whittier/Elsinore	9 south	7.0	Strike Slip	1987
Raymond Hill	3.5 miles northwest	6.0-7.0	Left Lateral	Holocene
Clamshell-Sawpit	3 miles west	NA	Reverse Thrust	1991
Notes: 1. MCR refers to a potential earthquake's the maximum credible intensity as measured on the Richter scale. Source: United States Geological Survey				

The downtown Los Angeles area is now known to be underlain by a number of potentially damaging blind thrust faults. These thrust faults are referred to as "blind" because they do not exhibit any surface expression typically associated with fault traces. Instead, these faults often produce folds in the overlying strata that may be characterized by rolling hills. The nearest known blind thrust fault to Irwindale is the Puente Hills Fault, located approximately 7 miles to the south of the City. The Puente Hills Fault was discovered in 1999 and a follow-up 2003 study prepared by the Southern California Earthquake Center (SCEC) determined that the fault had resulted in a major earthquake at least four times during the past 11,000 years with magnitudes (Richter) ranging from 7.2 to 7.7.

### Seismic and Geologic Hazards

The effects of an earthquake may take many forms depending on a number of factors including distance from the epicenter, the characteristics of the underlying soils, the presence of groundwater, and topography. The primary effects include the following:

- **Surface Rupture.** Surface rupture refers to the actual "tearing apart" of the ground surface along a fault trace resulting from an earthquake. The

effects of surface rupture may be mitigated by placing structures at a specified distance from the known fault trace. The State of California has promulgated regulations prohibiting the placement of structures over or in close proximity to a known fault trace through the implementation of the Alquist-Priolo Special Studies Zones (APSSZ). There are no APSSZ in the City.

- **Ground Shaking.** The energy created from earthquakes moves out from the epicenter in waves that affect the various rock and soil types differently. In some instances ground shaking may cause unconsolidated soils to settle, which can result in significant damage to structures.
- **Liquefaction.** Liquefaction results when seismic induced ground shaking cause water-laden, cohesion-less soils, to form a quicksand-like soil condition below the ground surface. Structural damage may ensue as building foundations lose ground support. Liquefaction occurs in areas where groundwater exists within 30 feet of the ground surface and where poorly consolidated, cohesion-less soils predominate.
- **Slope Failure.** The ground motion generated by an earthquake may result in landslides and/or



slope failure. Those areas at greatest risk in the City include the steep slopes typically found within the quarries.

- *Tsunami.* A tsunami is created from offshore, underwater earthquakes that generate large and, often destructive wave fronts. The City's location away from the coastal areas precludes the affects of a tsunami from impacting Irwindale.
- *Seiche.* A seiche can be most clearly illustrated by imagining the "sloshing of water" in a large tub of water. The effects of ground motion often result in rhythmical, side-to-side movements of surface water bodies (lakes, streams, etc.), causing fluctuations of the water level. The exposed groundwater in the bottoms of a number of the larger quarries may be subject to seiche risk. However, given the depth of the groundwater and the steepness of the quarry walls, no off site risk is anticipated.

The California Geological Survey, through the Seismic Hazards Mapping Program, has identified those areas of the City that may be subject to liquefaction. Liquefaction hazard mapping focuses on areas historically characterized by ground water depths of 40 feet or less. Accordingly, a ground-water evaluation was performed in the Baldwin Park Quadrangle to determine the presence and extent of historically shallow ground water. Data required to conduct the evaluation were obtained from technical publications, geotechnical boreholes, and water-well logs dating back to the turn-of-the-century, including 1904 ground-water contour maps, 1944 ground-water contour maps, Department of Water Resources data, and ground-water level measurements compiled between 1960-1997.

The evaluation showed that the 1904 and 1944 ground-water levels within the Baldwin Park Quadrangle were quite similar. Both sets of maps demonstrate that shallow-water conditions (less than 40 feet depth) exist over a large area in the southwestern part of the quadrangle (near the Whittier Narrows) and along the southern margin within the San Jose Creek stream valley. Where records were examined, ground water is also relatively shallow in restricted drainages within the Puente and San Jose Hills. In general, it appears that relatively shallow and impermeable bedrock underlying the stream canyon sediments results in a shallow water table. These sediments can also remain saturated for long periods of time during wet seasons.

The areas underlain by late Quaternary geologic units were included in liquefaction zones using the criteria developed by the Seismic Hazards Mapping Act Advisory Committee and adopted by the California State Mining and Geology Board (CSMGB). Under

those criteria, liquefaction zones are areas meeting one or more of the following:

- Areas known to have experienced liquefaction during historic earthquakes;
- All areas of uncompacted fills containing liquefaction susceptible material that are saturated, nearly saturated, or may be expected to become saturated;
- Areas where sufficient existing geotechnical data and analyses indicate that the soils are potentially liquefiable; and
- Areas where existing geotechnical data are insufficient.

The application of CSMGB criteria for liquefaction zoning in the Baldwin Park Quadrangle is summarized below.

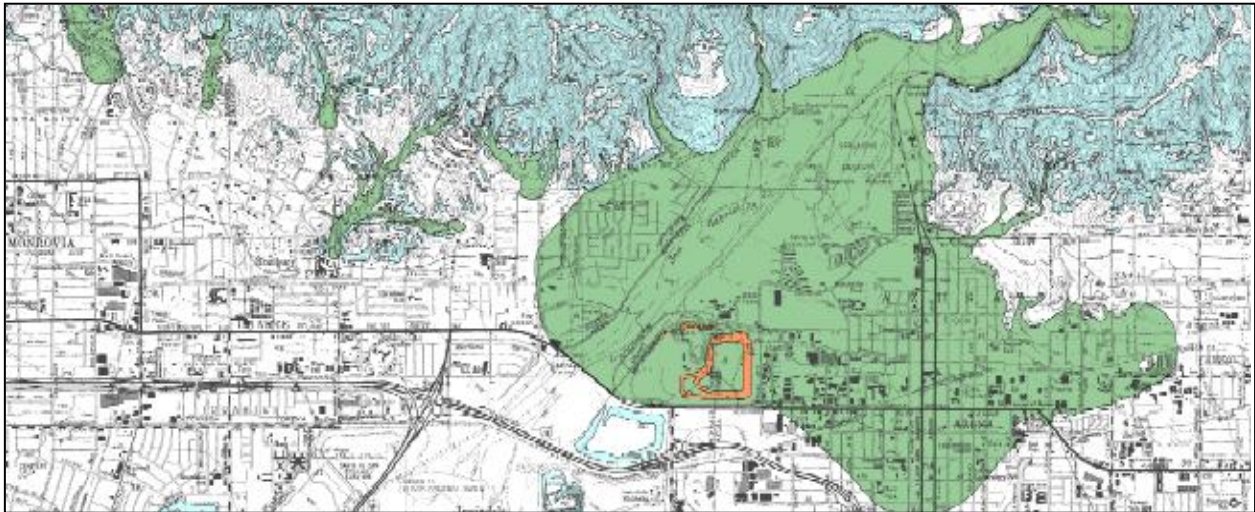
- *Areas of Past Liquefaction.* No areas of documented historic liquefaction in the Baldwin Park Quadrangle are known. Areas showing evidence of paleoseismic liquefaction have not been reported.
- *Artificial Fills.* Artificial fill sites in the Baldwin Park Quadrangle include water basin dams and river levees. Although these fills were certainly properly engineered, seismic hazard zoning for liquefaction at these localities is governed by the liquefaction susceptibility of natural soils underlying the fill sites.
- *Areas with Existing Geotechnical Data.* Sufficient geologic and geotechnical data exist for the California Geological Survey to adequately evaluate liquefaction potential of alluvial sediments throughout the Baldwin Park Quadrangle. The liquefaction susceptible soil inventory and quantitative analyses of geotechnical data in the Baldwin Park Quadrangle indicate that all Holocene and modern soils saturated within 40 feet of the ground surface are potentially liquefiable. These conditions are present over a 19-square-mile area, almost one-third of the quadrangle. Accordingly, the State has delineated this area as a Zone of Required Investigation.
- *Areas without Existing Geotechnical Data.* Some stream drainage and alluvial low land areas within the areas located well south and east of the City are "zoned" on the basis of CSMGB criteria for areas where geotechnical data are lacking or insufficient. These areas are located outside of the City. Most of these areas were placed within Zones of Required Investigations





because such soils generally reflect conditions named in the previous criteria.

The resulting map (refer to Exhibit 6-2) prepared for the Baldwin Park Quadrangle has identified the southwesterly corner of the City as having a potential for liquefaction.



Liquefaction Risk in Northern Portion of Irwindale



Liquefaction Risk in Southern Portion of Irwindale

## Exhibit 6-2 Seismic Hazard Zones City of Irwindale General Plan



## Flood Risk

Portions of the City of Irwindale located along the San Gabriel River are within a designated 100-year flood plain as described by the Federal Emergency Management Agency (FEMA). In addition, portions of the Santa Fe Dam Flood Control Basin along with the quarries located within the City may become locally inundated with water during a 100-year flood.

The primary flood control facilities in the City include the Santa Fe Dam and Reservoir. This 2,300-acre facility is owned by the Army Corps of Engineers and covers one-third of the City's total land area. The reservoir is bounded generally by Arrow Highway and the I-210 and I-605 Freeways, and is located in the north-central portion of Irwindale. The dam is located on the upper San Gabriel River, 29 miles upstream from the Pacific Ocean, 7 miles upstream from Whittier Narrows, 16 miles northeast of the L.A. Civic Center, and 4 miles downstream from the mouth of San Gabriel Canyon. So situated, the dam regulates the runoff from a drainage area consisting of 236 square miles. The dam was completed in 1948 and is an earthen fill structure with a 513-foot elevation, a crest width of 30 feet, and a crest length of 23,800 feet at the top. Both the upstream and downstream slopes of the structure are protected with cobbles of a minimum 6-inch diameter. The reservoir area has both an east-west and north-south span of approximately two miles each.

The reservoir area lies in a heavily urbanized area of both commercial and residential growth. For the protection of the nearby communities, during a flood event, releases of water from the reservoir may be increased to a maximum of 41,000 cubic feet per second (cfs). In the unlikely event that a dam failure occurred when it was full of water, the water flow would be in a southwesterly direction. As the primary purpose of the Santa Fe Dam is flood control, its recreational development is not allowed to interfere with flood control operations. The Army Corps of Engineer's guidelines for land use within a dam are based on 10, 50, and 100-year flood lines; which is the major constraint to development. Approximately 95% of the existing development within the dam and 90% of the proposed development are above the 50-year flood line. The flood risk in the City is illustrated in Exhibit 6-3.

## Hazardous Materials

Many of the City's industries produce, use, and store hazardous materials. Public safety issues involve not only the use of these materials in populated areas but also the transport and disposal of the substances. A number of industrial plants are located within the City and, in certain instances these uses are located

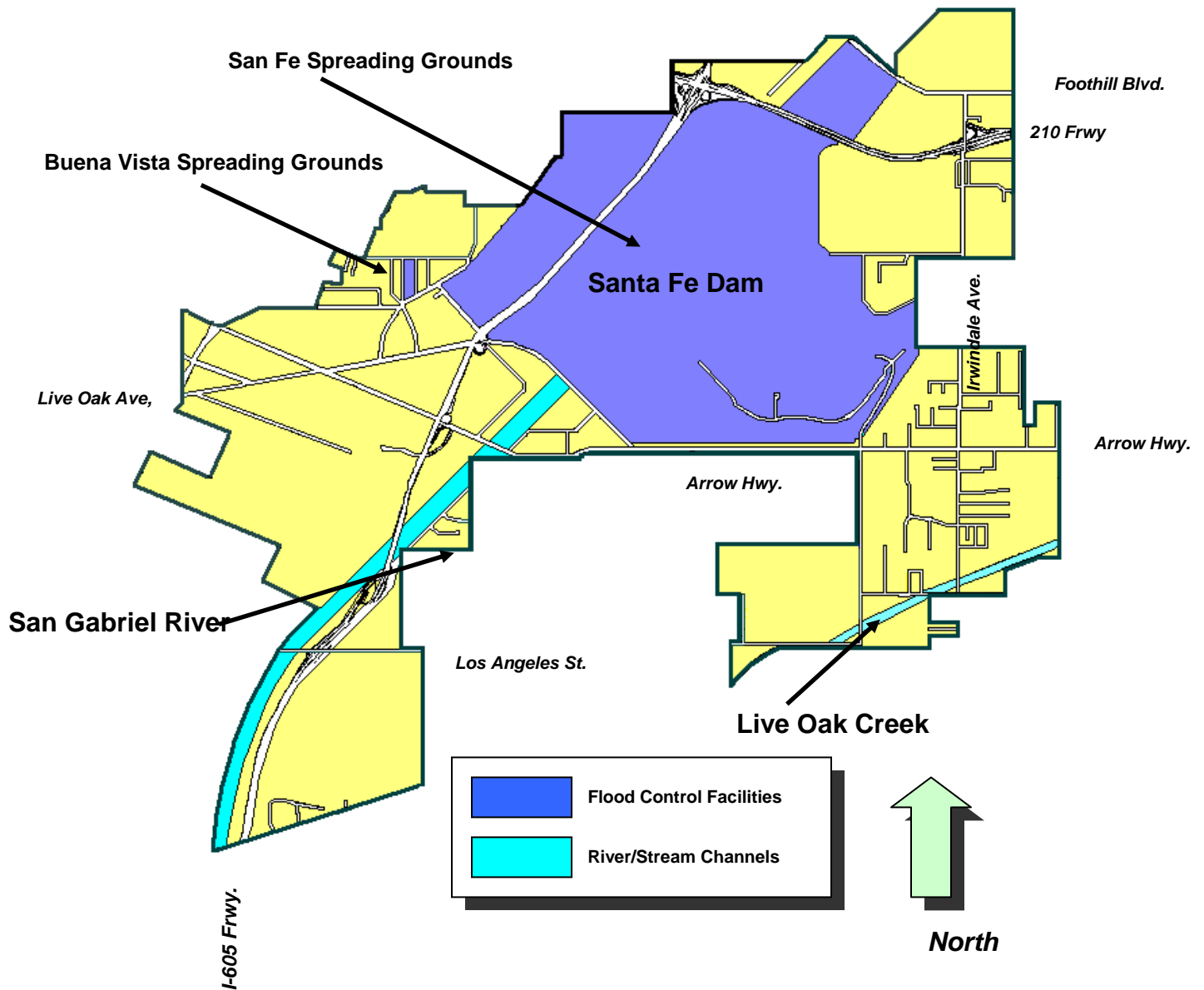
adjacent to residential neighborhoods.

The transportation of chemicals and other hazardous substances through the City also presents public safety problems. Two major freeways, numerous railway lines and the urban arterials that traverse the City carry traffic that is involved in the transport of hazardous materials. These transportation routes carry a variety of materials that could pose health risks to Irwindale's residents in the event of an accident. The possibility of such an occurrence may be relatively higher in Irwindale than other communities given the extent of freeway and railroad traffic that passes through the City and the concentration of manufacturing uses in the area. Exhibit 6-4 identifies those registered hazardous waste generators and handlers in the City. Because these businesses use hazardous materials, they are required to obtain necessary permits from various public agencies.

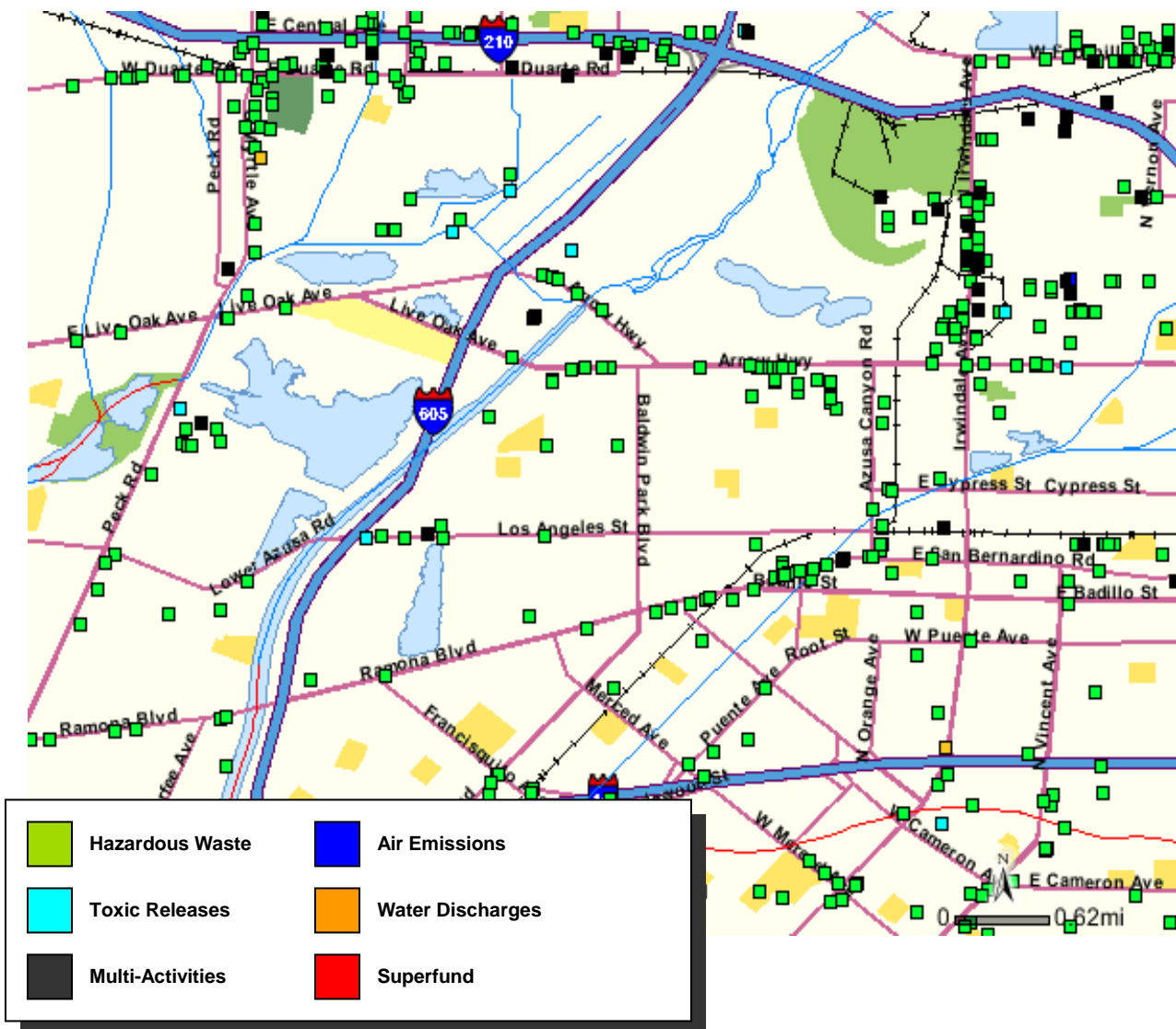
## Characteristics of Sound

Noise exposure is a health concern and, as a result, noise related issues have been included in the Safety Element. Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used units for measuring the level of sound is the decibel (dB), equivalent noise level (Leq), and the community noise equivalent level (CNEL). The predominant sound level criteria in use in California at the present time utilizes the Leq and the CNEL. The Leq is the average of the sound level energy for a one-hour period and employs an A-weighted decibel correction that corresponds to the optimal frequency response of the human ear. The CNEL is based upon 24 one-hour Leq measurements. The average noise levels for the late evening and early morning hours (the period between 10:00 PM and 7:00 AM are weighted 10 decibels. This is to take into account a person's increased sensitivity to noise during the early morning and late evening periods. A decibel is a unit used for measuring the intensity of sound. Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. Noise levels associated with typical activities are illustrated in Exhibit 6-4.

Noise ordinances are designed to protect people from non-transportation related noise sources such as music, machinery and vehicular traffic on private property. Noise ordinances do not apply to motor vehicle noise on public streets or other transportation related noise. The State and Federal governments regulate motor vehicle and other transportation-related noise thus pre-empting local government controls. However, local governments are empowered to enforce these regulations.



**Exhibit 6-3**  
**Flood and Inundation Risk**  
City of Irwindale General Plan



**Exhibit 6-4**  
**Regulated Sites**  
City of Irwindale General Plan



165		
160		
155		
150		
145		
140		<i>sonic boom</i>
135		
130		
125		<i>jet take off at 200 ft.</i>
120		
115		<i>music in night club interior</i>
110		<i>motorcycle at 20 ft.</i>
105		<i>power mower</i>
100		
95		<i>freight train at 50 ft.</i>
90		<i>food blender</i>
85		<i>electric mixer, light rail train horn</i>
80		
75		
70		<i>portable fan, roadway traffic at 50 ft.</i>
65		
60		<i>dishwasher, air conditioner</i>
55		
50		<i>normal conversation</i>
45		<i>refrigerator, light traffic at 100 ft.</i>
40		
35		<i>library interior (quiet study area)</i>
30		
25		
20		
15		
10		<i>rustling leaves</i>
5		
0		

**Exhibit 6-5**  
**Typical Noise Levels**  
City of Irwindale General Plan



## Noise and Land Use Compatibility

Guidelines governing land use and noise compatibility have been prepared by a number of Federal and State agencies including the Federal Highway Administration, the Environmental Protection Agency (EPA), the Department of Housing and Urban Development, the American National Standards Institute and the State of California. These guidelines, presented in the following paragraphs, are all based upon cumulative noise criteria such as Leg, LDN or CNEL.

- *Environmental Protection Agency.* In March 1974, the EPA published "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety" (EPA 550/9-74-004). This report indicates that 55 LDN is the requisite level with an adequate margin of safety for areas with outdoor uses, including residential and recreational areas. The EPA "levels document" does not constitute a standard, specification or regulation, but identifies safe levels of environmental noise exposure without consideration for economic cost for achieving these levels.
- *Federal Highway Administration (FHWA).* The FHWA has adopted and published noise abatement criteria for highway construction projects. The FHWA noise abatement criterion established an exterior noise goal for residential land uses of 67 Leq and an interior goal for residences of 52 Leq. The noise abatement criterion applies to private yard areas and assumes that typical wood frame homes with windows open provide a 10 dB noise reduction (outdoor to indoor) and 20 dB noise reduction with windows closed.
- *State of California.* The State requires every city and county to adopt noise elements as part of their general plans. Such noise elements must contain a noise/land use compatibility matrix. A recommended (but not mandatory) matrix is presented in the "Guidelines for the Preparation and Content of Noise Elements of the General Plan," (Office of Noise Control, California Department of Health, February 1976).

## Ambient Noise Environment in Irwindale

The sources of noise in Irwindale fall into five basic categories. These include freeways, both the Foothill Freeway and the San Gabriel River Freeway; aircraft over flights; major and minor arterial roadways; railroad lines; and stationary sources. Each of these sources and their impacts on the noise environment

of Irwindale are summarized in the following paragraphs.

- *Freeways.* The San Gabriel River Freeway (I-605) traverses the westerly boundary of the city in a north/south direction. This freeway is generally below grade with respect to the adjacent areas. Most of the development along the freeway is commercial, along with quarry operations. The Foothill Freeway (I-210) is elevated at least twenty feet above the adjacent areas and no walls exist at the present time.
- *Traffic Noise.* Traffic noise on surface streets is a significant source of noise within the community. Noise levels along roadways are affected by a number of factors. Most important is the average daily traffic (ADT). Roadways in Irwindale have a very high percentage of truck traffic resulting from the mining operations and industrial development in the City.
- *Airports and Heliports.* There are no airports located in Irwindale, nor are there any specific flight corridors that overfly the City. The nearest general aviation airport is located in El Monte. During field surveys conducted in the City, helicopter operations were observed in the vicinity of the Santa Fe Dam.
- *Railroads.* The City of Irwindale has a number of main railroad and spur lines. Major lines located in the city include the BN&SF Railroad, the Los Angeles Junction Railroad Company, Southern Pacific Railroad Company and the Union Pacific Railroad Company. The majority of the railroad traffic consists of freight trains performing switcher operations. A Metrolink commuter line is located in the southern portion of the City.
- *Stationary Sources.* The City of Irwindale contains a large number of stationary noise sources. Commercial areas located near residential areas from adjacent cities result in occasional noise impacts. The primary noises associated with industrial and commercial operations include truck traffic, air compressors, generators, outdoor loudspeakers and gas venting.

The existing traffic noise levels from major roadways in the City were computed using the Highway Noise Model published by the Federal Highway Administration ("FHWA Highway Traffic Noise Prediction Model," FHWA-RD-77-108, December 1978). The FHWA model uses traffic volume, vehicle mix, vehicle speed, and roadway geometry to compute the Leq noise level. The results of this analysis are shown in Table 6-2.





**Table 6-2**  
**Traffic Noise Levels Along Major Arterial Roadways Serving the City**

Roadway Segment	Distance to CNEL Contour (in feet)				CNEL (dBA) 50' from Centerline
	55 CNEL	60 CNEL	65 CNEL	70 CNEL	
Foothill Freeway (I-210)	2,157	1,930	993	110	72.3
San Gabriel River Freeway (I-605)	2,303	2,120	1,220	125	74.1
Arrow Highway (north of Live Oak)	1,100	750	510	15	63.1
Arrow Highway (between Live Oak & Irwindale)	1,215	727	493	27	61.7
Arrow Highway (east of Irwindale)	1,201	693	373	19	61.3
Foothill Boulevard	975	427	210	0	61.0
Irwindale Avenue (north of Arrow)	750	375	163	0	60.7
Irwindale Avenue (south of Arrow)	501	320	110	0	60.5
Live Oak Avenue	275	101	47	0	58.2

Source: FHWA Noise Prediction Model

The City of Irwindale has three types of noise-sensitive receptors within the city boundaries. Residential areas, the school, and the Santa Fe Dam Recreation Area are currently exposed to several fixed and transient sources of noise. In general, mining operations in the City of Irwindale are not considered significant stationary noise sources. Because noise travels in a line-of-sight manner and attenuates with distance, the depth of the quarries provide significant separation and the pit walls serve as a barrier around the operating equipment. Above-grade sand and gravel mining plant sites and their conveyor systems, however, have been a source of stationary noise for the community.

The Irwindale Speedway is an additional source of noise. Designers have been deliberate about mitigating any potential impact to the City or neighboring communities. The track has been designed so that the major noise contributors located within the pit and paddock areas are located further away from sensitive noise receptors. Noise attenuating bleachers are also used to dampen any noise created by activities and capture it within the

Speedway site rather than allowing it to release into neighboring areas. The City has implemented a noise monitoring program with the cooperation of the Speedway operator to ensure this potential noise source remains in compliance with the City codes.

The noise environment in Irwindale was determined through comprehensive noise measurement surveys with nine sites selected for the measurement of the ambient noise levels. The measurement locations were selected based on proximity to major noise sources and noise sensitivity of the land use. Each site was monitored for a minimum of 15 minutes. The quantities measured were the Equivalent Noise Level (Leq) and the Percent Noise Levels (L%). Percent Noise Levels are another method of characterizing ambient noise where, for example, L90 is the noise level exceeded 90% of the time, L50 represents the noise level exceeded 50% of the time, and L10 is the level exceeded 10% of the time. L90 represents the background or minimum noise level, L50 represents the average noise level, and L10 the peak or intrusive noise levels. The results of this measurement survey are summarized below in Table 6-3.





**Table 6-3  
Noise Measurement Survey Results**

Map Reference No. and Location	Measured Noise Levels (in dBA)			Major Source of Noise Affecting the Area
	L10	L50	L90	
1. Foothill/Irwindale	73.3	71.7	69.5	Freeway traffic
2. Irwindale/I 210 Freeway	74.1	73.0	70.1	Freeway traffic
3. Live Oak/I 605 Freeway	71.3	69.7	65.7	Freeway traffic
4. Arrow/Motor	69.1	67.2	64.3	Traffic
5. Arrow/Irwindale	68.5	66.6	63.4	Traffic/machinery
6. Irwindale/Gladstone	67.1	65.3	62.1	Trucks
7. Civic Center	62.3	60.1	58.7	Traffic
8. Vincent/Cypress	61.5	59.3	52.1	Traffic
9. Los Angeles Street	60.7	58.7	54.3	Traffic
Source: Blodgett/Baylosis Associates				

## Air Quality

The City of Irwindale is located in the South Coast Air Basin, which includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and the San Bernardino Counties. In 1996, the federal standards for ozone and PM-10 were exceeded in this Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for monitoring and measuring air quality in the area and maintains a monitoring station in the City of Azusa.

The South Coast Air Basin has been declared a non-attainment area because it has levels of one or more pollutants exceeding national ambient air quality standards. Generally there are five main sources of air pollution emissions in the City of Irwindale: truck traffic; vehicular traffic (including employee work trips); on-site gas/diesel powered equipment operations; stationary emissions from asphalt and cement plants, and particulate matter associated with mining activities.

The area's climate is semi-arid and characterized by moist, mild winters and hot, dry summers accompanied by sea breezes. Wind patterns vary seasonally; westerly winds predominate in the summer months and northeasterly winds in the winter months. Local Southern California weather is affected by winter storms moving along the Pacific Coast,

warm tropical air masses, and hot, dry Santa Ana winds caused by high-pressure systems in the Great Basin.

The dominant daily wind pattern consists of a daytime sea breeze blowing inland from the ocean followed by a nighttime land breeze blowing from the inland areas toward the coast. The climate in Irwindale is consistent with the region's temperate weather patterns. The average daily temperatures range from between 40 F. and 90°F. with an average annual temperature of 64.4°F. Annual precipitation averages approximately 15 to 18 inches per year with most of this precipitation occurring during the winter months. During the summer, the air within the high-pressure center over the ocean sinks and warms. Near the ocean's surface, the air cools due to its contact with the cooler water. This forms a shallow, well-mixed layer of marine air approximately 1,000 feet deep capped by a massive layer of warm air. Pollutants emitted near the ground remain trapped within that shallow layer.

As each pollution source adds its contribution to that layer, the air arriving at the eastern portion of the Los Angeles metropolitan area may become highly polluted with visibility-degrading aerosols and with unhealthful, invisible gaseous pollutants. This condition will continue and become more concentrated until either the inversion breaks or surface winds increase to disperse the pollutants horizontally. The primary source of emissions in



Irwindale include the quarry operations and the industries within the City as well as the numerous trucks and cars operating on the city's roadways and on the San Gabriel River and the Foothill Freeways that traverse the city. In addition, air pollution generated by traffic and point sources in the immediate vicinity and in the surrounding region contributes to the overall decline in air quality within the city. The SCAQMD is responsible for the implementation of the protocols of the Federal Clean Air Act. In addition, the SCAQMD is responsible for ensuring that the more stringent California clean air standards are met. The SCAQMD Governing Board adopted the 2003 Air Quality Management Plan (AQMP) on August 1, 2003. The 2003 AQMP replaced the 1997 AQMP and included an update of the attainment demonstration for the federal standards for ozone and particulate matter (PM<sub>10</sub>), replaced the 1997 attainment demonstration for the Federal carbon monoxide (CO) standard with a maintenance plan for CO for the future; and updated the maintenance plan for the Federal nitrogen dioxide (NO<sub>2</sub>) standard that the South Coast Air Basin (SCAB) has met since 1992. The most recent revisions to the AQMP also addressed several State and Federal planning requirements and incorporated significant new scientific data. Pollutants regulated by the Federal and State Clean Air Acts include the following:

- Criteria air pollutants;
- Toxic air contaminants, and
- Global warming and ozone-depleting gases.

Pollutants in each of these categories are monitored and regulated differently. Criteria air pollutants are measured by ambient air sampling. For some criteria pollutants, such as carbon monoxide, there are also secondary standards designed to protect the environment, in addition to human health. Toxic air contaminants are typically measured at the source

and their evaluation and control is generally site or project-specific. Finally, global warming and ozone-depleting gases are not monitored though sources of green house gas emissions are subject to Federal and regional policies that call for their eventual elimination.

The EPA has established National Ambient Air Quality Standards (NAAQS) for the following air pollutants: ozone (O<sub>3</sub>), nitrogen dioxide (NO<sub>2</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), lead (Pb), particulate matter (PM<sup>10</sup>), and fine particulate matter (PM<sup>2.5</sup>). In May 1999, the Federal Court of Appeals in Washington, D.C. overturned the PM<sup>2.5</sup> standard. Pending the court decision on the rehearing, the new standard cannot be implemented. It is possible for the EPA to re-promulgate the standard with a more adequate explanation, if the appeal is denied). The EPA recently issued a notice of proposed revisions to the NAAQS for particulate matter. The EPA will take final action on the proposal by September 27, 2006. This notice provides advance notice of key issues for consideration in the development of potentially new or revised policies and/or regulations to implement revisions to the NAAQS for PM. The EPA's preferred approach is to revoke of the 1997 PM<sub>2.5</sub> standards once any new 2006 PM<sub>2.5</sub> standards would be in place, and to revoke the 24-hour PM<sub>10</sub> standard in areas where it would remain after promulgation of any new PM<sub>10-2.5</sub> standards. The Federal standards are shown in Table 6-4.

The California Air Resources Board (CARB) has also established ambient air quality standards for six of the aforementioned pollutants regulated by the EPA (CARB has not established standards for PM<sup>2.5</sup>). Some of the California ambient air quality standards are more stringent than the national ambient air quality standards. In addition, California has established ambient air quality standards for the following: sulfates, vinyl chloride, and visibility. Table 6-4 lists the current national and California ambient air quality standards for each criteria pollutant.

Table 6-4 National and California Ambient Air Quality Standards		
Pollutants	National Standards	State Standards
Lead (Pb)	1.5 µg/m3(calendar quarter)	1.5 µg/m3 (30-day average)
Sulfur Dioxide (SO <sub>2</sub> )	0.14 ppm (24-hour)	0.25 ppm (1-hour) 0.04 ppm (24-hour)
Carbon Monoxide (CO)	9.0 ppm(8-hour) 35 ppm(1-hour)	9.0 ppm (8-hour) 20 ppm (1-hour)
Nitrogen Dioxide (NO <sub>2</sub> )	0.053 ppm (annual average)	0.25 ppm (1-hour)



Table 6-4 National and California Ambient Air Quality Standards (continued)		
Pollutants	National Standards	State Standards
Ozone (O <sub>3</sub> )	0.12 ppm (1-hour)	0.09 ppm (1-hour)
Fine Particulate Matter (PM <sub>10</sub> )	150 µg/m <sup>3</sup> (24-hour)	50 µg/m <sup>3</sup> (24-hour)
Sulfate	None	25 µg/m <sup>3</sup> (24-hour)
Visual Range	None	10 miles (8-hour) w/humidity < 70 percent
Source: South Coast Air Quality Management District. 2004		

The criteria pollutants of special concern include the following:

- *Ozone (O<sub>2</sub>)* is a nearly colorless gas that irritates the lungs and damages materials and vegetation. O<sub>2</sub> is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon Monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of hydrocarbon fuels.
- *Nitrogen dioxide (NO<sub>2</sub>)* is a yellowish-brown gas that, at high levels, can cause breathing difficulties. NO<sub>2</sub> is formed when nitric oxide (a pollutant from burning processes) combines with oxygen. Although NO<sub>2</sub> concentrations have not

exceeded Federal standards since 1991 and the State hourly standard since 1993, NO<sub>x</sub> emissions remain a concern because of their contribution to the formation of O<sub>3</sub> and particulate matter.

- *Sulfur dioxide (SO<sub>2</sub>)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM* refers to particulate matter less than ten microns in diameter. PM<sub>10</sub> causes a greater health risk than larger-sized particles, since fine particles can more easily cause respiratory irritation.

The sources and potential health effects of the criteria pollutants are summarized in Table 6-5.



**Table 6-5  
Primary Sources and Effects of Criteria Pollutants**

Pollutants	Emissions Source	Primary Effects (including health effects)
Sulfur Dioxide (SO <sub>2</sub> )	Combustion of sulfur-containing fossil fuels Smelting of sulfur-bearing metal ores Industrial processes	Plant injury Reduced visibility Deterioration of metals, textiles, leather, & finishes Irritation of eyes Aggravation of respiratory diseases (asthma, emphysema)
Carbon Monoxide (CO)	Incomplete combustion of fuels and other carbon-containing substances, such as motor vehicle exhaust Natural events, such as decomposition of organic matter	Plant injury Reduced visibility Deterioration of metals, textiles, leather, finishes, coatings Irritation of eyes Aggravation of respiratory diseases (asthma, emphysema)
Nitrogen Dioxide (NO <sub>2</sub> )	Motor vehicle exhaust High-temperature stationary combustion Atmospheric reactions	Aggravation of respiratory illness Reduced visibility Reduced plant growth Formation of acid rain
Ozone (O <sub>3</sub> )	Atmospheric reaction of organic gases with nitrogen oxides in sunlight	Plant leaf injury Irritation of eyes Aggravation of respiratory & cardiovascular diseases Impairment of cardiopulmonary function
Fine Particulate Matter (PM)	Mining of Aggregate Stationary combustion of solid fuels Construction activities Industrial processes Atmospheric chemical reactions	Soiling Reduced visibility Aggravation of the effects of gaseous pollutants Increased cough and chest discomfort Aggravation of respiratory and cardio-respiratory diseases
Source: South Coast Air Quality Management District.		

## SAFETY PLAN

### Public Safety Element Policies

The policies included in this element focus on the following major issue areas:

- The City's commitment to emergency preparedness as a means to respond to disasters resulting from earthquakes, hazardous materials incidents, and other natural and man-made hazards; and
- The City's commitment to reduce the high levels of noise exposure associated with the existing development and transportation facilities in the City.

*Issue Area – Emergency Preparedness.* The City of Irwindale will strive to maintain the highest levels of readiness to respond to disasters or local emergencies.

*Safety Element Policy 1.* The City of Irwindale will continue to review and if necessary, update its comprehensive emergency preparedness plan and hazard mitigation plan.

*Safety Element Policy 2.* The City of Irwindale, at a minimum, will maintain current emergency response standards.

*Safety Element Policy 3.* The City of Irwindale will work to reduce potential hazards through conscientious land use planning. The City shall require liquefaction assessment studies 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; have 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.

*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.

*Safety Element Policy 4.* The City of Irwindale will strive to reduce the community's exposure to noise from on-going manufacturing activities.

*Safety Element Policy 5.* The City of Irwindale will work towards reducing noise exposure in the City by considering noise and land use compatibility in land use planning.

*Safety Element Policy 6.* The City of Irwindale will continue to investigate strategies that will be effective in reducing the community's exposure to harmful noise levels.

## Public Safety Element Programs

The following programs will be initiated or implemented as part of this General Plan.

- *Building Code Review.* The City will periodically review, and if necessary, modify the Uniform Building Code (UBC) to reflect current technology and regulations. The Building Official will identify procedures for the periodic review of the UBC. The City contracts with the Los Angeles County Department of Public Works for building plan check services and has adopted the Los Angeles Building Code. Any review of the Building Code will be undertaken by designated individuals to identify appropriate changes that should be considered. Following this review, amendments to the City's Building Code will be made, as required.
- *Code Enforcement.* A significant cause of damage, injury, and loss of life to fire involves unsafe structures with poor or obsolete wiring or construction materials. The Building Code contains regulations regarding construction techniques and materials that may be effective in eliminating or reducing the spread of fire. Code

enforcement will also ensure that the City's noise control ordinance is adhered to. For this reason, ongoing code enforcement efforts are an important implementation program within the Safety Element.

- *Disaster Response Database.* In the event of a major earthquake or other major disaster, persons living or working in the City may need to be self-sufficient for up to 72 hours before the results of any major relief efforts are realized. Under this program, a database will be created to identify medical professionals, heavy equipment operators, and volunteers trained in first aid and search-and-rescue. The database would identify other volunteers that would staff emergency collection centers, distribution centers, and otherwise assist in the recovery efforts. This information, and the appropriate procedures, would then be incorporated into the City's Emergency Preparedness Plan.
- *Fire Prevention.* The City shall continue to work with the County of Los Angeles Fire Department to promote fire prevention and fire safety programs. The City shall also encourage periodic inspections of existing structures by the Fire Department for compliance with fire safety standards and practices. All new development plans must be submitted to the Fire Department for review and comment during the plan check process. This review must be completed for the development process to continue. New development must conform to applicable standards and regulations.
- *Hazardous Materials Control.* The City shall continue to cooperate with County, State, and Federal agencies involved in the regulation of hazardous materials storage, use, and disposal. The City shall work with the County Fire Department in requiring hazardous materials users and generators to identify safety procedures for responding to accidental spills and emergencies. The Fire Department shall also work with local law enforcement officials in regulating the transport of hazardous materials through the City. The City will continue to promote the safe disposal of "hazardous and toxic substances" used in private households through the support of "Hazardous Materials Collections" conducted at specific locations and times within the City.
- *Police & Fire Services Review.* The City shall regularly review the adequacy of law enforcement services and fire protection and emergency services in the City. This review effort shall be a component of the annual budget review of the contract with the Fire Department,



and the City shall work with the Fire Department to correct any identified deficiencies. Local law enforcement officials and Fire Department representatives shall also continue their review of any proposed development plans. Annual reports concerning each Department will be submitted to the City Council for consideration.

- **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). Environmental review shall be provided for major projects and those that will have a potential to adversely impact the environment. Issue areas related to public safety that may be addressed in the environmental analysis include: earth and geology, risk of upset, public services, and flood risk. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures.
- **Emergency Preparedness Plan.** The City currently maintains a Multi-Hazard Functional Plan that outlines responsibilities and procedures the City will follow in the event of an emergency or citywide disaster. Specific emergency functions and operations, available resources (fire stations, emergency shelters, hospitals and clinics, resource persons, etc.), and mutual aid agreements are described in the Plan. The City shall regularly update its Multi-Hazard Functional Plan for Emergency Operations.
- **Safety Development Review Program.** Certain design standards have been established by the City of Irwindale and the Los Angeles County Fire Department to ensure that site planning and building design consider public safety and fire prevention. These standards include requirements governing emergency access, roadway widths, clearance around structures, location of fire hydrants, etc.
- **Hazard Mitigation Plan.** The President signed the Disaster Mitigation Act of 2000 (Public Law 106-390) into law on October 30, 2000. This new legislation reinforced the importance of pre-disaster mitigation planning by establishing a pre-disaster hazard mitigation program as well as new requirements for the national post-disaster Hazard Mitigation Grant Program (HMGP). The hazard mitigation planning process is a collaborative process whereby hazards affecting the community are first identified, the vulnerability to the identified hazards assessed, and a consensus reached in how best to minimize or eliminate the effects of these hazards. In recognition of the importance of

hazards mitigation planning, local governments that have an approved *Hazards Mitigation Plan* in effect at the time of disaster declaration may receive additional financial assistance.

A number of other federal, state, and other governmental agencies have adopted standards and recommended noise criteria to protect people in both the work and home environments. A summary of major existing noise regulations are provided below:

- The Federal Highway Works Administration (FHWA) has established noise exposure standards for different land uses. These standards apply to the planning and design of federally funded highway projects, and are expressed in terms of both Equivalent Noise Level (Leq) and L<sub>10</sub>.
- The Department of Housing and Urban Development (HUD) has adopted environmental criteria and standards for determining project acceptability and necessary mitigation measures to ensure that projects assisted by HUD provide a suitable living environment. Standards include maximum levels of 65 dB Ldn for residential areas.
- The Noise Control Act of 1972 authorized the Environmental Protection Agency (EPA) to publish descriptive data on the effects of noise and establish levels of sound "requisite to protect the public welfare with an adequate margin of safety." These levels are separated into health (hearing loss levels), and welfare (annoyance levels), with an adequate margin of safety.
- The California Motor Vehicle Code establishes noise standards for those areas not regulated by the federal government. State standards regulate the noise levels of motor vehicles and motorboats; establish noise impact boundaries around airports; regulate freeway noise affecting classrooms, sound transmission control, and occupational noise control; and identify noise insulation standards. The California Motor Vehicle Code sets operational noise limits according to the type of vehicle and date of manufacture.
- Sound Transmission Control Standards contained in the California Administrative Code, Title 24, Building Standards, and Chapter 2.35, outline noise insulation performance standards to protect persons within new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings. These standards require an interior noise level of 45 dB CNEL or less for residential projects. For residential buildings or structures within the 60



dB CNEL of an airport, or vehicular or industrial noise source, an acoustical analysis must be conducted to show compliance with the standards.

- The California Occupational Noise Control Standards contained in the California Code of Regulations, Title 8, Industrial Relations, Chapter 4, outline permissible noise exposure at a workplace. Employees should not be exposed to noise levels of 90 dBA for more than eight hours in any workday.

There are a number of Federal and State agencies involved in the development, implementation, and enforcement of regulations related to clean air. The primary agencies include the United States Environmental Protection Agency (EPA), the California Air Resources Board (CARB), and the South Coast Air Quality Management District (SCAQMD).

- *Environmental Protection Agency (EPA).* The EPA is the lead Federal Agency charged with the implementation and enforcement of the Clean Air Act. As part of this effort, the EPA is responsible for the establishment of national ambient air quality standards (referred to herein as the *Federal Standards*). The EPA also regulates mobile emission sources that include automobiles, trucks, aircraft, and recreational vehicles.<sup>30</sup>
- *California Air Resources Board (CARB).* The CARB is part of the California Environmental Protection Agency (CALEPA) and is responsible for overseeing the implementation of the California Clean Air Act, meeting State requirements of the Federal Clean Air Act, and the establishment of state ambient air quality standards. The CARB is also responsible for setting emission standards for vehicles sold in California and for other emission sources including consumer goods and off-road equipment. The CARB also established passenger vehicle fuel specifications.
- *South Coast Air Quality Management District (SCAQMD).* Because Southern California experiences some of the worst air quality in the nation, the SCAQMD was created in 1977 with passage of the Lewis Air Quality Management Act. This Act merged four County air pollution control agencies into a single regional special district as a means to better address Southern California's air pollution problems. The

SCAQMD is now the principal agency responsible for comprehensive air pollution control in the region that includes air quality monitoring, the development of long range plans to improve air quality, and the enforcement of regulations designed to attain and maintain State and Federal ambient air quality standards. The SCAQMD has jurisdiction over a 10,743 square mile area that includes Orange County, Los Angeles County (except for the Antelope Valley), the non-desert portion of western San Bernardino County, and western Riverside County.

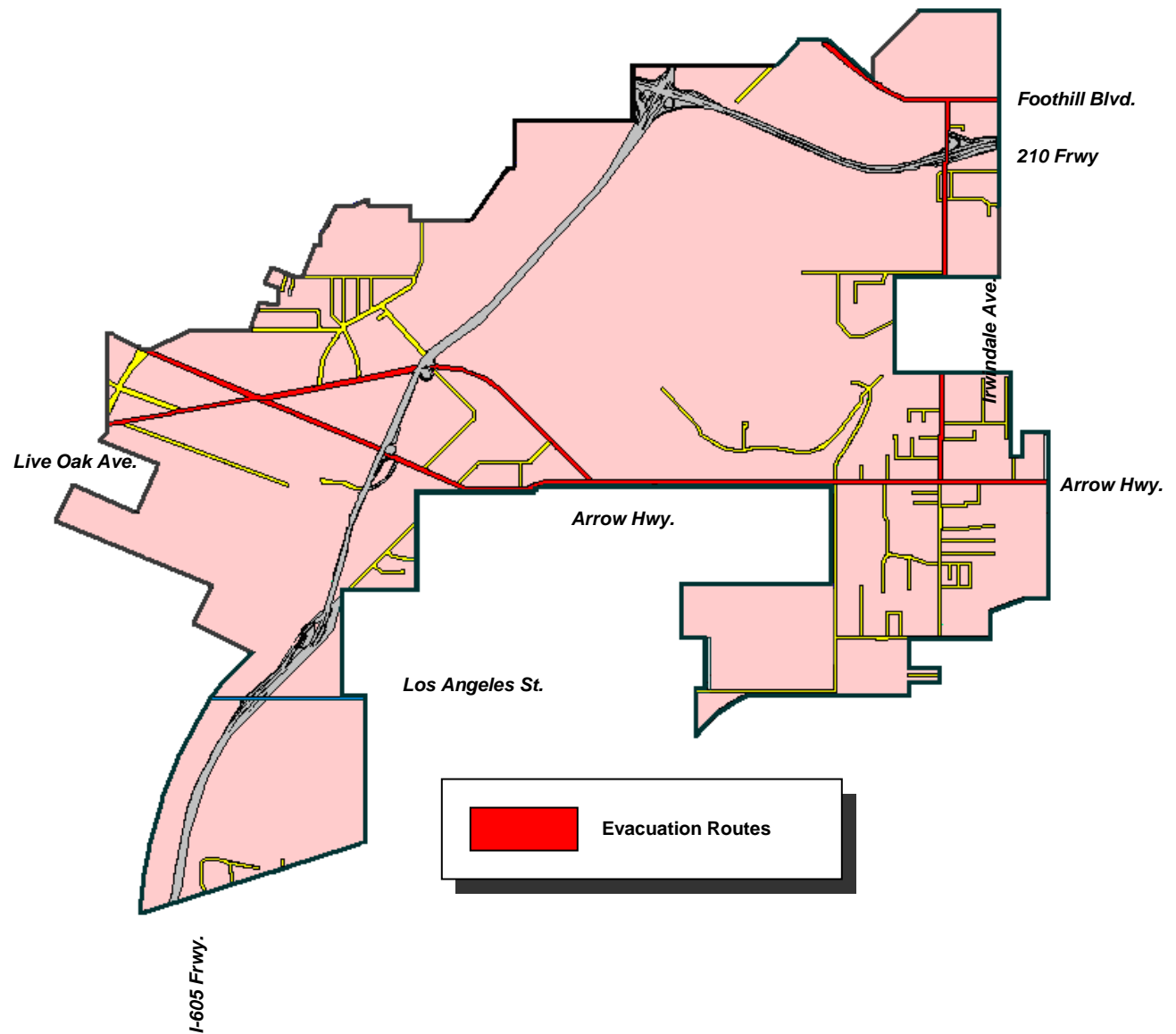
## Health and Safety Management

The graphic depiction of the City of Irwindale's official policy relative to environmental hazards is presented on Exhibit 6-6, Public Safety Policy Plan. This map illustrates critical facilities and potential evacuation routes that should be considered in future land use planning. Exhibit 6-7 indicates those sensitive receptors that will be subject to excessive noise levels in the future in the absence of mitigation. Appropriate measures should be implemented as a means to reduce the effects of noise exposure in these areas.

## Noise and Land Use Compatibility

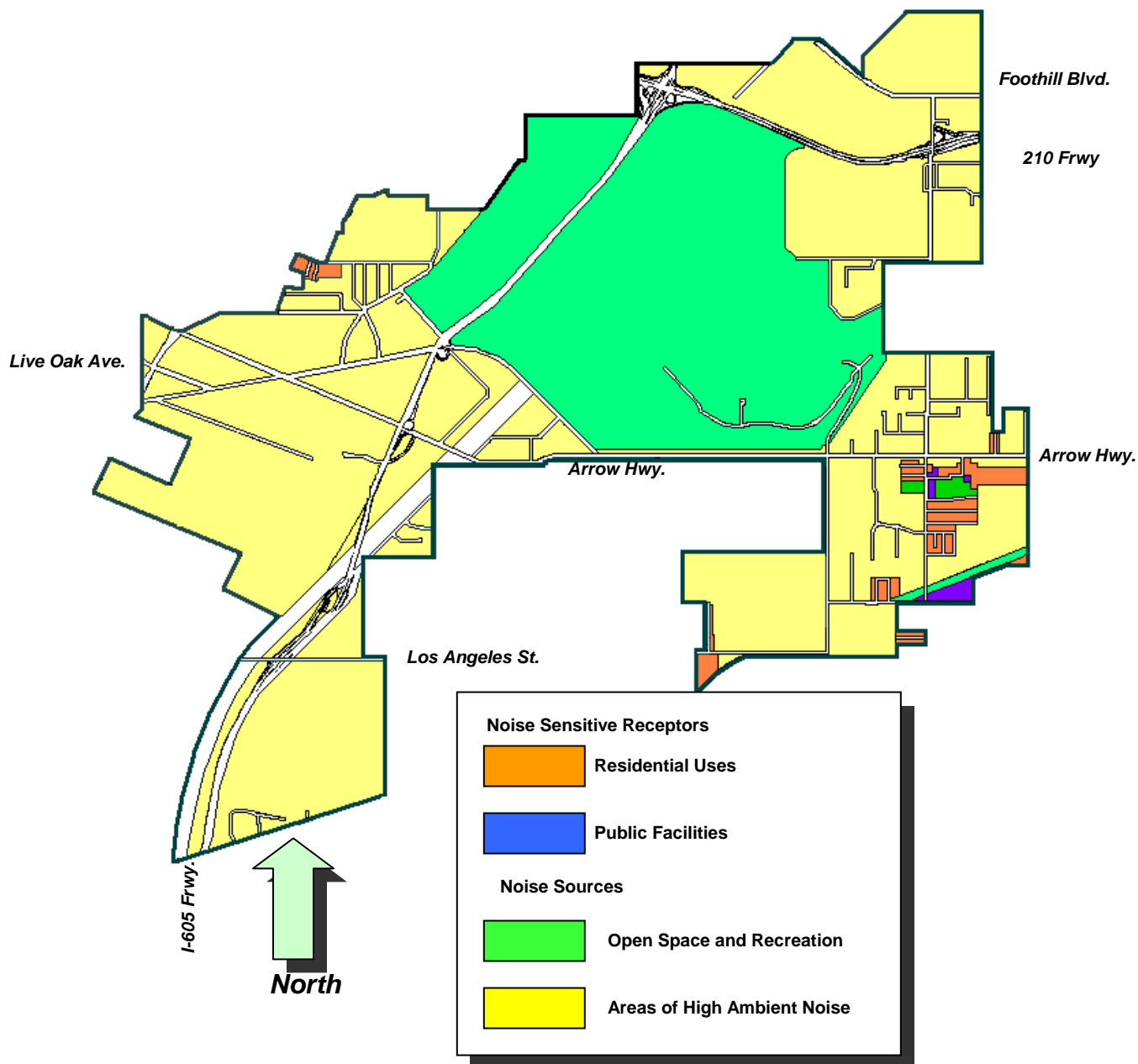
The State Office of Noise Control has prepared *Guidelines for the Preparation and Content of Noise Elements of General Plans*. This provides a guide for compatibility of noise-sensitive land uses in areas subject to noise levels of 55 to 80 dB CNEL or Ldn. Residential uses are normally unacceptable in areas exceeding 70 dB CNEL; and conditionally acceptable between 55-70 dB CNEL for low-density single-family dwelling units, duplexes, and mobile homes, and between 60-70 dB CNEL for multiple-family units. Schools, libraries, hospitals, and nursing homes are treated as noise-sensitive land uses, requiring acoustical studies within areas exceeding 60 dB CNEL. Commercial/professional office buildings and industrial land uses are normally unacceptable in areas exceeding 75 dB CNEL, and are conditionally acceptable within 67 to 78 dB CNEL (for commercial and professional offices only).

<sup>30</sup> Automobiles sold in California must meet the stricter emission standards established by the California Air Resources Board.



**Exhibit 6-6**  
**Safety Plan**  
City of Irwindale General Plan





**Exhibit 6-7**  
**Future Noise Exposure-Sensitive Receptors**  
City of Irwindale General Plan



## **Section 7**

# **Implementation Element**

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**City of Irwindale  
2020 General Plan**



## Introduction

This Implementation Element will serve as the guide for the General Plan's implementation. Table 7-1 at the end of this section lists the policies contained in the Elements that comprise the Irwindale General Plan. The programs referred to in the sections that follow and in Table 7-1 are also described in the individual elements. The programs are listed in alphabetical order to assist in their identification.

## Implementation Programs

This section indicates the specific implementation programs that are included in the other General Plan Elements.

- **Air Quality Planning.** The City of Irwindale will continue to participate in the regional planning efforts being undertaken by the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to develop and implement strategies to improve regional air quality. The City of Irwindale will continue to work with the SCAQMD and SCAG and the surrounding cities in improving air quality.
- **Building Code Review Program.** Irwindale will periodically review, and if necessary, update the Uniform Building Code (UBC) to reflect current technology and regulations. Procedures for the periodic review of the UBC will be identified by the Building Official. The City will periodically review, and if necessary, modify the Uniform Building Code (UBC) to reflect current technology and regulations. The Building Official will identify procedures for the periodic review of the UBC. The City contracts with the Los Angeles County Department of Public Works for building plan check services and has adopted the Los Angeles Building Code. Any review of the Building Code will be undertaken by designated individuals to identify appropriate changes that should be considered. Following this review, amendments to the City's Building Code will be made, as required.
- **Caltrans Coordination.** The City will coordinate efforts with Caltrans to upgrade area freeways. The purpose of this undertaking is to ensure that the City is fully appraised of roadway and facility improvement efforts in the early stages of planning and design. The City will continue to work with Caltrans and the Metropolitan Transportation Authority (MTA), as appropriate, and will request to be on all notification lists for future projects that may impact the City.
- **Capital Improvement Program.** The City's Capital Improvement Program (CIP) is a five-year plan that indicates the timing of major capital expenditures. Individual projects are reviewed and ranked on an annual basis, and may include streetscape upgrades, installation of traffic signals, resurface slurry seal for streets, sidewalk repair, sewer line upgrades, and storm drain upgrades. The City will continue to update, review, and implement the CIP to consider transportation-related improvements.
- **Civic Center Specific Plan.** The City is currently considering the preparation of a Civic Center Specific Plan to ensure that the area surrounding the Civic Center is developed in an attractive manner while accommodating potential infill development that is likely to occur in coming years.
- **Code Enforcement.** Code enforcement is an integral part of the City's efforts to correct or eliminate substandard structures, properties, and signage. Community code enforcement efforts (funding and staffing) will continue to be the primary means to ensure that properties throughout the City are well maintained. A significant cause of damage, injury, and loss of life to fire involves unsafe structures with poor or obsolete wiring or construction materials. The Building Code contains regulations regarding construction techniques and materials that may be effective in eliminating or reducing the spread of fire. Code enforcement will also ensure that the City's noise control ordinance is adhered to. For this reason, ongoing code enforcement efforts are an important implementation program within the Safety Element.
- **Cultural Awareness.** A cornerstone of this program will be the identification of a site/location that may be used for the storage and collection of artifacts, photographs, books, and displays. The City will cooperate with local organizations (such as the local historical society, Chamber of Commerce, etc.) and individuals to acquire resource materials concerning local history and culture. These materials include books, photographs, artifacts, furniture, etc., that may be displayed in a future City museum. The City will continue to support cultural resource conservation and preservation efforts in Irwindale.
- **Cultural Resource Management.** Should archaeological or paleontological resources be encountered during excavation and grading activities, all work would cease until appropriate salvage measures are established. Appendix K of the California Environmental Quality Act



(CEQA) Guidelines shall be followed for excavation monitoring and salvage work that may be necessary. Salvage and preservation efforts will be undertaken pursuant to Appendix K requirements outlined in CEQA.

- **Design Guidelines and Review Program.** On February 7, 2002 the City Council adopted Ordinance 560, Chapter 17.70 of the Irwindale Municipal Code establishing site plan and design review requirements and standards for all commercial and industrial development in the City. The purpose of the design review process is to ensure that building design and site layouts are compatible with surrounding development. The City has already initiated the implementation of the Ordinance. The City shall continue to apply Design Guidelines to development within the City and refine them as necessary to reflect the design goals and objectives of the community.
- **Disaster Response Database.** In the event of a major earthquake or other major disaster, persons living or working in the City may need to be self-sufficient for up to 72 hours before the results of any major relief efforts are realized. Under this program, a database will be created to identify medical professionals, heavy equipment operators, and volunteers trained in first aid and search-and-rescue. The database would identify other volunteers that would staff emergency collection centers, distribution centers, and otherwise assist in the recovery efforts. This information, and the appropriate procedures, would then be incorporated into the City's Emergency Preparedness Plan.
- **Emergency Preparedness Plan.** The City currently maintains a Multi-Hazard Functional Plan that outlines responsibilities and procedures the City will follow in the event of an emergency or citywide disaster. Specific emergency functions and operations, available resources (fire stations, emergency shelters, hospitals and clinics, resource persons, etc.), and mutual aid agreements are described in the Plan. The City shall regularly update its Multi-Hazard Functional Plan for Emergency Operations.
- **Energy Conservation.** The City shall continue to enforce the energy conservation standards in Title 24 of the California Administrative Code, the Uniform Building Code, and other state laws on energy conservation design, insulation, and appliances. Energy needs shall be evaluated and conservation measures incorporated into new development in accordance with Appendix F of the State of California Environmental Quality Act (CEQA) Guidelines. Other measures that

would reduce energy consumption during construction and subsequent operation of new development shall be encouraged. The City will continue to work with Sempra and the Southern California Gas Company to promote energy conservation practices.

- **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). Environmental review 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.
- **Fire Prevention.** The City shall continue to work with the County of Los Angeles Fire Department to promote fire prevention and fire safety programs. The City shall also encourage periodic inspections of existing structures by the Fire Department for compliance with fire safety standards and practices. All new development plans must be submitted to the Fire Department for review and comment during the plan check process. This review must be completed for the development process to continue. New development must conform to applicable standards and regulations.
- **Hazardous Materials Control.** The City shall continue to cooperate with County, State, and Federal agencies involved in the regulation of hazardous materials storage, use, and disposal. The City shall work with the County Fire Department in requiring hazardous materials users and generators to identify safety procedures for responding to accidental spills and emergencies. The Fire Department shall also work with local law enforcement officials in regulating the transport of hazardous materials through the City. The City will continue to promote the safe disposal of "hazardous and toxic substances" used in private households through the support of "Hazardous Materials Collections" conducted at specific locations and times within the City.
- **Hazard Mitigation Plan.** The President signed the Disaster Mitigation Act of 2000 (Public Law 106-390) into law on October 30, 2000. This new legislation reinforced the importance of pre-disaster mitigation planning by establishing a



pre-disaster hazard mitigation program as well as new requirements for the national post-disaster Hazard Mitigation Grant Program (HMGP). The hazard mitigation planning process is a collaborative process whereby hazards affecting the community are first identified, the vulnerability to the identified hazards assessed, and a consensus reached in how best to minimize or eliminate the effects of these hazards. In recognition of the importance of hazards mitigation planning, local governments that have an approved *Hazards Mitigation Plan* in effect at the time of disaster declaration may receive additional financial assistance.

- *Historic Building Code.* The City will investigate the feasibility of adopting alternate building code standards for historic structures, as authorized by the State Historical Building Code. The initial step will require City staff to amend the development code to include provisions for the maintenance, rehabilitation, and preservation of historic structures. Potential candidates include those historic resources described herein.
- *Housing Rehabilitation Program.* The City will continue implementing its Housing Rehabilitation Program. Between January 2000 and December 2006, the City has funded 47 rehabilitation loans for a total of \$4,406,412 Low-Moderate funds, at an average of \$93,753 per home.
- *In-Fill Housing Program.* In 2005, the City provided 15 new homes on in-fill lots in the Town Center Planning Area. The properties were owned by the City or Agency. The homes were completed by December 2005 at a cost of about \$1.56 million (calculated at \$220,000 per unit plus remaining land acquisition costs).
- *Joint Use Facilities.* The City will explore the feasibility of joint agreements with the local school districts and with other special districts. The City is not involved in any joint use agreements at the present time.
- *Meridian Street Housing Project.* The City recently completed 29 units located on Alice Rodriguez Circle. All 29 units are affordable.
- *Mitigation Fee/User Fee Study.* The City will explore strategies to ensure that the City's residents do not bear an undue burden associated with new development. The City will determine a reasonable and fair method of assessing new development for the cost of providing any additional infrastructure required by the development. The first step of this program's implementation calls for the preparation of a mitigation fee strategy study to

be initiated by the City Manager. The subsequent phases of this program will involve examining the current truck fees to ensure that the City is receiving its fair share of licensing fees, given the relatively high volumes of truck traffic in the City.

- *New Housing Production Program.* New housing production goals have been set by the Redevelopment Agency to be accomplished during the years 1999-2006. These new production numbers will relate to the actual need in Irwindale as well as official data and allocations received from regional governing bodies.
- *Nonconforming Section of the Zoning Ordinance.* The City shall review, and if required, revise its Nonconforming Ordinance on an ongoing basis to ensure that it meets the current objectives of the community. The initial step will require City staff to review the existing nonconforming ordinance. Staff shall prepare a report that will be submitted to the City Council and Planning Commission describing provisions of the ordinance and any problems that have been experienced related to its implementation. Handouts will be prepared for distribution at the Planning Department counter and/or at re-application meetings. Information will include a description of the proposed changes to the ordinance and how property owners may bring their property into conformance with new City codes.
- *Park Master Plan.* The City recently approved a Master Plan that is applicable to all parks and other recreational facilities in the City. This Master Plan is consistent with the Land Use Policy and other development policies outlined in this General Plan.
- *Parks Gift Catalogues Program.* The City will assess the feasibility of preparing and distributing a gift catalogue for specific items that will be used for the Community's benefit. The catalogue will identify improvements that may be purchased for use in City Parks. The first step will require City Council authorization to City departments to determine how this program will be implemented. The Council will then consider Staff's findings and will provide direction to the City's Parks and Recreation Department regarding how to proceed.
- *Park Development & Renovation Program.* The City will evaluate strategies to renovate and protect existing public open space from encroachment or conversion to other uses. Any new development will comply with the guidelines



set forth by the American Disabilities Act (ADA). Potential improvements will be programmed into the City's Capital Improvements Program (CIP). This program will also evaluate the feasibility of new park development in the City.

- **Park Watch/Adopt a Park.** The City will analyze the feasibility of implementing an adopt-a-park program along with a "park watch" program. Individual neighborhoods will be encouraged to become involved with the operation, maintenance, and safety of their parks through an expanded Neighborhood Watch Program. The first step of implementation will involve coordination with the City of Irwindale Police Department to expand the scope of the Neighborhood Watch Program to include the monitoring of local parks. The City will then establish a program by which individuals, organizations, and businesses can "adopt" a local City park. The City Parks and Recreation Department will identify qualifications for "park adoption". As part of the "adoption" process, individuals, organizations, and businesses may agree to assist in park maintenance, the financing of improvements, security, etc.
- **Police & Fire Services Review.** The City shall regularly review the adequacy of law enforcement services and fire protection and emergency services in the City. This review effort shall be a component of the annual budget review of the contract with the Fire Department, and the City shall work with the Fire Department to correct any identified deficiencies. Local law enforcement officials and Fire Department representatives shall also continue their review of any proposed development plans. Annual reports concerning each Department will be submitted to the City Council for consideration.
- **Public Transit Review Program.** The City will evaluate the need to modify routes, schedules, and fares of local transit service to achieve circulation goals and policies (e.g., coordinate the local transit system with the regional transit system). The City will also continue to work with the MTA and other transit service agencies in adjacent communities to identify the most beneficial route and stops in the City. The City will provide development plans to service providers for review for those projects that may affect public transit services.
- **Redevelopment.** The City will continue to encourage future redevelopment of industrial and commercial projects in suitable locations to strengthen the City's tax and employment base. The existing redevelopment plans applicable to the City's three redevelopment project areas will

continue to be implemented. The City may investigate the feasibility of establishing new redevelopment projects in the future.

- **Residential Parking Program.** The City will review existing parking standards and regulations applicable to the residential neighborhoods. This program will consider the feasibility of additional on-street parking restrictions and a permit parking program as a means to eliminate the "storage" of extra vehicles on City streets.
- **Safety Development Review Program.** Certain design standards have been established by the City of Irwindale and the Los Angeles County Fire Department to ensure that site planning and building design consider public safety and fire prevention. These standards include requirements governing emergency access, roadway widths, clearance around structures, location of fire hydrants, etc.
- **Senior Housing.** The 10 units of Phase II of the La Casitas Senior Housing project are also being contemplated; this will be started once the land (currently under a life estate) is available. An approximate cost would be \$2.2 million, based on the appropriate percentage of Phase I plus a 15% inflation allowance.
- **Signalization.** The City will strive to provide optimum signalization on major thoroughfares to maximize circulation efficiency, such as participation in a regional signalization program. City staff will outline both the need and strategy for improved signalization. Coordination with Caltrans, the Department of Public Works, Los Angeles County, and the MTA will be emphasized.
- **Stormwater Pollution Prevention.** This program is designed to prevent contaminants from entering the storm drain system. A key element of this program is the National Pollution Discharge Elimination System (NPDES) requirements, which are administered through a countywide permit. These requirements call for measures to be imposed during construction activities, handouts for residential uses, and best management practices (BMPs) for non-residential uses. The City shall also continue to implement projects to maintain storm water quality, such as street sweeping, catch basin grills, signs, etc.
- **Town Center Development/Manning Pit Reclamation.** The northerly portion of the Manning Pit is owned by the Agency and has been designated as the location of future



affordable housing in this Town Center area. Once the City's portion of the pit has been reclaimed and filled, the ICRA proposed to construct up to 80 new homes. This project may utilize many of the concepts and ideas presented in the Livable Cities Program.

- **Transit Centers.** Transit centers consisting of bus turnouts and loading areas, weatherproof shelters, information centers, emergency phones, and in some areas park-n'-ride facilities, will be implemented as part of the new development.
- **Truck Parking.** The City of Irwindale Police Department will continue to cooperate with the Los Angeles County Sheriff's Department in the enforcement of trucks using non-designated truck routes, illegally parking on-street, and violating other traffic laws.
- **Truck Route Planning.** The City will work with other cities, public agencies, and stakeholders to establish a system of truck route plans for the

sub-region.

- **Zoning Conformity Program.** The City will continue to review the Zoning Ordinance and the Subdivision Ordinance of the Municipal Code to ensure that the development standards are consistent with those identified in this Community Development Element. The City will initiate appropriate changes to the Zoning Map to ensure that it is consistent with the Community Development Element.

Table 7-1 indicates the agency responsible for program implementation, the timing of implementation, and the funding source.

Table 7-1 General Plan Program Implementation Matrix			
Program Name	Implementation Agency	Timing of Implementation	Funding Source
Air Quality Planning	Planning Dept. and Public Works Dept.	On-going	General Fund/Mining Fund
Building Code Review Program	Public Works Dept.	On-going	General Fund
Caltrans Coordination	Public Works Dept.	On-going	General Fund
Capital Improvement Planning	Public Works Dept.	On-going	General Fund, ICRA, Fund , Housing, Fund & Mining Fund
Civic Center Specific Plan	Planning Dept.	On-going	General Fund, ICRA, and Housing Fund
Code Enforcement	Planning Dept.	On-going	General Fund or CDBG Fund
Cultural Awareness	Planning Dept.	On-going	General Fund
Cultural Resource Management	Planning Dept.	On-going	General Fund
Design Guidelines and Review	Planning Dept.	On-going	General Fund
Disaster Response Database	Police Dept.	On-going	General Fund



**Table 7-1  
General Plan Program Implementation Matrix (Continued)**

Program Name	Implementation Agency	Timing of Implementation	Funding Source
Emergency Preparedness Plan	Police Dept.	On-going	General Fund
Energy Conservation Program	Police Dept.	On-going	General Fund
Enforcement of Truck Parking	Police Dept.	On-going	General Fund
Environmental Review	Planning Dept.	On-going	General Fund
Fire Prevention	Public Works Dept.	On-going	General Fund
Hazardous Materials Control	Fire Dept.	On-going	General Fund
Hazard Mitigation Plan	Planning Dept.	On-going	General Fund
Historic Building Code	Planning Dept. & Public Works Dept.	On-going	General Fund
Housing Rehabilitation Program	Housing Coordinator	On-going	General Fund & ICRA Fund
In-Fill Housing Program	Housing Coordinator	On-going	General Fund & ICRA Fund
Joint Use Facilities	Parks & Recreation Dept.	On-going	General Fund
Meridian Street Housing Project	Housing Coordinator	On-going	General Fund
Mitigation Fee/User Fee Study	Planning Dept. & Public Works Dept.	On-going	General Fund
New Housing Production Program	Housing Coordinator	On-going	General Fund & ICRA Fund
Nonconforming Zoning Ordinance	Planning Dept.	On-going	General Fund
Park Development/Renovation Program	Parks & Recreation Dept.	On-going	General Fund
Parks Gift Catalogues Program	Parks & Recreation Dept.	On-going	General Fund
Park Master Plan	Parks & Recreation Dept.	On-going	General Fund
Park Watch/Adopt a Park	Parks & Recreation Dept.	On-going	General Fund
Police & Fire Services Review	City Administration	On-going	General Fund





**Table 7-1  
General Plan Program Implementation Matrix (Continued)**

Program Name	Implementation Agency	Timing of Implementation	Funding Source
Public Transit Review Program	Planning Dept. & Public Works Dept.	On-going	General Fund
Redevelopment Program	Economic Development Dept.	On-going	General Fund
Residential Parking Program	Police Dept.	On-going	General Fund
Safety Development Review Program	Planning Dept. & Fire Dept.	On-going	General Fund
Senior Housing	Housing Coordinator	On-going	ICRA Fund
Signalization	Public Works Dept.	On-going	General Fund
Stormwater Pollution Prevention	Public Works Dept.	On-going	General Fund
Town Center Development/Manning Pit	Planning Dept. & Economic Development Dept.	On-going	General Fund & ICRA Fund
Transit Centers	Public Works Dept.	On-going	General Fund
Truck Parking Program	Public Works Dept.	On-going	General Fund
Truck Route Planning	Public Works Dept.	On-going	General Fund
Zoning Conformity Program	Planning Dept.	On-going	General Fund