



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL
VIA: CITY ADMINISTRATOR
FROM: ASSISTANT CITY ADMINISTRATOR
DATE: MAY 7, 2013
SUBJECT: **FIRST READING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA APPROVING A DEVELOPMENT AGREEMENT WITH OLSON URBAN LLC FOR PROPERTY LOCATED AT 1049 GOLDEN AVENUE**
FISCAL
IMPACT: REVENUE: \$347,540 + (PUBLIC BENEFITS)

SUMMARY:

Olson Urban LLC is proposing to construct a 33 unit housing subdivision at 1049 Golden Avenue. In order to facilitate the development of this project, Olson Urban LLC has requested a Development Agreement (DA) be considered. Under a DA, a developer is granted additional flexibility to develop their project under a set of agreed upon standards. On March 12, 2013 the Planning Commission held a Public Hearing to consider the proposed project and to receive public comments. This meeting was continued to April 9, 2013 at which time the Planning Commission recommended approval of the referenced applications to the City Council for the proposed housing project and related applications and environmental determinations. The Development Agreement requires the adoption of an Ordinance. Therefore, Staff and the City Attorney's office drafted an Ordinance to carry out the proposed project. This action conducts a Public Hearing, accepts for a first reading by title only, and sets a second reading and adoption of the proposed Ordinance as well as adopts a resolution approving the Negative Declaration and approving a Tentative Tract Map.

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Open the hearing, receive public testimony, close public hearing;
2. Accept for First reading by title only, Ordinance O-2013-___, an Ordinance of the City Council of the City of Placentia, California Approving a Development Agreement with Olson Urban Housing LLC for Property Located at 1049 Golden Avenue;
3. Approve the Applicant's request to allow for grading and building permit issuance for construction before the recordation of the final map pursuant to § 66464 of the California Government Code at the Applicant's sole risk; and

2.a.

May 7, 2013

4. Adopt Resolution No. R-2013-___, A Resolution of the City Council of the City of Placentia approving a Negative Declaration of Environmental Impacts and approving a Tentative Tract Map for the development of a 33-unit housing subdivision.

DISCUSSION:

Olson Urban LLC (the "Developer") is proposing to develop a 33-unit housing subdivision on a 2.68 acre site (the "Site"), located at 1049 Golden Avenue in the High Density Multi-Family (R-3) District. The project will require the approval by the City Council of a Development Agreement (DA 2012-01), a Tentative Tract Map (TTM 17489), and the approval of a Negative Declaration (Neg. Dec. 2012-03) of environmental impacts for the project in compliance with the California Environmental Quality Act ("CEQA").

Housing Project

The proposed housing project is a 33 unit housing subdivision, which will consist of 22 paired homes or duplexes and 11 single-family detached homes. The units will be 2-stories and will offer various house plans and sizes. A summary of the unit plans is as follows:

Single-Family Detached Homes

Plan	Type	Size	No. of units
Plan 1C	3-Bdrm/2.5 Bath	1,759 sq. ft	4
Plan 2A	3 or 4-Bdrm/2.5 Bath	2,183 sq. ft.	4
Plan 2C	3 or 4-Bdrm/2.5 Bath	2,203 sq. ft.	3
Total			11

Pair Homes (Duplex)

Plan 1A/D	3-Bdrm/2.5 Bath	1,722 sq. ft	7
Plan 1C/E	3 or 4-Bdrm/2.5 Bath	1,759 sq. ft.	7
Plan 2A	3 or 4-Bdrm/2.5 Bath	2,183 sq. ft.	4
Plan 2D	3 or 4-Bdrm/2.5 Bath	2,203 sq. ft.	4
Total			22

The homes will be developed in the bungalow architectural style and all units will have a 2-car garage (Please refer to Elevation Plans).

The project will consist of a private street, which meets all the standards for circulation, access, and parking. The project will have landscaping throughout and will provide open space for passive recreation that will be maintained by the required Home Owners Association (HOA) that will be part of the Tentative Tract Map for the subdivision of land.

The current zone for the project site is R-3 High Density Multi-Family which has a density factor of 25 units/acre. Per the current zone designation and the size of the project site of 2.68 acres, the project site could be developed with up to 67 units. However, the proposed project is being proposed at a density of 12.5 units/acre and as a single-family residential development. The lower density enabled the Developer to incorporate a superior design and layout for the project (See attached Site Plan).

Section 23.21.030 of the Placentia Zoning Ordinance states that within the R-3 Zone a use permit shall be required for single family dwellings when they meet the requirements of the R-1 District. The Development Agreement will override this consideration (use permit) and will enable the project to be developed under the standards provided for in the Development Agreement as noted in the Planning Commission staff report. In addition, the Development Agreement will provide for additional benefits to the City and project as detailed under the Development Agreement section (for additional information, please see Planning Commission Staff report).

The proposed project is consistent with the General Plan and meets all the findings for the Tentative Tract Map and the Development Agreement. The Project plans and Planning Commission staff report outlining the specific details of the development and said findings are attached.

Development Agreement

California Government Code – §§ 65864 – 65869.5, Article 2-5 Development Agreements, authorizes any City to enter into a development agreement with any person having a legal or equitable interest in real property for the development of the property. The development agreement specifies the duration of the agreement, the permitted uses of the property, density of use, maximum height and size of proposed buildings, and provisions for reservation or dedication of land. A development agreement is a legislative act and therefore must be approved by ordinance and must be consistent with the general plan.

Over the last year, staff has been working with Olson Urban LLC, regarding the development of the proposed residential project. The Site is one of the few vacant infill sites remaining in the City and the Development Agreement is being pursued as part of the development approval process. Under the Development Agreement, the City will not change the planning and zoning regulations during the development process and the Developer agrees to abide by a defined set of conditions regulating the use and development of the Site. Development Agreement (DA 2012-01) guarantees that the Developer will develop the 2.68 acres Site in accordance with the agreement's provisions and approved development plans. In addition, the Developer's obligations under the Development Agreement include the following:

- Contribute \$125,000 for engineering and design for proposed improvements to the Golden Avenue Bridge;
- Contribute \$102,816 as a public safety mitigation fee;

- Pay \$119,724 as a park-in-lieu fee;
- Developer will establish a Community Facilities District (CFD) for the project which will pay for ongoing public safety costs based on the development's impact; and
- Developer shall contribute \$115,500 as a low-moderate housing mitigation fee.

Staff recommends the proposed development based on the fact that the project under the Development Agreement will assist in the upgrade in the area and will put an underutilized parcel to productive use consistent with the City's policy for vacant and underutilized land inventory.

Planning Commission Action

The Planning Commission initially held a public hearing on March 12, 2013 to consider the proposed project. The Planning Commission continued the public hearing to the April 9, 2013 meeting so that the developer and Staff could address some concerns raised at the meeting related to traffic, vehicle access, parking, and bridge improvements. On April 9, 2013, Staff provided information regarding the concerns previously raised and the Planning Commission adopted Resolution No. PC-2013-08 approving Tentative Tract Map 17489 with Special conditions of Approval and Standard Development Requirements and recommending that the City Council adopt Negative Declaration No. 2013-03 per CEQA guidelines. The Planning Commission also adopted Resolution No. PC-2013-09, which recommends that the City Council approve Development Agreement No. 2012-01 for the development of the 2.68-acre property at 1049 Golden Avenue by Olson Urban Housing LLC. The Planning Commission passed and adopted the resolutions on a (4-0) vote (two members were absent with one vacancy).

Pursuant to § 22.76.080 (b) of the Placentia Municipal Code, the Applicant is requesting approval from the City Council for issuance of a grading and building permits for construction before the recordation of the final map pursuant to § 66464 of the Government Code, as amended. Developers make such a request on occasion in an effort to move forward with a project during the map recordation process through the County. Developers under this scenario know that there is a risk associated with permits being issued prior to the map being recorded as items relative to the map may change or require correction by the County thereby requiring the issued permit(s) to be voided and corrections addressed. The City Council may grant approval when it is satisfied that all conditions of the final map have been fulfilled. The Applicant is working towards fulfilling the conditions of the final map and should the Council approve the request, staff will work with the Applicant to ensure that all conditions are met and that all documents required are executed by the Applicant prior to the issuance of any permits.

CEQA

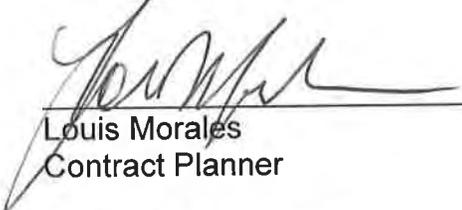
The Initial Study and proposed Negative Declaration were duly noticed and circulated in accordance with the requirements of the California Environmental Quality Act. The review and comment period for the Negative Declaration of environmental findings ran from February 19, 2013 to March 10, 2013 and was extended to April 9, 2013. No comments or concerns were

received during this time period or anytime thereafter leading up to the Planning Commission meeting of April 9, 2013. If approved by the City Council, a Notice of Determination will be filed with the Orange County Clerk/Recorder, within 5 days as required by law, after the second reading.

FISCAL IMPACT:

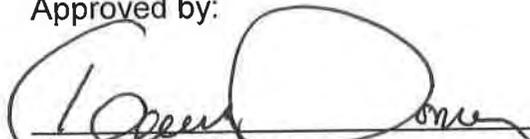
The City will receive development fees and payments as part of the Developer obligations under the Development Agreement as detailed above. Ongoing public safety costs will be covered under a required Community Facilities District.

Prepared by:



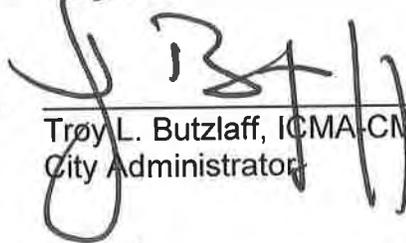
Louis Morales
Contract Planner

Approved by:



Kenneth A. Dornier
Assistant City Administrator,
Development Services

Reviewed and approved:



Troy L. Butzlaff, ICMA-CM
City Administrator

Attachments:

- Ordinance O-2013-__
- Resolution No. R-2013-__
- Planning Commission Staff Report, April 9, 2013
- Planning Commission Resolutions No. PC-2013-08 and PC-2013-09
- Project Plans
- Draft Development Agreement with Exhibits
- Negative Declaration

ORDINANCE NO. O-2013-

AN ORDINANCE OF THE COUNCIL OF THE CITY OF PLACENTIA APPROVING THAT DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT NO. 2012-01 CONCERNING PROPERTY LOCATED AT 1049 GOLDEN AVENUE, WEST OF ROSE AVENUE AND SOUTH OF IMPERIAL HIGHWAY, PLACENTIA, CALIFORNIA" AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME ON BEHALF OF THE CITY OF PLACENTIA.

City Attorney's Summary

This Ordinance approves a Development Agreement prepared in accordance with the requirements of California Government Code § 65864 with regard to a 33 unit housing project generally located at 1049 Golden Avenue in the City of Placentia on a 2.68 acre site. The Development Agreement establishes specific criteria and standards for a mix of housing types, including yards, setbacks and related development standards as well as providing for payment of fees and costs associated with the development project, including mitigation fees and park fees.

A. Recitals.

(i). California Government Code § 65864 provides, in relevant part:

"The Legislature finds and declares that:

"(a). The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

"(b). Assurance to the applicant for a development project that upon approval of the project, the

(v). On March 12 2013 and April 9, 2013, the Planning Commission of the City of Placentia held a duly noticed public hearing concerning the proposed Development Agreement and has recommended to this Council the adoption of the Development Agreement.

(vi). This Council has heretofore conducted a duly noticed public hearing concerning the potential adoption of the Development Agreement and said public hearing was concluded prior to the adoption of this Ordinance.

(vii) All legal prerequisites prior to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, the City Council of the City of Placentia does hereby find, determine and ordain as follows:

SECTION 1. In all respects as set forth in the Recitals, Part A., of this Ordinance.

SECTION 2. (a). The City Council of the City of Placentia finds, determines and declares that after preparing an Initial Study in compliance with the requirements of the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, et seq., and the Environmental Impact Report Guidelines of the City of Placentia, which determined that there would be no significant environmental effects resulting from the proposed project, a Negative Declaration was prepared. Based on its own independent judgment that the facts stated in the Initial Study are true, the City Council finds that the approval of the project (DA 2012-01) will not have any negative impacts on the environment. with respect to the project identified in this Ordinance.

(b). The City Council finds that facts supporting the above-specified findings are contained in the Negative Declaration, the staff report and exhibits, and the information provided to this City Council during the public hearing conducted with respect to the project and the Negative Declaration.

and every person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Ordinance is committed, continued or permitted by such person, firm, partnership or corporation, and shall be deemed punishable therefore as provided in this Ordinance.

SECTION 8. Civil Remedies Available.

The violation of any of the provisions of this Ordinance hereby adopted shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.

SECTION 9. Severability.

The City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

SECTION 10. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

PASSED and ADOPTED this ___ day of _____, 2013.

SCOTT W. NELSON, MAYOR

ATTEST:

PATRICK J. MELIA, CITY CLERK

ORDINANCE NO. O-2013-

AN ORDINANCE OF THE COUNCIL OF THE CITY OF PLACENTIA APPROVING THAT DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT NO. 2012-01 CONCERNING PROPERTY LOCATED AT 1049 GOLDEN AVENUE, WEST OF ROSE AVENUE AND SOUTH OF IMPERIAL HIGHWAY, PLACENTIA, CALIFORNIA" AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME ON BEHALF OF THE CITY OF PLACENTIA.

City Attorney's Summary

This Ordinance approves a Development Agreement prepared in accordance with the requirements of California Government Code § 65864 with regard to a 33 unit housing project generally located at 1049 Golden Avenue in the City of Placentia on a 2.68 acre site. The Development Agreement establishes specific criteria and standards for a mix of housing types, including yards, setbacks and related development standards as well as providing for payment of fees and costs associated with the development project, including mitigation fees and park fees.

A. Recitals.

(i). California Government Code § 65864 provides, in relevant part:

"The Legislature finds and declares that:

"(a). The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

"(b). Assurance to the applicant for a development project that upon approval of the project, the

applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development.

"(c). The lack of public facilities, including, but not limited to, streets, sewerage, transportation, drinking water, school, and utility facilities, is a serious impediment to the development of new housing. Whenever possible, applicants and local governments may include provisions in agreements whereby applicants are reimbursed over time for financing public facilities."

(ii). California Government Code § 65865 provides, in relevant part:

"(a) Any city, . . . , may enter into a development agreement with any person having a legal or equitable interest in real property for the development of the property as provided in this article."

(iii). California Government Code § 65865.2 provides as follows:

"A development agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provision for reservation or dedication of land for public purposes. The development agreement may include conditions, terms, restrictions and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. . . ."

(iv). Attached to this Ordinance, marked Exhibit "A" and by this reference incorporated herein as though fully set forth, is a proposed Development Agreement No. XX, concerning that approximately 2.63 acre parcel located West of Rose Avenue and south of Imperial Highway in the City of Placentia, and as legally described within the attached Exhibit "A." Hereinafter in this Ordinance, that agreement attached hereto as Exhibit "A" is referred to as "the Development Agreement."

(v). On March 12 2013 and April 9, 2013, the Planning Commission of the City of Placentia held a duly noticed public hearing concerning the proposed Development Agreement and has recommended to this Council the adoption of the Development Agreement.

(vi). This Council has heretofore conducted a duly noticed public hearing concerning the potential adoption of the Development Agreement and said public hearing was concluded prior to the adoption of this Ordinance.

(vii) All legal prerequisites prior to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, the City Council of the City of Placentia does hereby find, determine and ordain as follows:

SECTION 1. In all respects as set forth in the Recitals, Part A., of this Ordinance.

SECTION 2. (a). The City Council of the City of Placentia finds, determines and declares that after preparing an Initial Study in compliance with the requirements of the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, et seq., and the Environmental Impact Report Guidelines of the City of Placentia, which determined that there would be no significant environmental effects resulting from the proposed project, a Negative Declaration was prepared. Based on its own independent judgment that the facts stated in the Initial Study are true, the City Council finds that the approval of the project (DA 2012-01) will not have any negative impacts on the environment. with respect to the project identified in this Ordinance.

(b). The City Council finds that facts supporting the above-specified findings are contained in the Negative Declaration, the staff report and exhibits, and the information provided to this City Council during the public hearing conducted with respect to the project and the Negative Declaration.

SECTION 3. This Council specifically finds that:

(a). The location, design and proposed uses set forth in the Development Agreement are compatible with the character of existing development in the vicinity;

(b). The Development Agreement will produce within the project an environment of stable and desirable character, and will not tend to cause traffic congestion on surrounding streets;

(c). The proposed development will be well integrated into its setting;

(d). Provision has been designed in the proposed development for both private and public open spaces at least equivalent to that required by the High Density Multiple-Family (R-3) Zone; and

(e). The Development Agreement conforms to the General Plan of the City of Placentia.

SECTION 4. It is expressly found that the public necessity, general welfare and good zoning practice require the approval of the Development Agreement.

SECTION 5. This Council hereby approves the Development Agreement attached hereto as Exhibit "A."

SECTION 6. This Council hereby authorizes and directs the Mayor and City Clerk to execute the Development Agreement on behalf of the City of Placentia forthwith upon adoption of this Ordinance.

SECTION 7. Penalty for Violation.

It shall be unlawful for any person, firm, partnership or corporation to violate any provision or to fail to comply with any of the requirements of this Ordinance hereby adopted. Any person, firm, partnership or corporation violating any provision of this Ordinance or failing to comply with any of its requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand Dollars (\$1,000.00), or by imprisonment not exceeding six (6) months, or by both such fine and imprisonment. Each

and every person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Ordinance is committed, continued or permitted by such person, firm, partnership or corporation, and shall be deemed punishable therefore as provided in this Ordinance.

SECTION 8. Civil Remedies Available.

The violation of any of the provisions of this Ordinance hereby adopted shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.

SECTION 9. Severability.

The City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

SECTION 10. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

PASSED and ADOPTED this ___ day of _____, 2013.

SCOTT W. NELSON, MAYOR

ATTEST:

PATRICK J. MELIA, CITY CLERK

I, PATRICK J. MELIA, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council held on the _____ day of _____, 2013 and was finally adopted at a regular meeting held on the _____ day of _____, 2013, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

PATRICK J. MELIA, CITY CLERK

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

RESOLUTION NO. R-2013-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA ADOPTING A NEGATIVE DECLARATION (NEG. DEC. 2012-03) AND APPROVING TENTATIVE TRACT MAP No. 17489 FOR THE DEVELOPMENT OF A 33 UNIT HOUSING PROJECT ON THE PROPERTY LOCATED AT 1049 GOLDEN.

A. Recitals.

(i). Olson Urban LLC ("Applicant") submitted a completed application on November 29, 2012 requesting approval of a project to construct 33 units at 1049 Golden Avenue in the City of Placentia (Project Site).

(ii). A Notice of Intent to adopt a Negative Declaration was recorded with the Orange County Clerk/Recorder's office February 19, 2013. Furthermore, the proposed Negative Declaration was circulated for public comment from February 19, 2013 to March 10, 2013 and the public comment period was extended to April 9, 2013.

(iii). The Planning Commission of the City of Placentia conducted a duly noticed public hearing on March 12, 2013 and continued said hearing to April 9, 2013, at the conclusion of which the Planning Commission adopted PC Resolutions PC-2013-08 and PC-2013-09, thereby recommending the City Council approval of a Development Agreement, Tentative Tract Map 17489, and environmental determination.

(iv). On April 25, 2013 a notice of public hearing was published in the Placentia News-Times and said notice was mailed to all property owners within 300 feet of the Project Site.

(v). The City Council of the City of Placentia conducted a duly noticed public hearing on May 7, 2013 and, after fully considering all oral and written testimony and facts and opinions offered at the aforesaid public hearing, adopted this resolution.

B. Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACENTIA HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

1. In all aspects as set forth in Recitals, Part A., above.

2. The City Council finds, determines and declares that after preparing an Initial Study in compliance with the requirements of the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia, which determined that there would be no significant environmental effects resulting from the proposed project, a Negative Declaration was prepared. Based on its own independent judgment that the facts stated in the Initial Study are true, the City Council finds that the approval of the project (TTM 17489 and DA 2012-01) will not have any negative impacts on the environment.

3. The City Council hereby approves Tentative Tract Map No. 17489, subject to the conditions attached hereto as Exhibit "A." The City Council further determines that approval of Tentative Tract Map No. 17489 is contingent upon final approval of Development Agreement No. 2012-01.

4. Pursuant to § 22.76.080 (b) of the Placentia Municipal Code, the City Council hereby approves issuance of grading and building permit for construction prior to recordation of the final map pursuant to § 66464 of the California Government Code, as amended. Applicant shall execute a waiver indicating that Applicant understands and agrees that there is a risk associated with permits being issued prior to the map being recorded as items relative to the map may change or require correction by the County thereby requiring the issued permit(s) to be voided and corrections addressed.

5. The Mayor shall sign this Resolution, and the City Clerk shall attest and certify to the passage and adoption thereof.

APPROVED and ADOPTED this 7th day of May, 2013.

SCOTT W. NELSON,
Mayor

ATTEST:

PATRICK J. MELIA
CITY CLERK

I, PATRICK J. MELIA, CITY CLERK of the CITY OF PLACENTIA DO HEREBY CERTIFY that the foregoing Resolution No. was adopted at a regular meeting of the City Council held on the 7th day of May 2013 by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

PATRICK J. MELIA,
CITY CLERK

APPROVED AS TO FORM:

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Recorded At The Request
And When Recorded
Return To:

EXEMPT FROM RECORDING
FEES UNDER CALIFORNIA
GOVERNMENT CODE § 27383

Patrick J. Melia
City Clerk
City of Placentia
401 E. Chapman Ave.
Placentia, CA 92870-6101

**DEVELOPMENT AGREEMENT NO. 2012-01 CONCERNING PROPERTY
LOCATED AT 1049 GOLDEN AVENUE, WEST OF ROSE AVENUE
AND SOUTH OF IMPERIAL HIGHWAY, PLACENTIA, CALIFORNIA**

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into as of the “Effective Date” set forth herein by and between OLSON URBAN HOUSING, LLC, a Delaware limited liability company (“Developer”) and the CITY OF PLACENTIA, a Charter City and municipal corporation organized and existing under the laws of the State of California (“City”) (individually a “Party” and collectively the “Parties” sometimes herein).

WITNESSETH:

A. Recitals.

(i). Article 2.5 of Chapter 4 of Division 1, Title 7 of the California Government Code, commencing at § 65864, authorizes cities to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property.

(ii). Developer has the contractual right to acquire all interest in and to that real property located entirely within City, consisting of approximately 2.63 acres, the common and legal description of which is set forth in Exhibit “A,” attached hereto and incorporated herein by this reference and hereinafter is referred to as “the Site.” Developer’s right to acquire the Site is set forth in that certain Sale Agreement and Escrow Instructions, dated December 29, 2011, as it may have been previously or is hereafter amended (the “Purchase Agreement”).

(iii). The Site is now zoned R-3 (High Density Multiple-Family) pursuant to the provisions of City’s Zoning Ordinance and Zoning Map, as amended to date hereof. Developer and City desire to provide through this Development Agreement more specific development controls on the Site which will provide for maximum efficient utilization of the Site in accordance with sound planning principles.

(iv). On the XX day of XXXXXX, 2013, City adopted its Ordinance No. O-2013-XX, thereby approving this Development Agreement with Developer and said Ordinance was effective on XX XXXXXX, 2013.

B. Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

1. **Definitions.** In this Agreement, unless the context otherwise requires, the following terms shall have the following meaning:

(a). **“City”** is the City of Placentia.

(b). **“Default”** Shall mean the failure of a party to perform any material action or covenant required by and within the time periods provided herein following notice and expiration of the opportunity to cure without such cure being completed, as set forth in § 19 of this Agreement.

(c). **“Development Fees”** shall mean those fees, charges, and exactions imposed by the City upon the development of the Project on the Site, including, but not limited to, application fees, processing fees, development fees, impact fees, mitigation fees, park fees, storm drain fees, sewer fees, and other related or like charges or fees. Subject to the provisions of § 11.(b)., all Development Fees applicable to the Project are identified in Exhibit “F” attached hereto and incorporated herein.

(d). **“Developer”** is the Olson URBAN HOUSING, LLC, a Delaware limited liability company.

(e). **“Development Plan”** shall mean those plans and specifications attached hereto, marked as Exhibit “B” and incorporated herein by this reference, and comprised of the following documents including, but not limited to, a final site plan (including design elevations), subdivision map and site utilization map, stamped “Received, XXXXX XX, 2012, Development Services Department, City of Placentia.” The Development Plan attached hereto includes various conditions of approval set forth in Exhibit “C” hereto which are not changed, altered or modified by this Development Agreement unless specifically set forth herein. The project also includes the records of applications by Developer, the proceedings before the Planning Commission and City Council, and all such records and files in these matters are incorporated herein by this reference as though set forth in full.

(f). **“Effective Date”** shall mean the 31st calendar day following adoption of the ordinance approving this Agreement by City’s City Council.

(g). **“Existing Development Regulations”** means the ordinances, rules, regulations and official policies of the City that are in effect as of the Effective Date of the Agreement which regulate the use of real property, including, but not limited to, its

development, its subdivision, and the design, density, use, occupancy, improvement and construction of structures thereon, and which establish Development Fees, dedications, or exactions that may be imposed as a condition of obtaining any City approval necessary for a use of real property. Existing Development Regulations, include, but are not limited to, the City's Charter, each element of the City's General Plan, every portion of the City's Municipal Code regulating use(s) of real property (including all zoning codes, development codes, subdivisions codes, and CEQA implementation codes), and the provisions of any Specific Plan applicable to the Site, except as specifically modified herein. Subject to the provisions of § 11.(b)., below, existing Development Regulations shall mean and include only those Developer Fees in effect as of the Effective Date of this Agreement and shown on Exhibit "F" attached hereto.

(h). **"Project"** is that development approved for the Site as provided in this Development Agreement comprised of 33 single family residential units, detached condominium and small lot use, all as reflected in the Development Plan attached hereto as Exhibit "B" and the conditions set forth in Exhibit "C."

(i). **"Project Approvals"** shall mean any necessary land use, development, and building approvals and entitlements required for the development and construction of the Project, including, but not limited to, General Plan amendments, zone changes, zone variances, conditional use permits, site plan review, grading permits, building permits, actions under the Subdivision Map Act, encroachment permits, business licenses and other development approvals that will accomplish the goals, objectives, policies and plans referenced, described, implied and shown in this Agreement.

(j). **"Project Plans"** shall mean all plans for grading, drainage, traffic, parking, construction and/or building, landscaping and other plans related to the Project and all designs, diagrams, drawings, specifications and other representations of or documents associated with such Project Plans.

(k). **"Public Benefits"** shall mean those contributions by Developer designed to defray the impact of the Project and/or provide Developer's fair share contributions to projects or improvements necessary to minimize the impact(s) of the Project on the City. Said Public Benefits are set forth in Exhibit "G" hereto and Developer agrees to provide said contributions in accordance with the timelines for each such contribution as set forth in said Exhibit "G."

(l). **"Public Improvements"** shall mean those public improvements, including but not limited to streets, street lights, traffic signals, curbs, gutters, sidewalks, parkway landscaping, irrigation systems, storm drains, sewers, and other public facilities related to the Project and required to be constructed and installed in the existing public rights-of-way and/or on areas of the Site to be dedicated to the City by the Developer as part of the development of the Project. The Public Improvements are more fully listed and described in Exhibit "D," which is attached hereto and incorporated herein by reference.

2. **Recitals.** The recitals are part of the agreement between the parties and shall be enforced and enforceable as any other provision of this Agreement.

3. **Interest of Property Owner.** Developer warrants and represents that it has right to acquire the Site, pursuant to the Purchase Agreement, that it has full legal right to enter into this Agreement and that the persons executing this Agreement on behalf of Developer have been duly authorized to do so.

4. **Binding Effect of Agreement.** Subject to Developer's acquisition of legal title to the Site, Developer hereby subjects the Project and the land described in Exhibit "A" hereto to the covenants, reservations and restrictions as set forth in this Agreement. The City and the Developer hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Developer's successors and assigns in title or interest to the Project. Following Developer's acquisition of the Site, each and every contract, deed or other instrument thereafter executed, covering or conveying the Project or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

City and Developer hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that the Developer's legal interest in the Project is rendered less valuable thereby. The City and Developer hereby further declare their understanding and intent that the benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Development by Developer and the future occupants of the Project, the intended beneficiaries of such covenants, reservations and restrictions, and by furthering the public purposes for which this Agreement is adopted. Further, the parties hereto agree that such covenants, reservations and restrictions benefit all other real property located in the City of Placentia.

5. **Relationship of Parties.** It is understood that the contractual relationship between City and Developer is such that Developer is an independent party and is not the agent of City for any purpose whatsoever and shall not be considered to be the agent of City for any purpose whatsoever.

6. **Term of Agreement.** The term of the Agreement shall commence on the Effective Date and shall expire on December 31, 2037, so long as Developer remains in material compliance with this Agreement, as from time to time amended.

7. **Construction.** Developer shall use commercially reasonable efforts, in accordance with its own business judgment taking into account market conditions and economic considerations, to complete construction work for the Project on the Site, and all phases thereof, including, but not limited to, landscaping and all off-site

improvements, pursuant to a building permit or permits issued by City within two (2) years following the Effective Date, subject to extension for force majeure events.

8. Public Improvements. The following provisions shall apply with regard to any Public Improvements required for the Project:

(a). **Construction of Improvements.** Developer hereby agrees to, at its sole cost and expense, design, construct, and install, in accordance with the requirements of the City, the Public Improvements (as set forth in Exhibit "D").

(b). **Improvement Security.** Developer shall provide to the City, no later than the issuance of specific entitlements for the Project (*i.e.*, grading permit, *etc.*), an instrument or instruments securing the commencement, completion, and workmanship of the Public Improvements and securing the payment of laborers and materialmen performing or to perform work on the Public Improvements (collectively "Improvement Security"). The Improvement Security shall be one or more of the securities listed under California Government Code § 66499, as designated by the City. The principal amount of any Improvement Security shall be determined by the City by application of California Government Code §§ 66499.3 and 66499.4. All such Improvement Security provided to the City shall be released in accordance with the provisions of California Government Code § 66499.7.

(c). **Dedication of Rights-of-Way for Public Improvements.** Developer shall dedicate such rights-of-way, easements, agreements, licenses, and other grants of rights over the Site ("Dedications") to the City as are reasonably required to accomplish the survey, design, construction, inspection, testing, operation, maintenance, and repair of the Public Improvements as the City is authorized to require under the Existing Development Regulations. It is understood, acknowledged, and agreed by Developer that such Dedications may include, but are not limited to, fee parcels, and permanent or temporary rights-of-way or easements for public purposes (including street and utility use, slope, drainage, maintenance, construction, entry and/or access, and encroachment permits). The Dedications, if any, to be required by the City for the Project are specified in Exhibit "E" which is attached hereto and incorporated herein by reference. Developer agrees that the making of such Dedications are part of the consideration provided by Developer for this Agreement, that Developer shall not seek, nor have a right to, any compensation from the City for such Dedications, and that Developer shall not pursue any legal action for compensation, including inverse condemnation or eminent domain, with regard to such Dedications.

9. Assignment. Developer shall have the right to sell, mortgage, hypothecate, assign or transfer all or any portion of this Site (as may be subsequently subdivided), to any person or entity at any time during the term of this Development Agreement. Any such transfer shall be deemed to include an assignment of all rights, duties and obligations created by this Development Agreement with respect to all or any portion of the Site. The assumption of any or all of the obligations of Developer under this Agreement pursuant to any such transfer shall relieve Developer, without any act or

concurrence by the City, of its legal duty to perform those obligations except to the extent that Developer is in default with respect to any and all obligations at the time of the proposed transfer, in which case its obligations solely with respect to the matter in default shall continue until such matter is cured.

10. General Standards and Restrictions Pertaining to Development of the Site. The following specific restrictions shall apply to the use of the Site pursuant to this Development Agreement:

(a). Developer shall have the right to develop the Project on the Site in accordance with the terms and conditions of this Agreement and City shall have the right to control development of the Site in accordance with the provisions of this Agreement. City agrees to timely consider and expeditiously act upon any matter which is reasonably required, necessary or desirable to accomplish the intent, purpose and understanding of the parties in entering into this Agreement, including, without limitation, processing of any ministerial permit or ministerial approval or any request for a discretionary action or discretionary approval. The City further agrees that, if Developer satisfactorily complies with all preliminary procedures, actions, payments of applicable Developer Fees, and criteria generally required of developers by the City for processing applications for such discretionary actions or discretionary approvals that the City will not unreasonably withhold or unreasonably condition any such subsequent discretionary action or discretionary approval required in connection with any subsequent project approval. All subsequent Project approvals shall be subject to the terms and conditions of this Agreement. Any subsequent Project approval implementing the Project or any conditions, terms, restrictions and requirements of any such subsequent Project approval implementing the Project, shall not prevent development of the Project for the uses and in accordance with the maximum density or intensity of development set forth in this Agreement. Subject to Developer's installation of infrastructure in accordance with the requirements of the Project Approvals, City hereby acknowledges that it will have sufficient capacity in its infrastructure and services to accommodate the Project. City hereby agrees that it will provide all applicable City controlled services to the Project and that there shall be no restriction by City on hookups or service for the Project with respect to said items.

(b). The density and intensity of use, the uses allowed, the size of proposed buildings, provisions for the reservation or dedication of land for public purposes, the maximum height of proposed buildings and location of public improvements, together with other terms and conditions of development applicable to the Site, shall be as set forth in this Development Agreement and the attached Development Plan.

(c). City agrees to cooperate with Developer in the issuance of permits on an expedited basis and at the earliest feasible date, including, separate and sequential issuance of demolition, grading and building permits and, if applicable, issuance of permits prior to recordation of tract maps for the Project; provided Developer's applications for such permits comply with all applicable Existing Development Regulations.

11. Effect of Existing Development Regulations on Development of Project. Except as expressly provided in this Development Agreement, all substantive and procedural requirements and provisions contained in City's ordinances, specific plans, rules and regulations, including, but not limited to, the Zoning Ordinance and building codes, in effect as of the Effective Date of this Development Agreement, shall apply to the construction and development of the Site and, subject only to the terms of this Development Agreement, Developer shall have a currently effective vested right to develop the Site in accordance with the Existing Development Regulations.

(a). The provisions of this ¶ 11 shall not preclude the application to the development of the Site of those changes in City ordinances, regulations, plans or specifications which are specifically mandated and required to apply to the Project by changes in state or federal laws or regulations as provided in California Government Code § 65869.5 or any successor provision or provisions; provided that the party which believes such a change or addition to the Existing Development Regulations has occurred shall provide the other party hereto with a copy of such State or Federal law or regulation and a statement of the nature of its conflict with the provisions of this Agreement, and the parties shall, within ten (10) days, meet and confer in good faith and engage in a reasonable attempt to modify this Agreement to comply with such Federal or State law or regulation, and, in such discussions, the City and the Developer agree to preserve the terms of this Agreement and the rights of the Developer derived from this Agreement to the maximum feasible extent while resolving the conflict.

(b). The payment of fees associated with the construction of the Project, including land use approvals, development fees, building permits, etc., shall be limited to those Development Fees shown on Exhibit "F" attached hereto. Notwithstanding the foregoing, Developer understands and agrees that changes in state or federal laws, as defined in § 11.(a)., above, which require the imposition of new or increased fees shall be paid by Developer.

(c). As provided in California Government Code § 65866, in subsequent actions applicable to the Site, City may apply new rules, regulations, and policies to the Site adopted after the Effective Date provided such new rules, regulations and policies do not conflict in any way with the terms of this Development Agreement or the rights granted herein or further condition or restrict the development of the Project as provided for herein.

(d). Nothing herein shall prevent the application of health and safety regulations (i.e., fire, building, seismic, plumbing, mechanical and electric codes) that become applicable to the City as a whole when required for adoption by state law, such as uniform codes.

12. Maintenance of the Site. The Developer shall, at its sole cost and expense: (i) maintain the appearance and safety of the Site (including all improvements, fixtures, and landscaping) in good order, condition, and repair, and free from the

accumulation of trash, waste materials, and other debris; (ii) remove all graffiti placed upon the Site (including all improvements, fixtures, and landscaping) within seventy-two (72) hours of its appearance; (iii) maintain in good order, condition and repair, properly functioning landscape irrigation systems on the Site and (iv) remove and promptly replace all dead or diseased landscaping material on the Site. In the event of a default of this § 12 and of a failure to commence to cure such default within fifteen (15) days after service of a written notice by the City, or to thereafter diligently pursue such cure to completion, then the City or its agents, employees and contractors shall have the right to enter upon the Site without further notice and to take such actions as are necessary to cure the default. Developer shall reimburse the City for all costs associated with cure of the default (including but not limited to, staff services, administrative costs, legal services, and third party costs), within fifteen (15) days after service of a written notice by the City. If Developer fails to pay within the time provided, such costs shall be a lien upon the Property, as provided by California Civil Code § 2881 effective upon the recordation of a notice thereof against the Site. The City may thereafter enforce and foreclose such lien in any manner legally allowed.

13. Uses. Those uses allowed on the Site shall be as follows:

(a). Permitted Uses.

(1). Detached condominium and small lot, single family residential homes, including detached and paired housing, with private yards, as shown in the Development Plan. The Project will consist of two (2) lot sizes: 43' x 50' and 50' x 53.'

(2). Interior "pocket park" and common landscaping maintained by a City-approved homeowners association pursuant to covenants, conditions and restrictions applicable to all property within the Project.

(b). Uses Requiring Conditional Use Permit shall be as required pursuant to the provisions of Title 23 of the Placentia Municipal Code, as the same may be amended from time to time hereafter.

14. Subdivision Map Required. Notwithstanding any other provision or term hereof, Developer shall process a subdivision map through City's subdivision map approval process, comprising all of the property identified in Exhibit "A," including, but not limited to, the relinquishment of vehicular access rights to Golden Avenue therefrom, and cause the final map to be recorded in the form prescribed by law not later than December 31, 2013, subject to extension for force majeure events; provided that, upon request of Developer and upon good cause therefor being shown, the City Administrator of City shall have the authority to extend the foregoing date for recordation of the final map by up to 90 days upon an administrative basis and without further authorization from the City. In the event said map is not recorded as required herein, this Development Agreement shall be deemed null and void. Developer may, at Developer's sole risk and expense, apply for building and grading permits pursuant to City's codes and ordinances, prior to the recordation of said map; provided, however, that no certificate of occupancy

or other entitlement of a similar nature may be granted or obtained prior to recordation thereof. No conditions of approval shall be imposed in connection with processing or approval of such subdivision map beyond those set forth in Exhibit "C" attached hereto. As provided in California Government Code §§ 66452.6 and 65863.9, the term of any tentative, vesting tentative or parcel map hereafter approved with respect to the Project and the term of each of the Project Approvals shall remain in effect and be valid through the scheduled termination date of this Agreement or the date such approval would otherwise be in effect under applicable law, whichever is later.

15. Annual Review. During the term of this Agreement, City shall annually review the extent of good faith compliance by Developer with the terms of this Development Agreement. Developer shall file an annual report with the City indicating information regarding compliance with the terms of this Development Agreement no later than March 15 of each calendar year. City's failure to conduct any such annual review shall not affect the validity or continuing effectiveness of this Agreement.

16. Indemnification. Developer agrees to, and shall, hold City and its elected and appointed officials, officers, agents and employees free and harmless from all liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of Developer or those of Developer's contractor, subcontractor, agent, employee or other person acting on Developer's behalf which relate to the construction and operation of the Project. Developer agrees to, and shall, defend City and its elected and appointed officials, officers, agents and employees with respect to actions for damages caused or alleged to have been caused by reason of Developer's activities in connection with the Project. This hold harmless provision applies to all damages and claims for damage suffered or alleged to have been suffered by reason of the operations referred to in this Development Agreement regardless of whether or not the City prepared, supplied or approved the plans, specifications or other documents for the Project, but shall not apply to any claim of intentional misconduct of the City or any officer or employee acting on the City's behalf.

17. Amendments. This Agreement may be amended or canceled, in whole or in part, only by mutual written consent of the parties and then in the manner provided for in California Government Code §§ 65868, et seq., or their successor provisions.

18. Minor Amendments to Development Plan. Upon the written application of Developer, minor modifications and changes to the Development Plan may be approved by the Director of Development Services pursuant to the terms of City's Zoning Ordinance.

19. Enforcement. In the event of a default under the provisions of this Agreement by Developer, City shall give written notice to Developer (or its successor) by registered or certified mail addressed to the address stated in this Agreement, and if such violation is not corrected to the reasonable satisfaction of City within thirty (30) days after such notice is given, or if not corrected within such reasonable time as may be

required to cure the breach or default if said breach or default cannot reasonably be cured within thirty (30) days (provided that acts to cure the breach or default must be commenced within said thirty (30) days and must thereafter be diligently prosecuted by Developer), then City may, without further notice, declare a default under this Agreement and, upon any such declaration of default, City may terminate this Agreement. Except as otherwise expressly provided herein, termination of this Agreement shall be the City's sole remedy for Developer's default. Termination of this Agreement shall not affect existing entitlements or permits issued prior to such termination, although all such permits shall be and remain subject to any terms and conditions of approval contained therein or imposed in connection therewith

20. Event of Default. Developer is in default under this Agreement upon the happening of one or more of the following events or conditions:

(a). If a material warranty, representation or statement is made or furnished by Developer to City with respect to this Agreement and is false or proved to have been false in any material respect when it was made;

(b). If a finding and determination is made by City following an annual review pursuant to ¶ 15 above, upon the basis of substantial evidence, that Developer has not complied in good faith with any material terms and conditions of this Agreement, after notice and opportunity to cure as described in ¶ 19 hereinabove; or

(c). A breach by Developer of any of the provisions or terms of this Agreement, after notice and opportunity to cure as provided in ¶ 19 hereinabove.

21. No Waiver of Remedies. City does not waive any claim of defect in performance by Developer if, on periodic review, City does not enforce this Agreement. Nonperformance by Developer shall not be excused because performance by Developer of the obligations herein contained would be unprofitable, difficult or expensive or because of a failure of any third party or entity, other than City; provided that the foregoing shall not limit the Developer's right to force majeure extensions where those are provided for pursuant to § 30 below. Except as otherwise expressly provided herein, all other remedies at law or in equity which are not otherwise provided for in this Agreement are available to the parties to pursue in the event that there is a breach of this Development Agreement. No waiver by City of any breach or default under this Development Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

22. Rights of Lenders Under Agreement. This Agreement shall not prevent or limit Developer, acting in good faith, in any manner, at its sole discretion, from encumbering the portion of the Site owned by it, or any portion thereof or any improvement thereon, by any mortgage, deed of trust, or other security device securing financing with respect to such portion of the Site. The City acknowledges that the lenders providing such financing may require certain Agreement interpretations and/or modifications and agrees upon request, from time to time, to meet with the Developer and

representatives of such lenders to negotiate in good faith any such request for interpretation or modification. City agrees that it will not unreasonably withhold consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Neither the entering into of this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any mortgage or deed of trust on the Site, or any portion thereof, made in good faith and for value. Should Developer place or cause to be placed any encumbrance or lien on the Project, or any part thereof, the beneficiary ("Lender") of said encumbrance or lien shall have the right at any time during the term of this Agreement and the existence of said encumbrance or lien to:

(a). Do any act or thing required of Developer under this Agreement, and any such act or thing done or performed by Lender shall be as effective as if done by Developer;

(b). Realize on the security afforded by the encumbrance or lien by exercising foreclosure proceedings or power of sale or other remedy afforded in law or in equity or by the security document evidencing the encumbrance or lien (hereinafter referred to as "a trust deed");

(c). Transfer, convey or assign the title of Developer to the Project to any purchaser at any foreclosure sale, whether the foreclosure sale be conducted pursuant to court order or pursuant to a power of sale contained in a trust deed; and

(d). Acquire and succeed to the interest of Developer by virtue of any foreclosure sale, whether the foreclosure sale be conducted pursuant to a court order or pursuant to a power of sale contained in a trust deed.

23. Notice to Lender. City shall give written notice of any default or breach under this Agreement by Developer to Lender (if known by City) and afford Lender the opportunity after service of the notice to:

(a). Cure the breach or default within thirty (30) days after service of said notice, where the default can be cured by the payment of money;

(b). Cure the breach or default within thirty (30) days after service of said notice where the breach or default can be cured by something other than the payment of money and can be cured within that time; or

(c). Cure the breach or default in such reasonable time as may be required where something other than payment of money is required to cure the breach or default and such cure cannot reasonably be performed within thirty (30) days after said notice, provided that acts to cure the breach or default are commenced within a thirty (30) day period after service of said notice of default on Lender by City and are thereafter diligently continued by Lender.

24. Action by Lender. Notwithstanding any other provision of this Agreement, a Lender may forestall any action by City for a breach or default under the terms of this Agreement by Developer by commencing proceedings to foreclose its encumbrance or lien on the Project. The proceedings so commenced may be for foreclosure of the encumbrance by order of court or for foreclosure of the encumbrance under a power of sale contained in the instrument creating the encumbrance or lien. The proceedings shall not, however, forestall any such action by the City for the default or breach by Developer unless:

(a). They are commenced within ninety (90) days after service on Developer of the notice described hereinabove;

(b). They are, after having been commenced, diligently pursued in the manner required by law to completion; and

(c). Lender keeps and performs all of the terms, covenants and conditions of this Agreement requiring the payment or expenditure of money by Developer until the foreclosure proceedings are complete or are discharged by redemption, satisfaction or payment.

25. Notice. Any notice required to be given by the terms of this Agreement shall be provided by certified mail, return receipt requested, at the address of the respective parties as specified below or at any other such address as may be later specified by the parties hereto.

To Developer: OLSON URBAN HOUSING, LLC
3010 Old Ranch Parkway, Suite 100
Seal Beach, California 90740
Attention: Todd Olson and John Reekstin
Business No.: (562) 596-4770
Facsimile No.: (562) 596-4703
Email: tolson@theolsonco.com

With a copy to: OLSON URBAN HOUSING, LLC
3010 Old Ranch Parkway, Suite 100
Seal Beach, California 90740
Attention: Katherine M. Chandler, Esq.
Business No.: (562) 370-2217
Facsimile No.: (562) 598-9535
Email: kchandler@theolsonco.com

To City: City of Placentia
401 E. Chapman Ave.
Placentia, CA 92870-6101

Attention:
Director of Development Services

With a copy to: Andrew V. Arczynski
City Attorney
City of Placentia
1400 N. Brea Blvd.
Fullerton, CA 92835-3538
Email: andrew@arczynskilaw.com

26. Attorneys' Fees. In any proceedings arising from the enforcement of this Development Agreement or because of an alleged breach or default hereunder, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees incurred during the proceeding as may be fixed within the discretion of the court.

27. Binding Effect. This Agreement shall bind, and the benefits and burdens hereof shall inure to, the respective parties hereto and their legal representatives, executors, administrators, successors and assigns, wherever the context requires or admits.

28. Applicable Law. This Agreement shall be construed in accordance with and governed by the laws of the State of California.

29. Partial Invalidity. If any provisions of this Agreement shall be deemed to be invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

30. Force Majeure. In addition to specific provisions of this Agreement, whenever a period of time is designated within which any party hereto is required to do or complete any act, matter or thing, the time for the doing or completion thereof shall be extended by a period of time equal to the number of days during which such party is prevented from the doing or completion of such act, matter or thing because of causes beyond the reasonable control of the party to be excused, including, without limitation, war; acts of terrorism; insurrection; riots; floods; earthquakes; fires; casualties; acts of God; strikes; litigation and administrative proceedings involving the Project; restrictions imposed or mandated by other governmental entities; enactment of conflicting state or federal laws or regulations; judicial decisions; the exercise of City's reserved powers; or similar bases for excused performance which are not within the reasonable control of the party to be excused (collectively, "Force Majeure Event").

31. Estoppel Certificate. At any time during the term of this Agreement, any lender or other party may request any party to this Agreement to confirm that (i) this Agreement is unmodified and in full force and effect (or if there have been modifications hereto, that this Agreement is in full force and effect as modified and stating the date and nature of such modifications) and that (ii) to the best of such party's knowledge, no defaults exist under this Agreement or if defaults do exist, to describe the nature of such defaults and (iii) any other information reasonably requested. Each party hereby agrees to provide a certificate to such lender or other party within ten (10) business days of receipt of the written request therefor. The failure of any party to provide the requested

certificate within such ten (10) business day period shall constitute a confirmation that this Agreement is in full force and effect without modification except as may be represented by the requesting party and that, to the best of such party's knowledge, no defaults exist under this Agreement, except as may be represented by the requesting party.

32. Timing of Development. The parties acknowledge that Developer cannot at this time predict when or the rate at which the Project would be developed. Such decisions depend upon numerous factors which are not all within the control of Developer. Because the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo* (1984) 37 Ca1.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the intent of Developer and City to hereby cure that defect by acknowledging and providing that Developer shall have the right to develop the Site consistent with the Project Approvals and the Conditions of Approval in such order and at such rate and at such times as Developer deems appropriate. No City-imposed moratorium or other limitation (whether relating to the rate, timing or sequencing of the development or construction of all or any part of the Site, whether imposed by ordinance, initiative, resolution, policy, order or otherwise, and whether enacted by the City Council, a board, agency, commission or department of City, the electorate, or otherwise) affecting parcel or subdivision maps (whether tentative, vesting tentative or final), building permits, occupancy certificates or other entitlements to use or service (including, without limitation, water and sewer) approved, issued or granted within City, or portions of City, shall apply to the Site to the extent such moratorium or other limitation is in conflict with this Agreement.

33. Recordation. This Agreement shall, at the expense of Developer, be recorded in the Official Records of the County Recorder of the County of Orange within ten (10) business days following the Effective Date. Developer shall bear the cost of recordation hereof, if any.

IN WITNESS WHEREOF, this Agreement has been executed by the parties and shall be effective on the Effective Date set forth hereinabove.

CITY OF PLACENTIA,
a Charter City and municipal corporation

Dated: _____

By _____
Scott W. Nelson, Mayor

ATTEST: _____
Patrick J. Melia, City Clerk
City of Placentia

STATE OF _____)
) ss.
COUNTY OF _____)

On _____, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared xxxxx, President, and XXXXX, Secretary, of the Olson Company, Inc., proved to me on the basis of satisfactory evidence to be the persons who executed this instrument as officers of the Olson COMPANY, INC. and acknowledged to me that such persons are authorized to execute on behalf of such corporation.

Notary Public in and for said State

EXHIBIT "A"
LEGAL DESCRIPTION

CITY OF PLACENTIA
EXHIBIT "A"
LOT LINE ADJUSTMENT
LLA No. 2013-1
 (LEGAL DESCRIPTION)

OWNER(S) OF RECORD	EXISTING PARCEL A.P. NO.	PROPOSED PARCEL NO.
DIANA LOU SCHILLING, TRUSTEE OF THE JOSEPHINE A. JONES SURVIVOR' S TRUST CREATED UNDER THE GEORGE A. JONES AND JOSEPHINE A. JONES TRUST DATED 1/22/81, AS TO AN UNDIVDED 56% INTEREST, & DIANA LOU SCHILLING, TRUSTEE OF THE GEORGE A. JONES BYPASS TRUST CREATED UNDER THE GEORGE A. JONES AND JOSEPHINE A. JONES TRUST DATED 1/22/81, AS TO AN UNDIVDED 44% INTEREST,	A.P.N.: 334-021-02	PARCEL A
	&	
	A.P.N.: 334-021-03	PARCEL B

SHEET 4 OF SHEETS 6

LEGAL DESCRIPTION AFTER LOT LINE ADJUSTMENT:

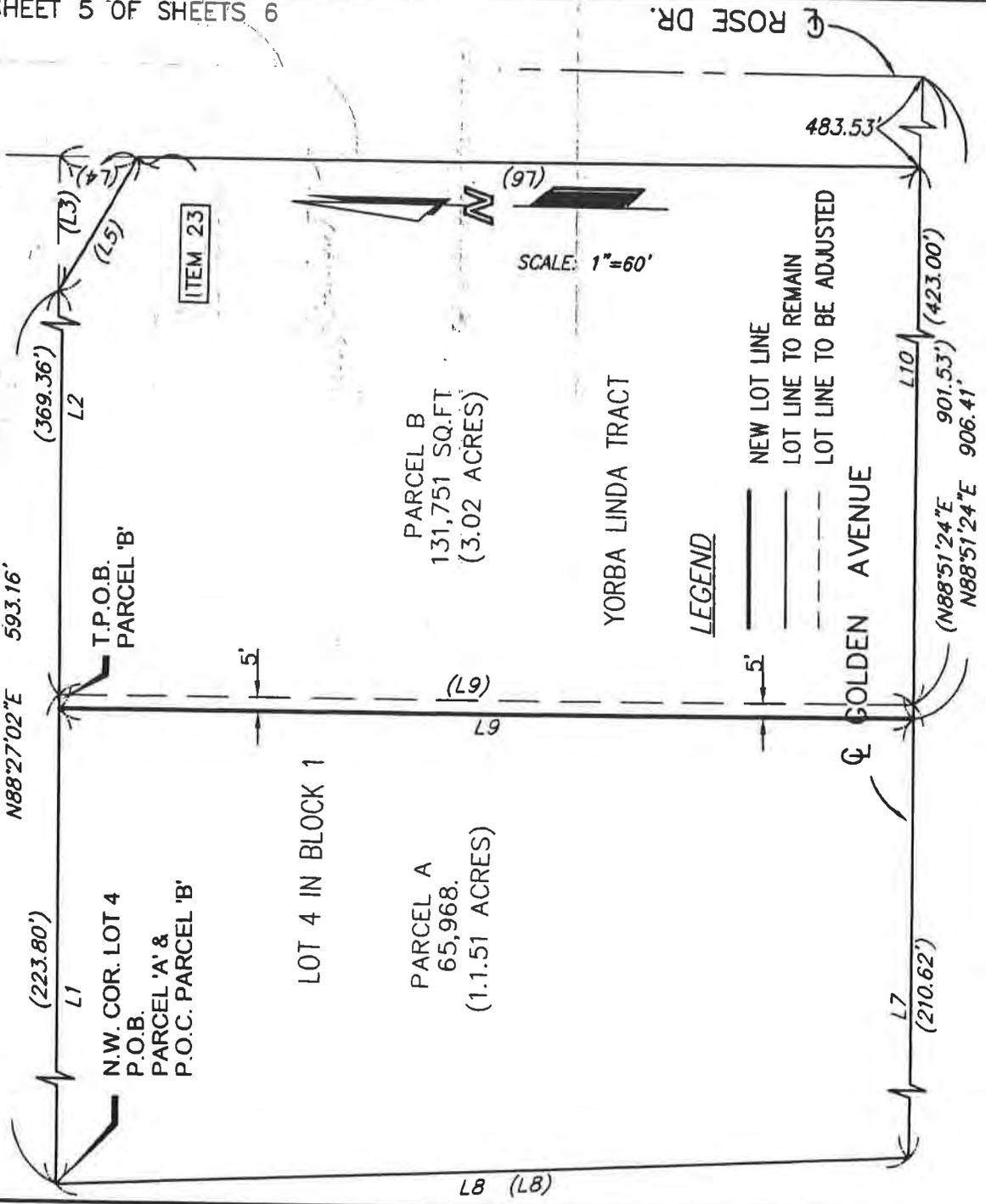
PARCEL B:

THAT PORTION OF LOT 4 IN BLOCK 1 OF THE YORBA LINDA TRACT, IN THE CITY OF PLACENTIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID CORNER BEING ON THE EASTERLY BOUNDARY LINE OF THE RANCHO SAN JUAN DE SANTA ANA;
 THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4, NORTH 88°27'02" EAST 218.80 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED HEREIN;
 THENCE SOUTH 01°43'06" EAST, 311.62 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF GOLDEN AVENUE, 40 FEET IN WIDTH, SAID POINT BEING DISTANT ALONG SAID CENTER LINE SOUTH 88°51'24" WEST 906.41 FEET FROM THE CENTER LINE INTERSECTION OF GOLDEN AVENUE AND ROSE AVENUE;
 THENCE NORTH 88°51'24" EAST, ALONG SAID CENTER LINE OF GOLDEN AVENUE, 423.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO FORREST L. SWEET AND WIFE, RECORDED SEPTEMBER 15, 1948 IN BOOK 1701, PAGE 190 OF OFFICIAL RECORDS;
 THENCE NORTH 01°43'06" WEST ALONG THE WESTERLY BOUNDARY OF SAID LAND OF SWEET AND WIFE, 286.13 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY;
 THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 61°13'30" WEST, 56.43 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE NORTHERLY LINE OF SAID LOT 4;
 THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, SOUTH 88°27'02" WEST, 374.36 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
 CONTAINING AN AREA OF 131,751 SQUARE FEET (3.02 AC.), MORE OR LESS. ALL AS PARTICULARLY SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

CITY OF PLACENTIA
EXHIBIT "B"
LOT LINE ADJUSTMENT
 LLA No. 2013-1

OWNER(S) OF RECORD	EXISTING PARCEL A.P. NO.	PROPOSED PARCEL NO.
DIANA LOU SCHILLING, TRUSTEE OF THE JOSEPHINE A. JONES SURVIVOR' S TRUST CREATED UNDER THE GEORGE A. JONES AND JOSEPHINE A. JONES TRUST DATED 1/22/81, AS TO AN UNDIVIDED 56% INTEREST, & DIANA LOU SCHILLING, TRUSTEE OF THE GEORGE A. JONES BYPASS TRUST CREATED UNDER THE GEORGE A. JONES AND JOSEPHINE A. JONES TRUST DATED 1/22/81, AS TO AN UNDIVIDED 44% INTEREST,	A.P.N.: 334-021-02	PARCEL A
	& A.P.N.: 334-021-03	PARCEL B

SHEET 5 OF SHEETS 9



NOTE: SEE SHEET 8 OF 9 FOR LINE DATA
 () INDICATES RECORD DATA PER BOOK 5557 PAGE 396 OR

BOUNDARY INFORMATION

EXHIBIT "B"
DEVELOPMENT PLAN

TENTATIVE TRACT MAP NO. 17489 FOR CONDOMINIUM PURPOSES IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA

ARCHITECT:
MADONNINI LAMBERT
25000 BUCKLEBERRY DRIVE
DANFORTH, CALIFORNIA 92620
TEL: 714-261-4100

OWNER/SUPPLIER:
2010 GOLDEN AVENUE, SUITE 100
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-0779

ENGINEER INFORMATION:
THE CLAREN COMPANY
2770 BURNING WOOD DRIVE
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 981-3800

SITE ADDRESS:
1049 GOLDEN AVENUE
PLACENTIA, CALIFORNIA 92669

PROJECT AREA:
1049 GOLDEN AVENUE
PLACENTIA, CALIFORNIA 92669

UTILITY PURVIEWERS:
CALIFORNIA WATER SERVICE
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-2623

PLANNING:
MARCUS & MCGEE ARCHITECTS
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-2623

CONTRACTOR:
MARCUS & MCGEE ARCHITECTS
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-2623

GENERAL NOTES:
1. SURVEYING DATA AND RECORDS AS SHOWN ON THIS MAP ARE THE PROPERTY OF THE ARCHITECT.
2. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
3. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREAS AND HAS FOUND THEM TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
4. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
5. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
6. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
THE PROPERTY DESCRIBED IN THIS TRACT MAP IS SHOWN AS BEING THE PROPERTY OF THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

ABSTRACT:
THE PROPERTY DESCRIBED IN THIS TRACT MAP IS SHOWN AS BEING THE PROPERTY OF THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA. THE PROPERTY IS SHOWN AS BEING THE PROPERTY OF THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA. THE PROPERTY IS SHOWN AS BEING THE PROPERTY OF THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

LEGEND:

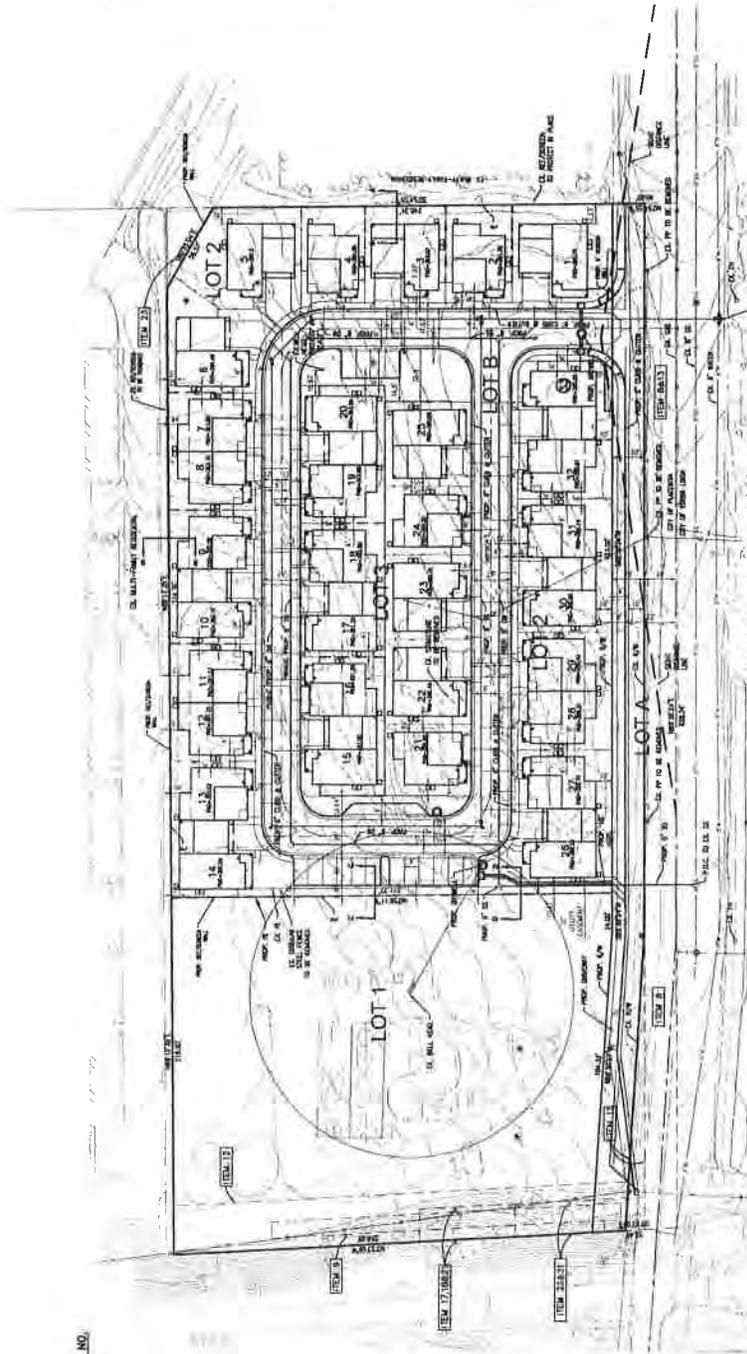
- 1. LOT
- 2. CONDOMINIUM UNIT
- 3. COMMON AREA
- 4. DRIVEWAY
- 5. WALKWAY
- 6. FENCE
- 7. CURB
- 8. SIDEWALK
- 9. DRIVE
- 10. HIGHWAY
- 11. RAILROAD
- 12. AIRPORT
- 13. WATERWAY
- 14. POWER LINE
- 15. TELEPHONE LINE
- 16. GAS LINE
- 17. CABLE TV LINE
- 18. FLOOD ZONE
- 19. EROSION CONTROL
- 20. LANDSLIDE HAZARD
- 21. SEISMIC HAZARD
- 22. WIND HAZARD
- 23. FIRE HAZARD
- 24. OTHER HAZARD

SUMMARY TABLE

ITEM	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	LOT 1	10,000	10.0%
2	LOT 2	10,000	10.0%
3	LOT 3	10,000	10.0%
4	LOT 4	10,000	10.0%
5	LOT 5	10,000	10.0%
6	LOT 6	10,000	10.0%
7	LOT 7	10,000	10.0%
8	LOT 8	10,000	10.0%
9	LOT 9	10,000	10.0%
10	LOT 10	10,000	10.0%
11	LOT 11	10,000	10.0%
12	LOT 12	10,000	10.0%
13	LOT 13	10,000	10.0%
14	LOT 14	10,000	10.0%
15	LOT 15	10,000	10.0%
16	LOT 16	10,000	10.0%
17	LOT 17	10,000	10.0%
18	LOT 18	10,000	10.0%
19	LOT 19	10,000	10.0%
20	LOT 20	10,000	10.0%
21	LOT 21	10,000	10.0%
22	LOT 22	10,000	10.0%
23	LOT 23	10,000	10.0%
24	LOT 24	10,000	10.0%
25	LOT 25	10,000	10.0%
26	LOT 26	10,000	10.0%
27	LOT 27	10,000	10.0%
28	LOT 28	10,000	10.0%
29	LOT 29	10,000	10.0%
30	LOT 30	10,000	10.0%

ABBREVIATIONS:
A. ALLEY
B. BRIDGE
C. CANAL
D. DRIVE
E. DRIVEWAY
F. FENCE
G. GROUND
H. HIGHWAY
I. INTERSECTION
J. JUNCTION
K. KIOSK
L. LAWN
M. MAIL BOX
N. NATURE
O. OCEAN
P. PARKING LOT
Q. QUAY
R. RAILROAD
S. SIDEWALK
T. TOWER
U. UTILITY
V. VENT
W. WALL
X. WATERWAY
Y. YARD
Z. ZONE

ENGINEER'S NOTES:
1. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.



EXISTING EASEMENTS:

1. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

2. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

3. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

4. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

5. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

6. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

7. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

8. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

9. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

10. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

11. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

12. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

13. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

14. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

15. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

16. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

17. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

18. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

19. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

20. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

21. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

22. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

23. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

24. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

25. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

26. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

27. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

28. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

29. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

30. THE DISTANCES OF ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TENTATIVE TRACT MAP NO. 17489
1049 GOLDEN AVENUE
PLACENTIA, CALIFORNIA

THE CLAREN COMPANY
CONSULTANTS, INC.
CIVIL ENGINEERING & SURVEYING
1049 GOLDEN AVENUE, SUITE 100
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-0779

THE CLAREN COMPANY
CONSULTANTS, INC.
CIVIL ENGINEERING & SURVEYING
1049 GOLDEN AVENUE, SUITE 100
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-0779

THE CLAREN COMPANY
CONSULTANTS, INC.
CIVIL ENGINEERING & SURVEYING
1049 GOLDEN AVENUE, SUITE 100
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-0779

THE CLAREN COMPANY
CONSULTANTS, INC.
CIVIL ENGINEERING & SURVEYING
1049 GOLDEN AVENUE, SUITE 100
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-0779

THE CLAREN COMPANY
CONSULTANTS, INC.
CIVIL ENGINEERING & SURVEYING
1049 GOLDEN AVENUE, SUITE 100
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-0779

THE CLAREN COMPANY
CONSULTANTS, INC.
CIVIL ENGINEERING & SURVEYING
1049 GOLDEN AVENUE, SUITE 100
PLACENTIA, CALIFORNIA 92669
PHONE: (714) 987-0779

Site Summary:

SFD Lot Sizes:
Plan-1: 40'x53'
Plan-2: 50'x53'

Duplex Lot Sizes:

Duplex 1 (Plans 1&1): 72'x53'
Duplexes 2 & 3 (Plans 1&2): 82'x53'

Total Homes :33

Plan-1 (Detached) = 4

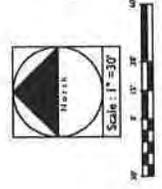
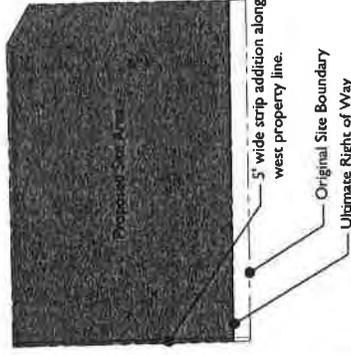
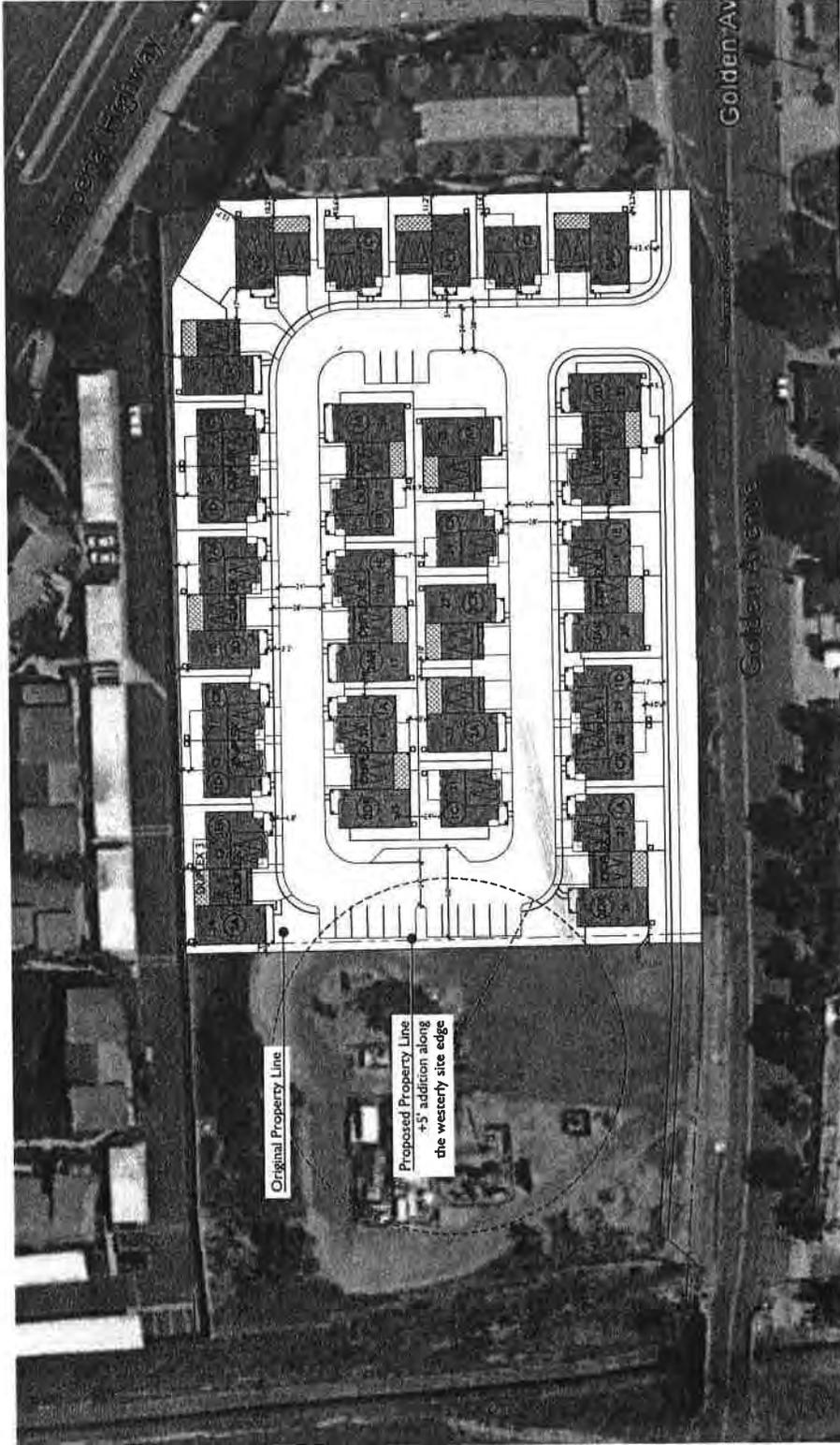
Plan-2 (Detached) = 7

Plan 1 (Duplex) = 14

Plan 2 (Duplex) = 8

Proposed Site Area : 2.63 Acres

Net Density : 12.5 DU/Acre



Conceptual Site Plan

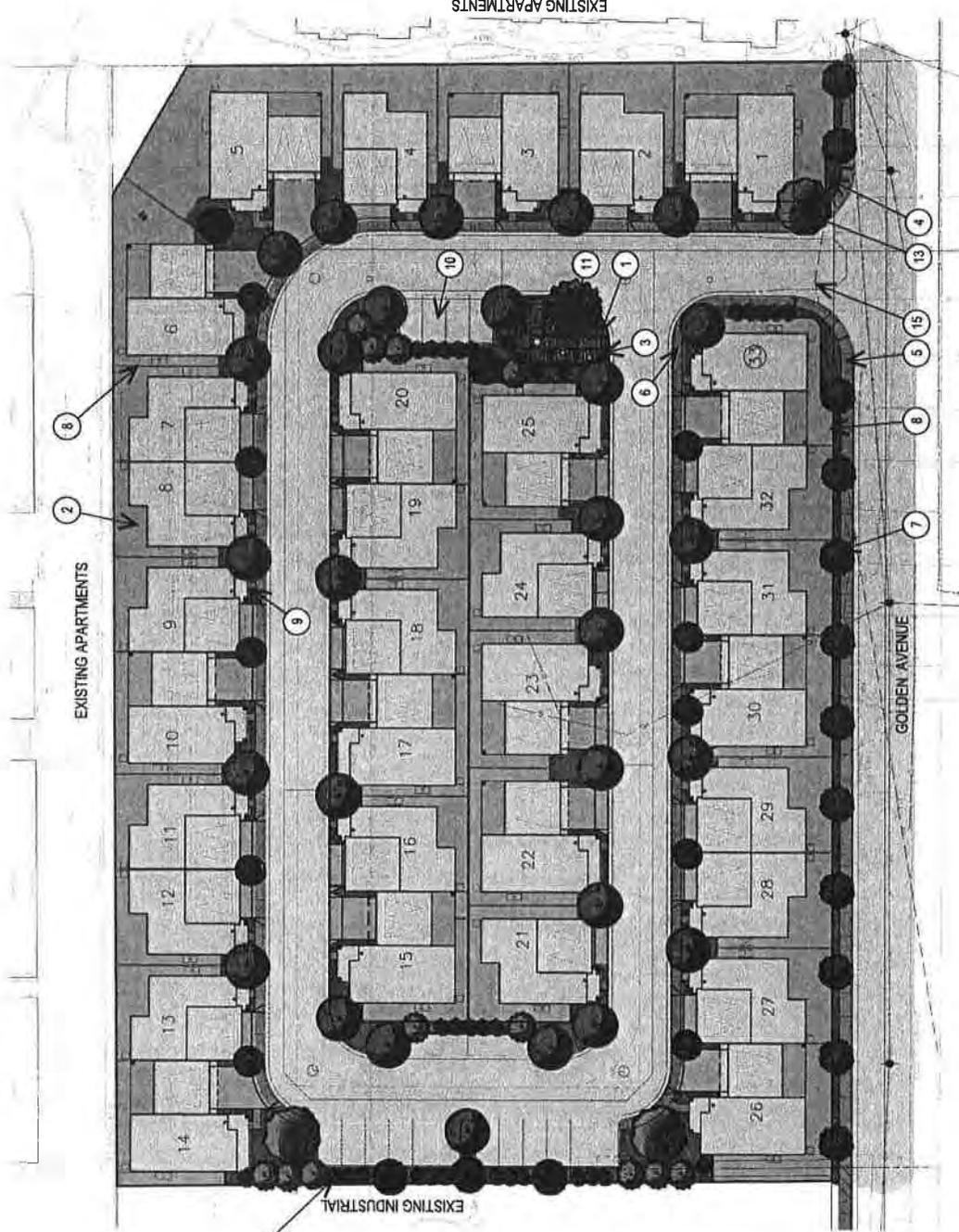
Golden Avenue Parcel
Placentia, California



Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2.26.2013 338.12010

LEGEND

1. Community open space with enhanced pavers, see L2.
2. Private yard.
3. Open space area, see L2.
4. Entry project identification, set on property wall.
5. Concrete public access sidewalk.
6. Community concrete sidewalk.
7. Proposed street tree (per Planning Plan on L4).
8. Proposed tree / shrub (per Wall Fence Plan L3).
9. Utility entry concrete walkways.
10. Guest parking stall.
11. Specimen tree (per Planning Plan L4).
12. Proposed street tree (per Planning Plan on L4).
13. Proposed canopy tree (per Planning Plan on L4).
14. Proposed columnar / vertical screen tree (per Planning Plan on L4).
15. Vehicular sightlines, per CIV



Schematic Landscape Plan

The Olsson Company

Schematic 3rd Submittal | Project No.: 100289 | Date: Feb. 06, 2013



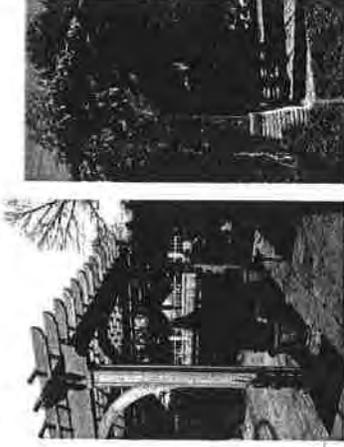
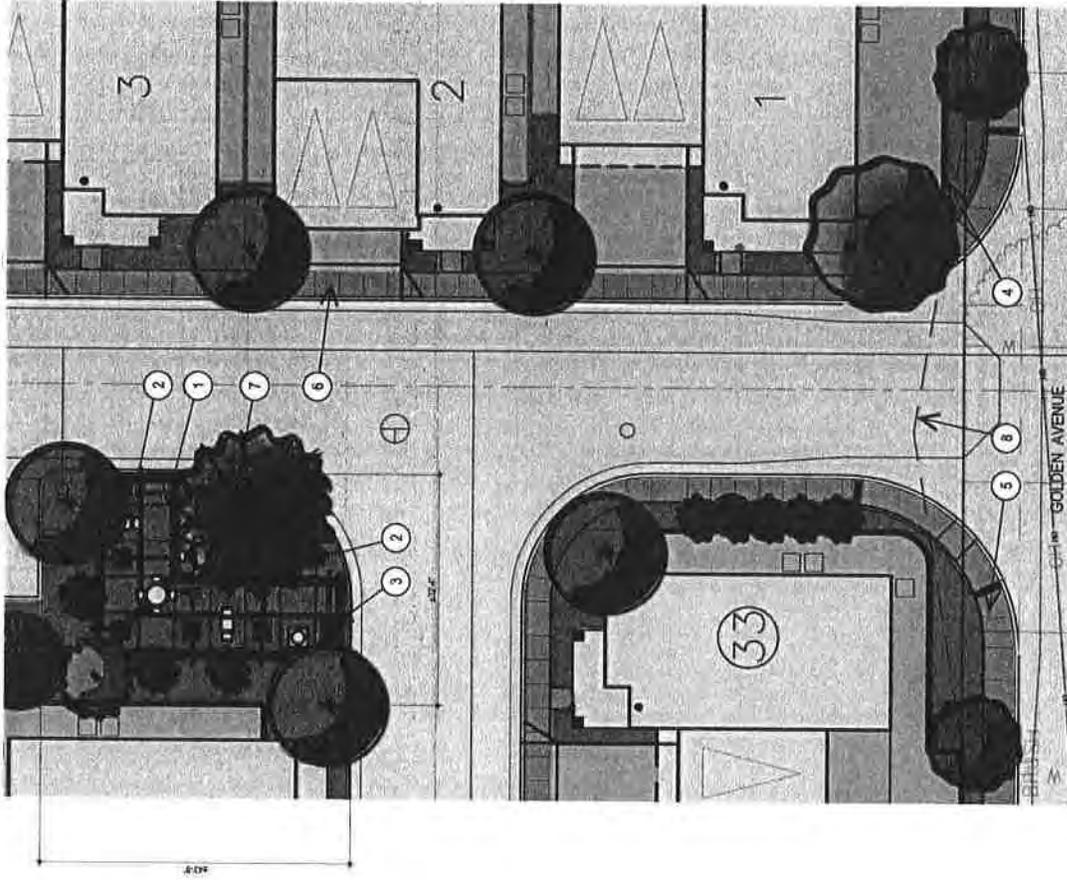
Placentia - Golden Avenue

studio **PAD**

L-1

LEGEND

1. Community open space with reinforced pavers or concrete.
2. Site furniture (benches, tables, lighting, etc.).
3. Wood trellis / arbor feature at open space area with enhanced lighting.
4. Entry project identification / name (lettering) with up-lighting.
5. Concrete public street sidewalk.
6. Community concrete sidewalk.
7. Proposed tree (per Planting Plan on L3).
8. Vehicular sightlines, per Cvd.



Schematic Enlargement Plan - Entry & Open Space (1/8" Scale)



The Olson Company

Project No: TO009
Schematic 3rd Submittal
Date: Feb. 06, 2013

L-2



Placentia - Golden Avenue



WALL LEGEND

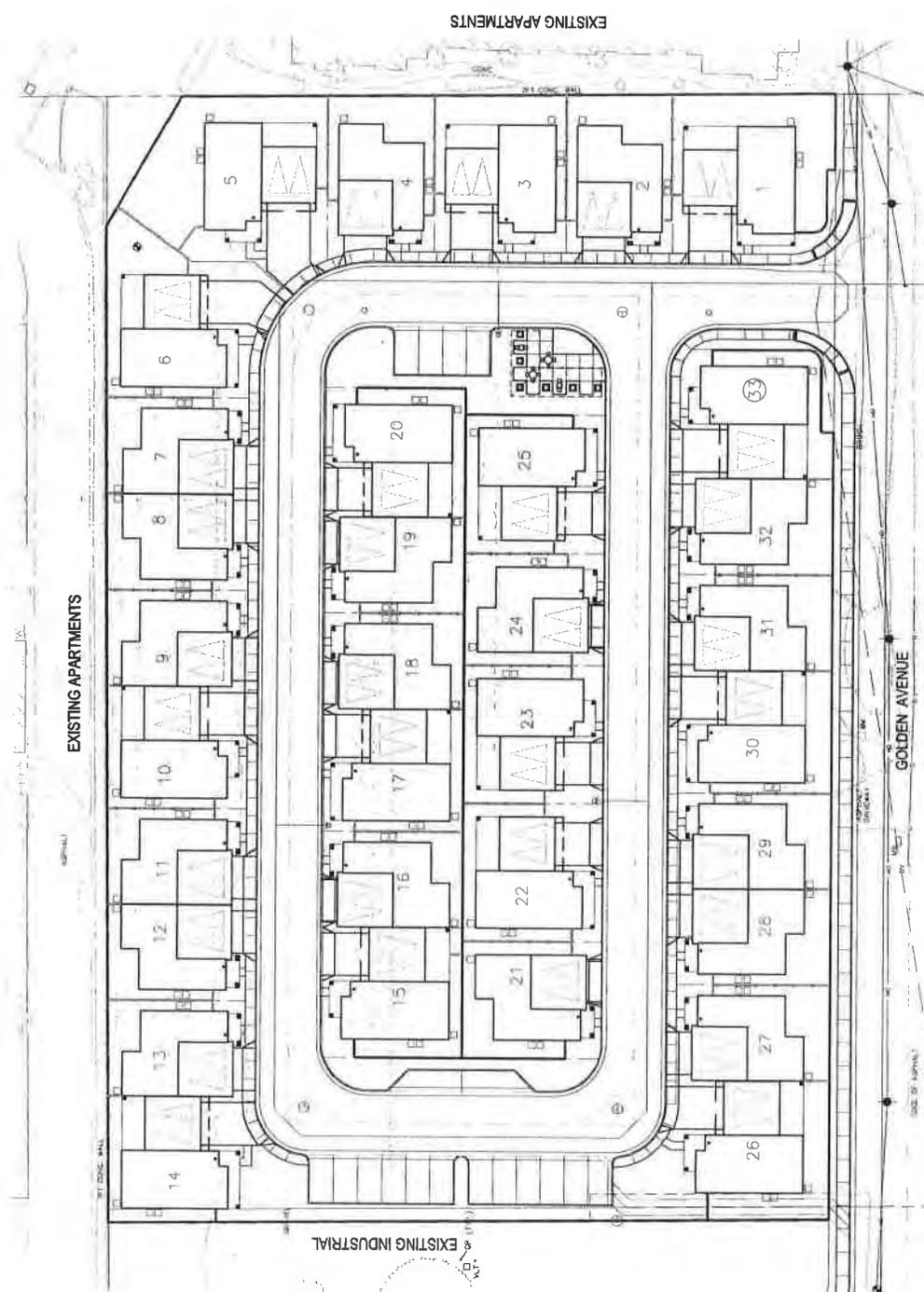
- Precision block wall with cap.
- Skyglast wood fence.
- WD Fence on CMU Pony Wall



Precision block wall with cap.



Skyglast wood fence.



Schematic Wall & Fence Plan



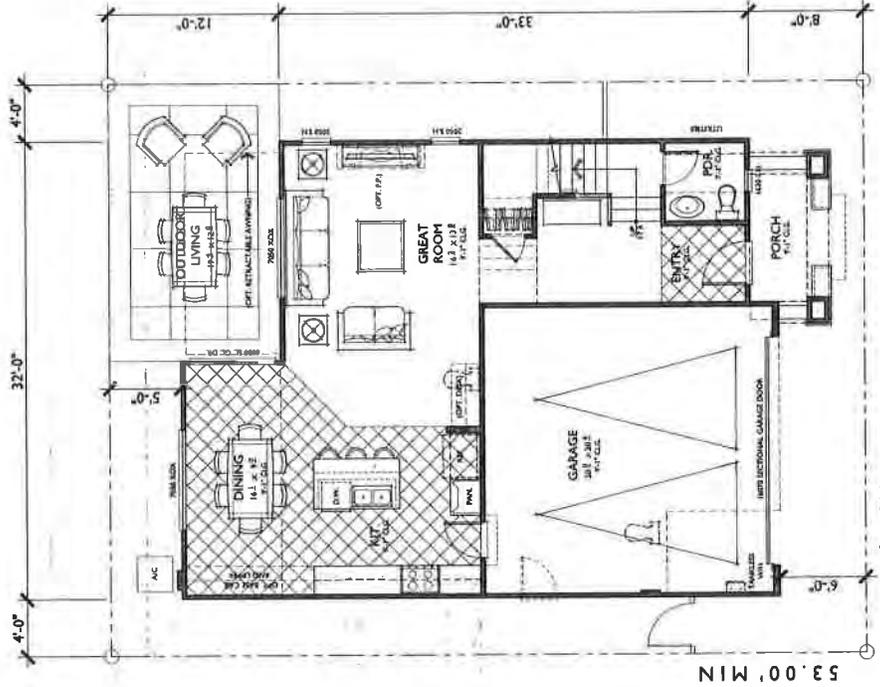
The Olson Company

Schematic and Submittal | Project No.: TOC098 | Date: Feb. 06, 2013



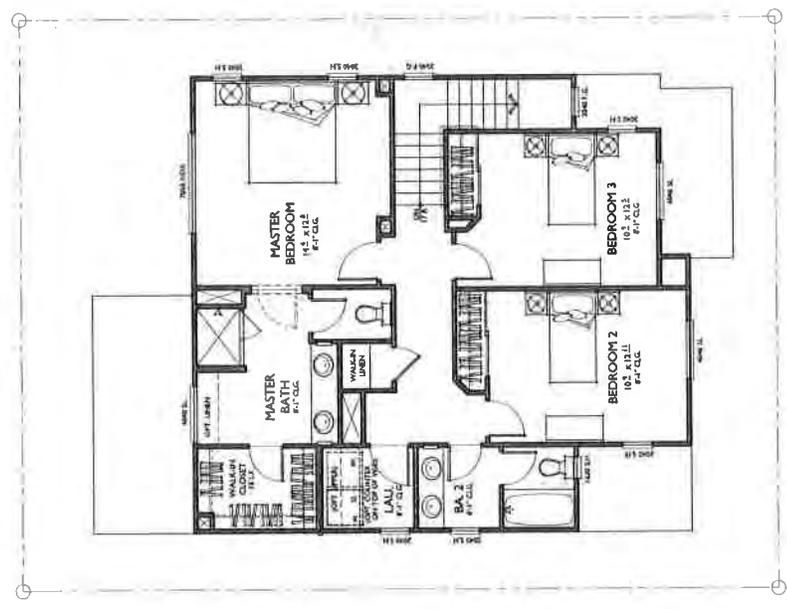
Placentia - Golden Avenue



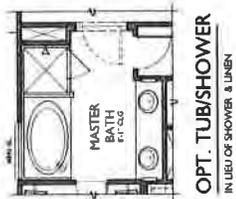


FIRST FLOOR

FIRST FLOOR	791 SF
SECOND FLOOR	968 SF
TOTAL	1,759 SF
GARAGE	422 SF
PORCH	64 SF



SECOND FLOOR



PLAN ICR
REFLECTS BUNGALOW 'C' ELEVATION

GOLDEN & ROSE
PLACENTIA, CALIFORNIA

2.26.13

SCALE 1/4" = 1'-0"

Bassonian | Legoni
ARCHITECTURE • PLANNING • INTERIOR
2011 Grand Drive, Suite 100 Newport Beach, CA 92660
Tel: 949.261.1111 Fax: 949.261.1112
www.bassonianlegoni.com
Copyright © 2012 Bassonian | Legoni Architects
338.12114





- MATERIALS LEGEND** C
- CONCRETE FLAT TILE ROOF
 - SAND FINISH STUCCO
 - CEMENTITIOUS BOARD AT GABLE END
 - STUCCO O/ FOAM TRIM
 - DECORATIVE FOAM SHUTTERS
 - OUTLOOKERS: FOAM W/ WOOD GRAIN FINISH
 - STUCCO FINISH AT COLUMNS
 - METAL ROLL-UP GARAGE DOOR

SCALE 1/4" = 1'-0"

2.26.13

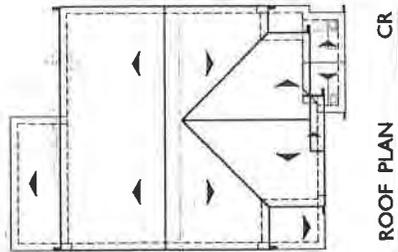
PLAN I CR

FRONT ELEVATIONS

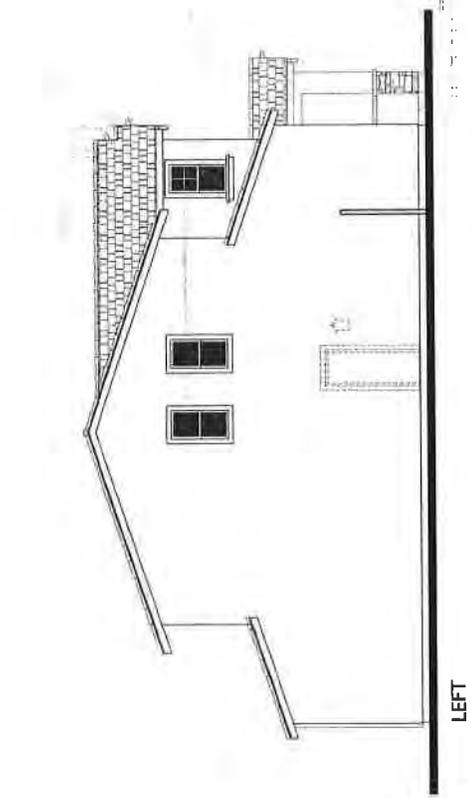
GOLDEN & ROSE
PLACENTIA, CALIFORNIA

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2011 Oakland Ave. Ste. 103 Newport Beach, CA 92660
Tel: 949.855.8111 Fax: 949.855.8112
www.bassenianlagoni.com
Copyright © 2013 Bassenian | Lagoni Architects
338.12114
PHOTO: JEFFREY HARRIS FOR BTL

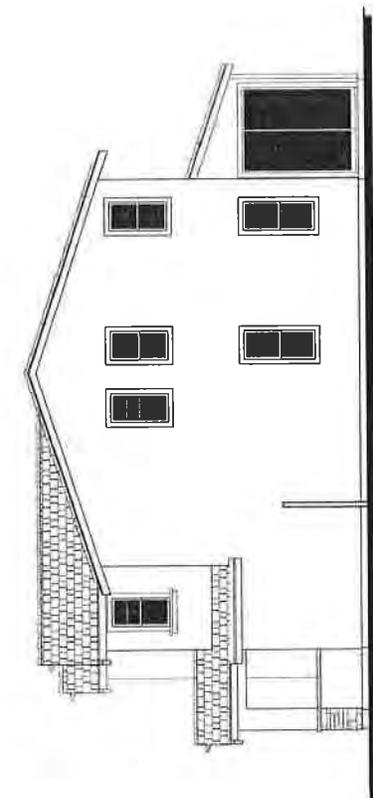




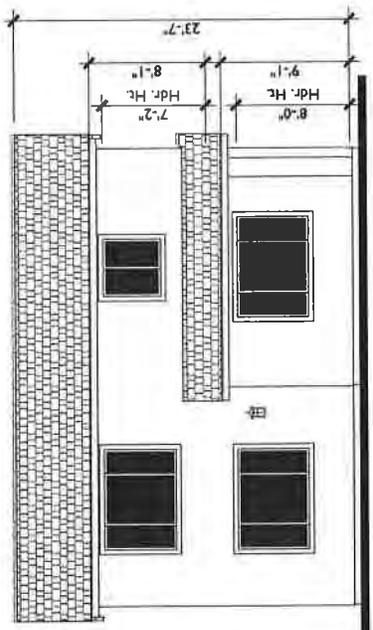
ROOF PLAN CR
 PITCH: 4:12
 RAISE: 12"
 BAY: 12' UNO



LEFT



RIGHT



REAR

SCALE: 1/4" = 1'-0"

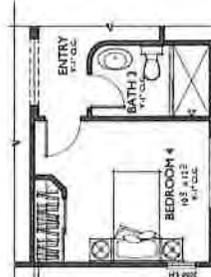
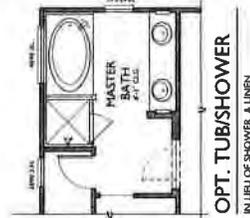
2.26.13

PLAN I CR
 SIDES & REAR ELEVATION & ROOF PLAN

GOLDEN & ROSE
 PLACENTIA, CALIFORNIA

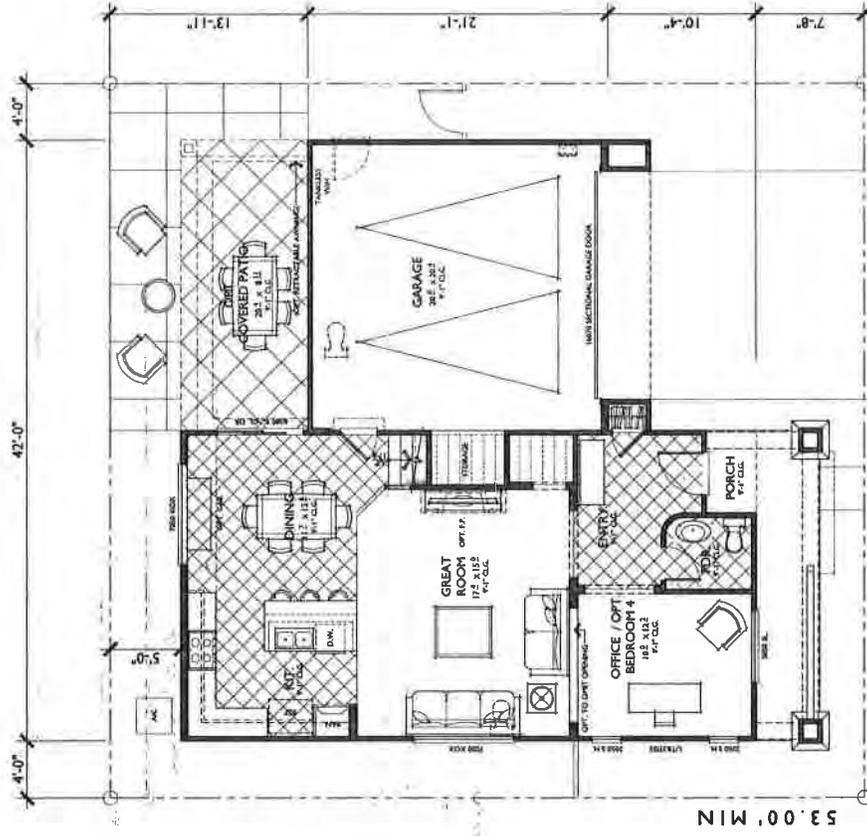
Bessenian | Legoni
 ARCHITECTURE • PLANNING • INTERIORS
 201 N. Orange Ave., Suite 107, Newport Beach, CA 92660
 Tel: (949) 833-7777 Fax: (949) 833-7778
 www.bessenianlegoni.com
 Copyright © B. Bessenian | Legoni Architects
 338.12114
 12/2013 10/2013 10/2013





SCALE: 1/4" = 1'-0"

338.12.11.4



FIRST FLOOR 861 SF
 SECOND FLOOR 1,323 SF
 TOTAL 2,184 SF

GARAGE 447 SF
 PORCH 118 SF
 OPT. COVERED PATIO 181 SF

2.2.6.13

Bassett | Legoni
 ARCHITECTURE - PLANNING - INTERIORS
 401 W. 11th Street, Suite 100
 Placentia, CA 92678
 Copyright © 2013 Bassett | Legoni Architects
 338.12.11.4



53.00' MIN

50.00' MIN

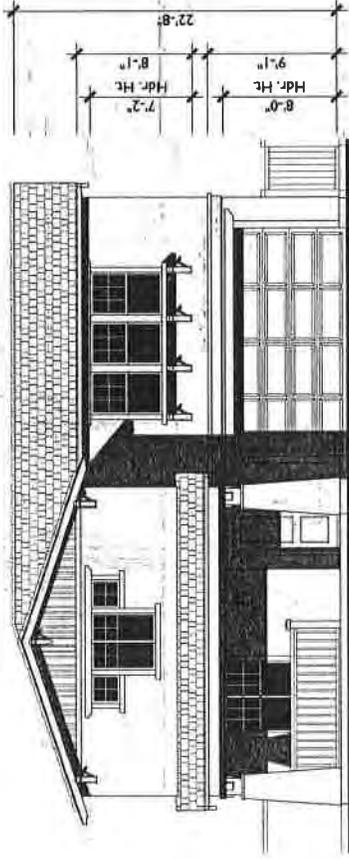
PLAN 2A

REFLECTS BUNGALOW 'A' ELEVATION

GOLDEN & ROSE
 PLACENTIA, CALIFORNIA

MATERIALS LEGEND A

- CONCRETE FLAT TILE ROOF
- SAND FINISH STUCCO
- CEMENTITIOUS BOARD AT ENHANCED GABLE ENDS
- STUCCO O/ FOAM TRIM
- DECORATIVE FOAM SHUTTERS
- OUTLOOKERS: FOAM W/ WOOD GRAIN FINISH
- STUCCO FINISH AT COLUMNS
- METAL ROLL-UP GARAGE DOOR

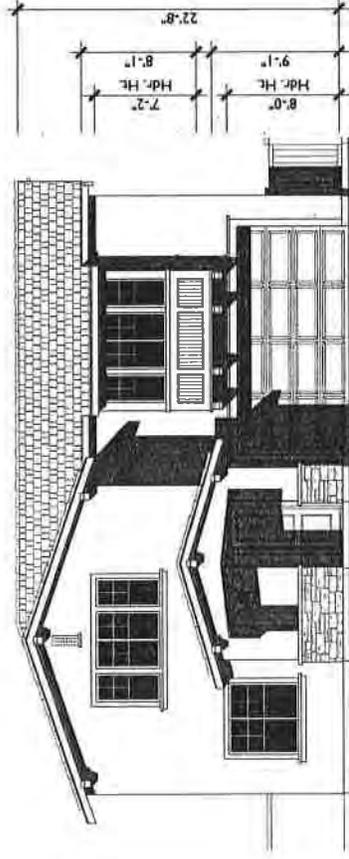


A - BUNGALOW

FRONT

MATERIALS LEGEND C

- CONCRETE FLAT TILE ROOF
- SAND FINISH STUCCO
- 4x6 SHAPED RAFTER TAILS
- STUCCO O/ FOAM TRIM
- DECORATIVE SHUTTERS
- OUTLOOKERS: FOAM W/ WOOD GRAIN FINISH
- CEMENTITIOUS BOARD AT GABLE END
- STUCCO FINISH AT COLUMNS
- METAL ROLL-UP GARAGE DOOR



C - BUNGALOW

FRONT

PLAN 2
FRONT ELEVATIONS

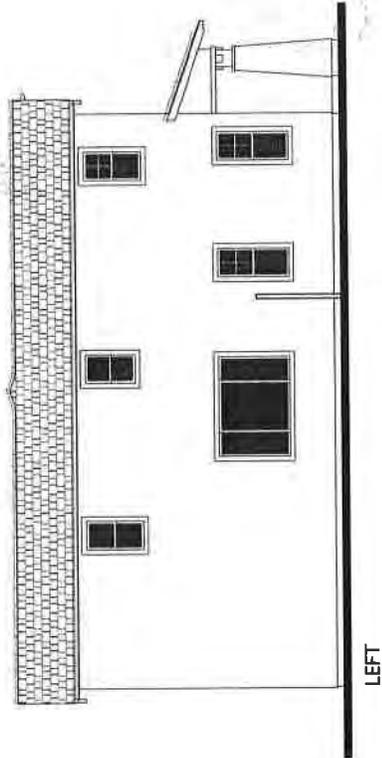
SCALE: 1/4" = 1'-0"

2.26.13

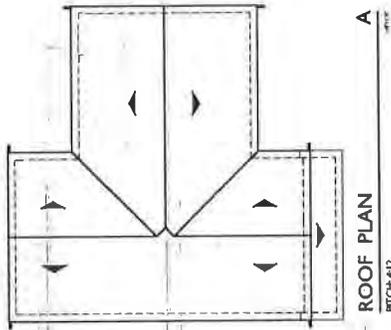


GOLDEN & ROSE
PLACENTIA, CALIFORNIA

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS
2214 Chestnut Drive, Suite 100 Newport Beach, CA 92660
Tel: 949.853.7528 | www.bassenianlagoni.com
Copyright © 2013 Bassenian | Lagoni Architects
338.12114
PHOTO: JEFFREY HARRIS FOR TRP



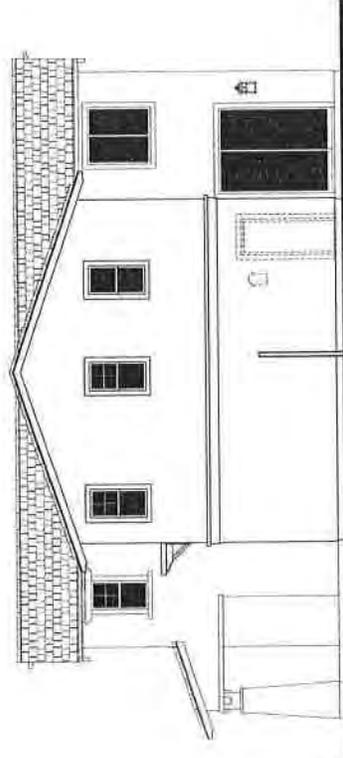
LEFT



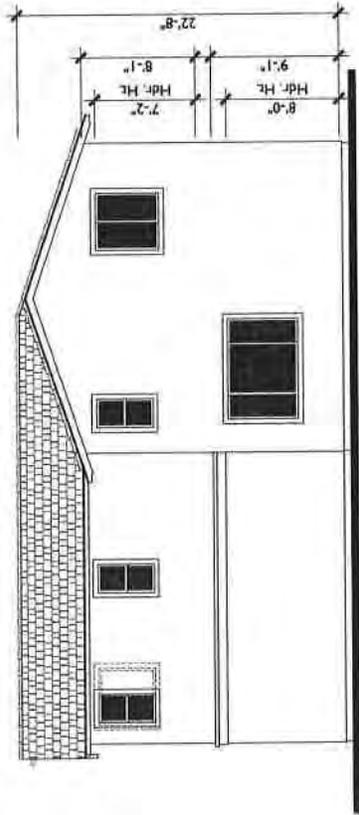
ROOF PLAN

TRUSS 24"
RAISE 12"
EAVE 12" UNO

A



RIGHT



REAR

8'-0"
HdF. Ht.
7'-2"
8'-1"
9'-1"
22'-8"

PLAN 2A
SIDES & REAR ELEVATION & ROOF PLAN

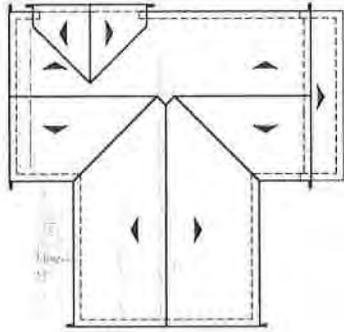
2.26.13

GOLDEN & ROSE
PLACENTIA, CALIFORNIA

SCALE 1/4" = 1'-0"

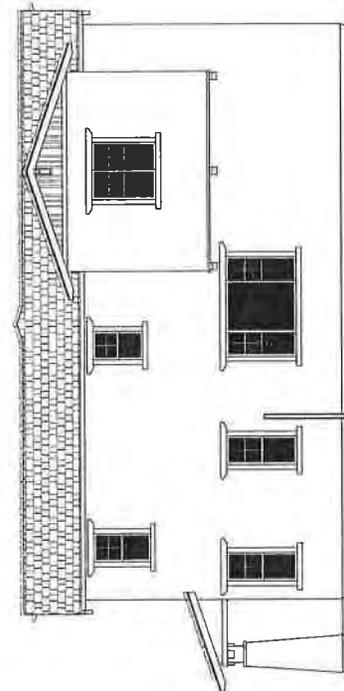
Basserman | Lagori
ARCHITECTS - PLANNERS - INTERIORS
301 Orange Blvd., Suite 100 Newport Beach, CA 92660
949.444.1111 www.bassermanlagori.com
Copyright © Basserman | Lagori Architects
3.28.12.114
PLACENTIA, CALIFORNIA



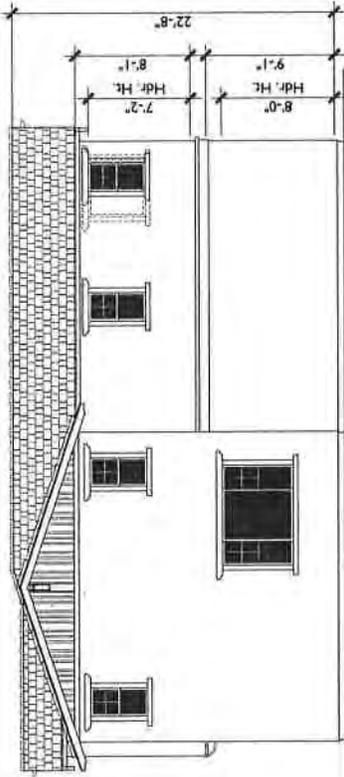


ROOF PLAN (ENHANCED ELEVATION) AR

PITCH 4/12
RAISE 12"
RAVE 12" UNO.



RIGHT (LOTS 1 & 25)



REAR (LOT 1)

22'-8"
8'-1"
Hd. Ht.
7'-2"
Hd. Ht.
9'-1"
8'-0"

SCALE: 1/4" = 1'-0"

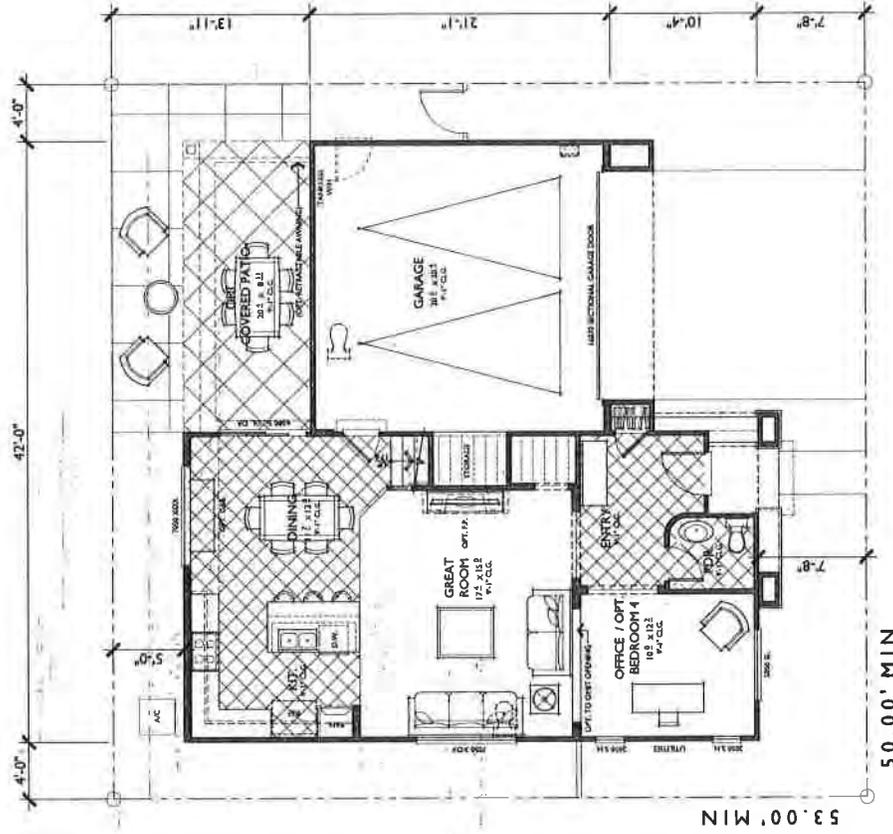
2 . 2 6 . 1 3

PLAN 2 AR
ENHANCED ELEVATIONS

GOLDEN & ROSE
PLACENTIA, CALIFORNIA

Bassettian Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2011 Ocean Blvd, Suite 500 Newport Beach, CA 92660
Tel: 949.440.1100 Fax: 949.440.1101
Copyright 2012 Bassettian Lagoni Architects
338.12114





FIRST FLOOR

FIRST FLOOR	861 SF
SECOND FLOOR	1,343 SF
TOTAL	2,204 SF
GARAGE	447 SF
PORCH	50 SF
OPT. COVERED PATIO	181 SF

2.26.13

Bassamian | Legoni
 ARCHITECTURE • PLANNING • INTERIORS
 221 Grand Ave., Ste. 500 Newport Beach, CA 92660
 Tel: 949.453.7700 Fax: 949.453.7700
 www.bassamianlegoni.com

338.112114



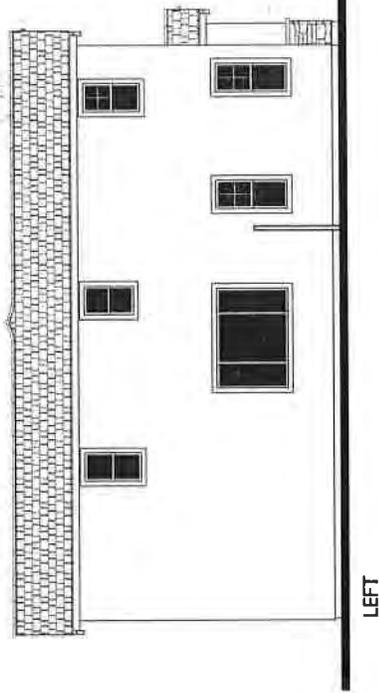
SECOND FLOOR

PLAN 2C
 REFLECTS BUNGALOW 'C' ELEVATION

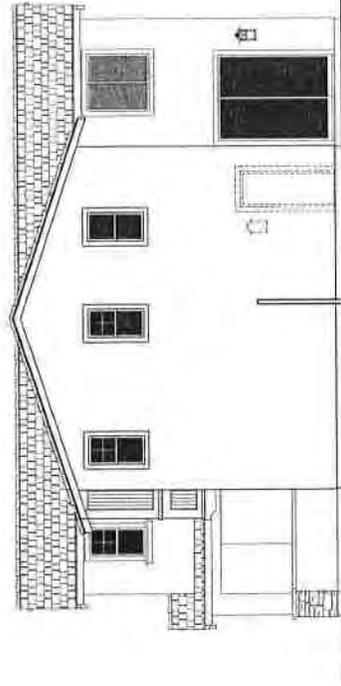
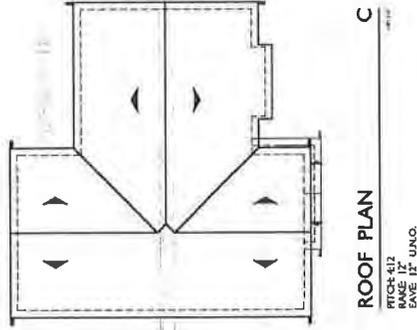
GOLDEN & ROSE
 PLACENTIA, CALIFORNIA

SCALE 1/4" = 1'-0"

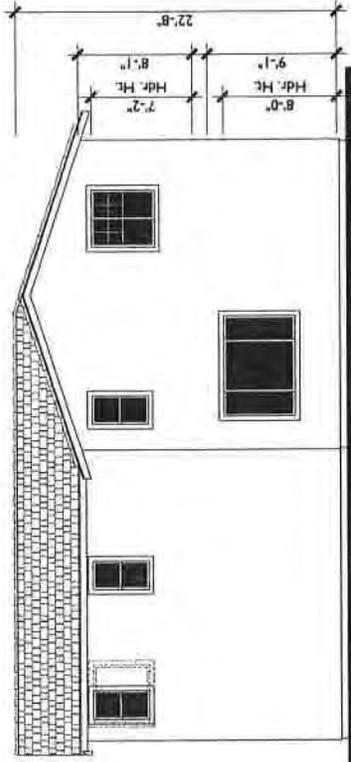




LEFT



RIGHT



REAR

PLAN 2C
 SIDES & REAR ELEVATION & ROOF PLAN

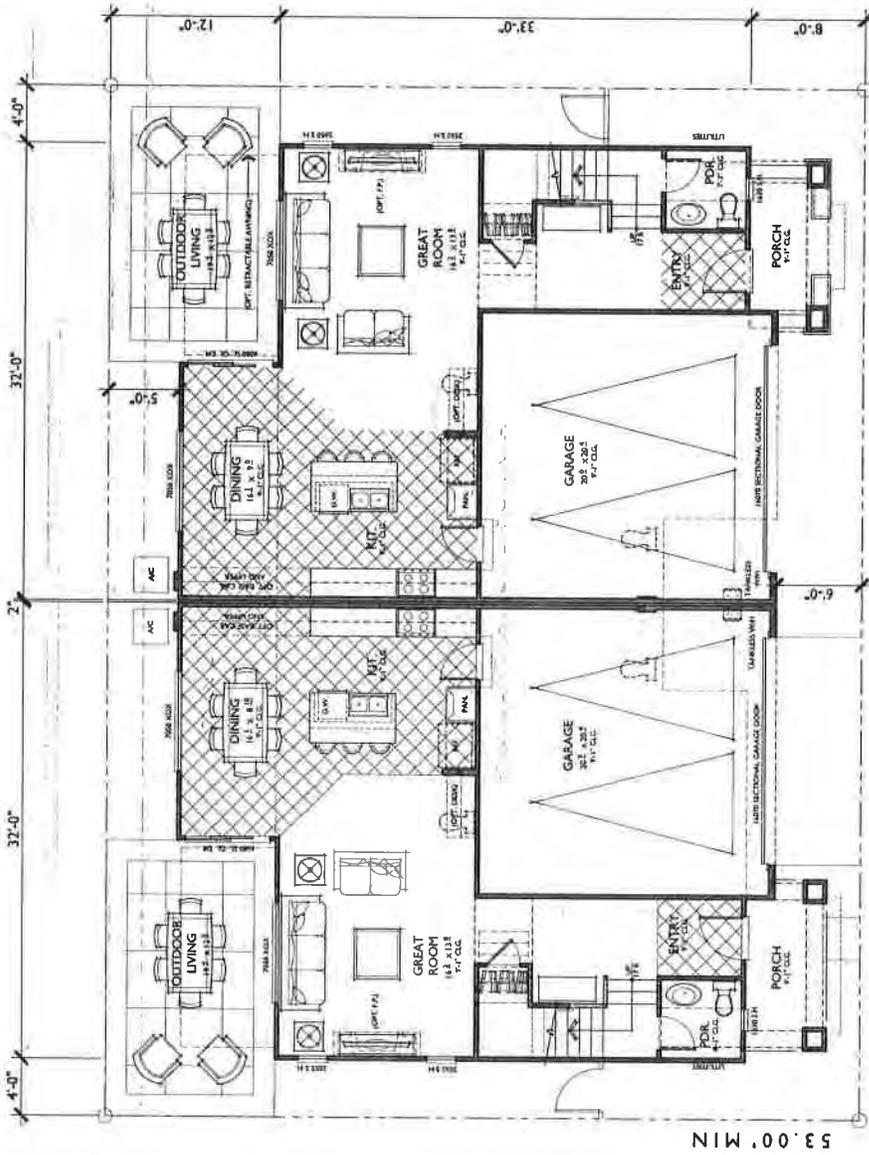
SCALE 1/4" = 1'-0"

2.26.13

GOLDEN & ROSE
 PLACENTIA, CALIFORNIA

Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
 2011 University Ave., Suite 200 Westport, CA 94093
 Tel: (415) 923-1111 Fax: (415) 923-1111
 www.bassenianlagoni.com
 Copyright © Bassenian | Lagoni Architects
 338.12.114
 info@bassenianlagoni.com





PLAN ID		
FIRST FLOOR	791 SF	
SECOND FLOOR	931 SF	
TOTAL	1,722 SF	
GARAGE	422 SF	
PORCH	64 SF	
PLAN ICR		
FIRST FLOOR	791 SF	
SECOND FLOOR	968 SF	
TOTAL	1,759 SF	
GARAGE	422 SF	
PORCH	64 SF	

FIRST FLOOR
PLAN ID PLAN ICR

DUPLIX I

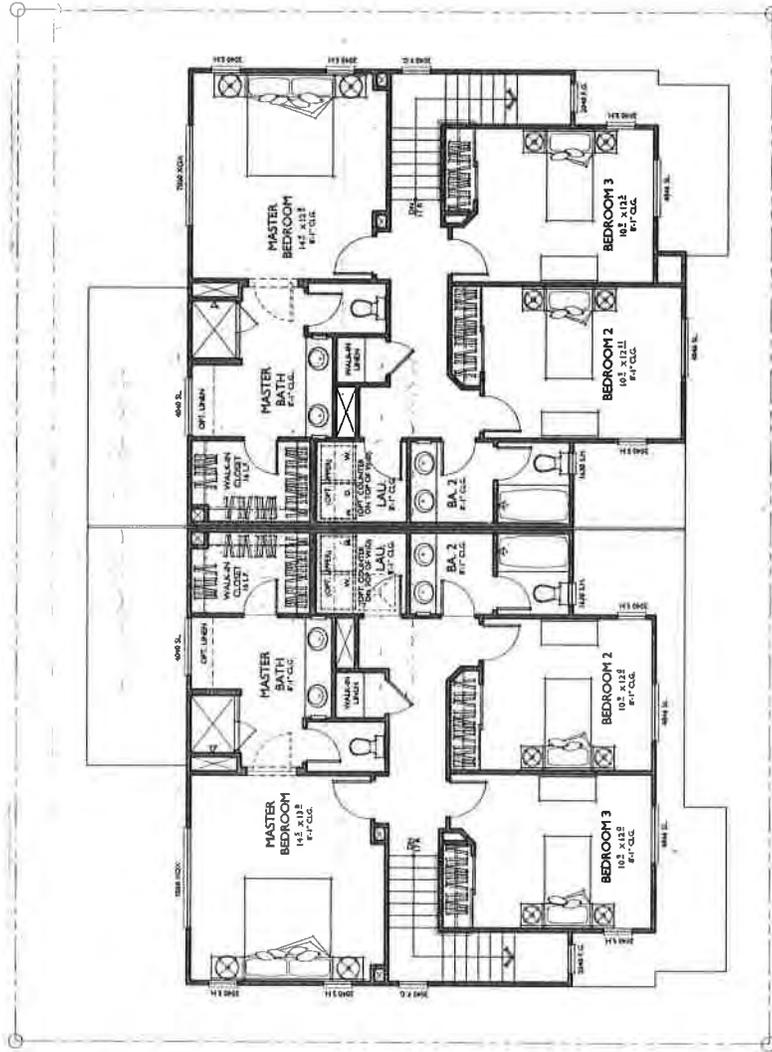
GOLDEN & ROSE
PLACENTIA, CALIFORNIA

SCALE 1/4" = 1'-0"



2.26.13

Bessenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
11111 W. 11th St., Suite 200, Newport Beach, CA 92646
Tel: (949) 453-7373
www.bessenianlagoni.com
Copyright © 2013 Bessenian | Lagoni Architects
PLANNING AND ARCHITECTURE



SECOND FLOOR
 PLAN 1D PLAN 1CR
 DUPLEX I

SCALE 1/4" = 1'-0"



2.26.13

Bassett | Lagoni
 ARCHITECTURE - PLANNING - INTERIORS
 333 N. Main Street, Suite 200
 Golden, CA 95825
 Phone: 916.278.1114
 Fax: 916.278.1114

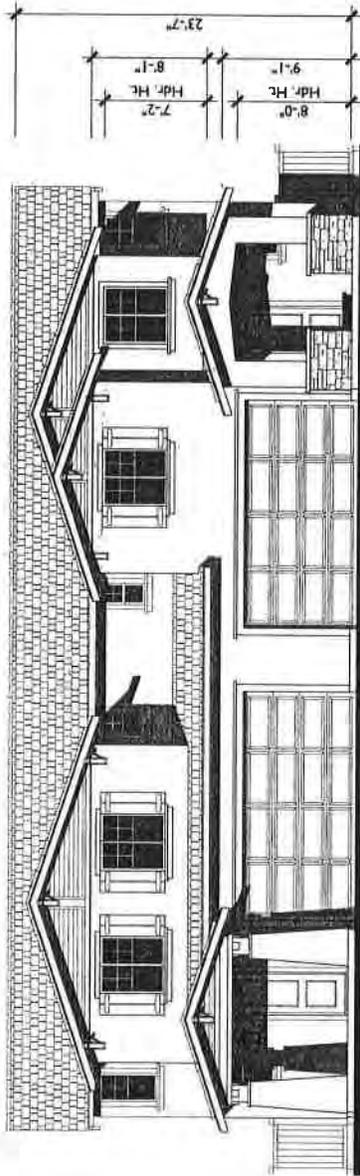
GOLDEN & ROSE
 PLACENTIA, CALIFORNIA

MATERIALS LEGEND C

- CONCRETE FLAT TILE ROOF
- SAND FINISH STUCCO
- CEMENTITIOUS BOARD AT GABLE ENDS
- STUCCO O/ FOAM TRIM
- DECORATIVE FOAM SHUTTERS
- OUTLOOKERS: FOAM W/ WOOD
- GRAIN FINISH
- STUCCO FINISH AT COLUMNS
- METAL ROLL-UP GARAGE DOOR

MATERIALS LEGEND D

- CONCRETE FLAT TILE ROOF
- SAND FINISH STUCCO
- CEMENTITIOUS BOARD AT GABLE ENDS
- STUCCO O/ FOAM TRIM
- DECORATIVE FOAM SHUTTERS
- OUTLOOKERS: FOAM W/ WOOD
- GRAIN FINISH
- STUCCO FINISH AT COLUMNS
- METAL ROLL-UP GARAGE DOOR



1/4" = 1'-0"

PLAN ICR

PLAN ID

FRONT

SCALE 1/4" = 1'-0"

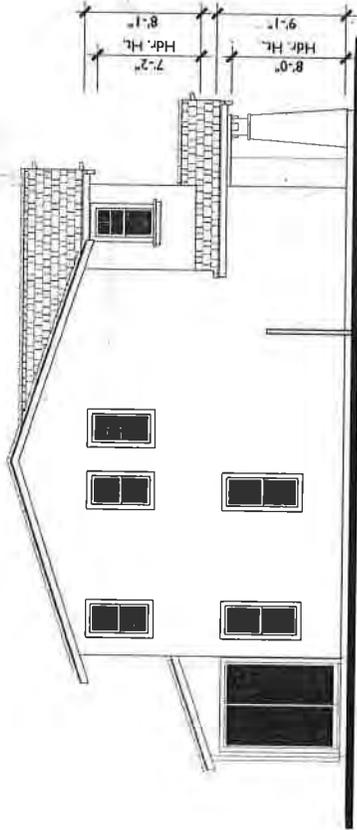
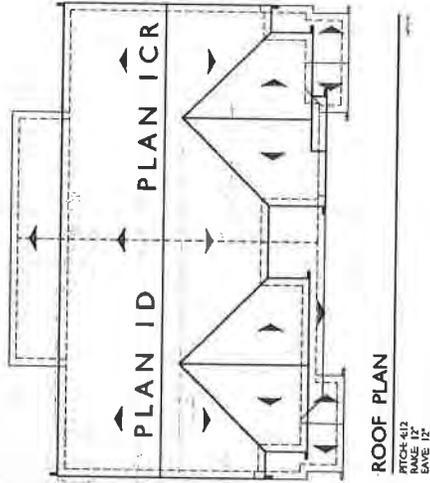


DUPLEX I
FRONT ELEVATIONS

GOLDEN & ROSE
PLACENTIA, CALIFORNIA

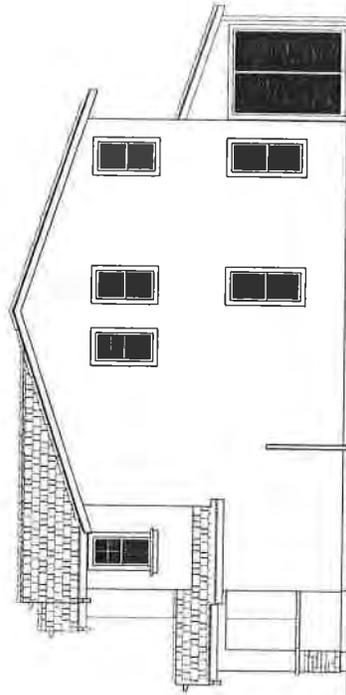
2.2.6.13

Bassonian | Legoni
ARCHITECTURE - PLACENTIA - CALIFORNIA
11111 W. 11th St. Placentia, CA 92670
Copyright © 2013 Bassonian | Legoni Architects
338.12114



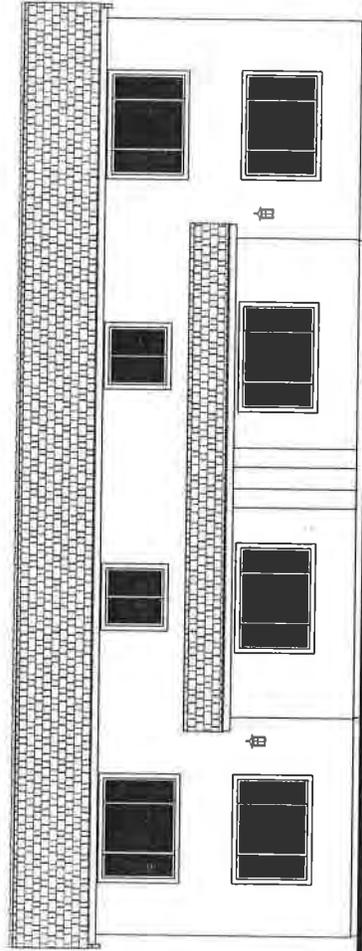
LEFT

PLAN ID



RIGHT

PLAN ICR



REAR

PLAN ICR

PLAN ID



SCALE 1/4" = 1'-0"

2.26.13

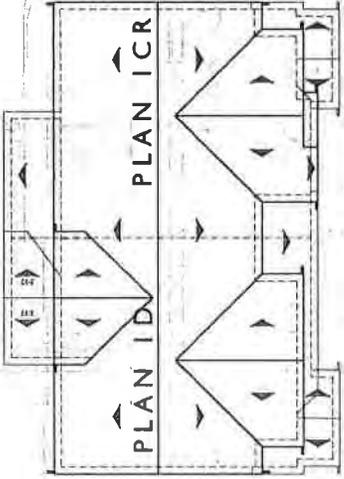
DUPLIX I

SIDE AND REAR ELEVATIONS & ROOF PLAN

GOLDEN & ROSE
PLACENTIA, CALIFORNIA

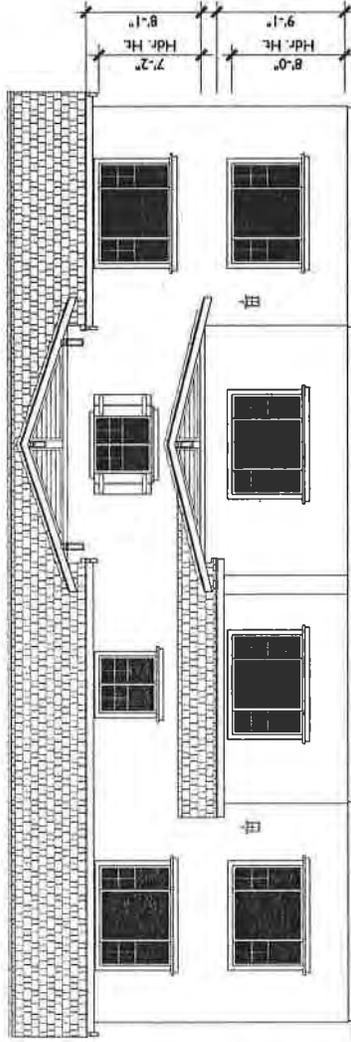


Bassenian | Lagori
ARCHITECTURE • PLANNING • INTERIORS
201 N. Pacific Street, Suite 100 Newport Beach, CA 92660
Tel: 949.444.1111 Fax: 949.444.1112
www.bassenianlagori.com
Copyright 2013 Bassenian | Lagori Architects
338 12114
11/13/13 10:58 AM



ROOF PLAN (ENHANCED ELEVATION)

W/CH 4:13 UNO
 RAKE 12"
 EAVE 12"



REAR (LOTS 28 & 29) PLAN ICR

PLAN ID

SCALE: 1/8" = 1'-0"

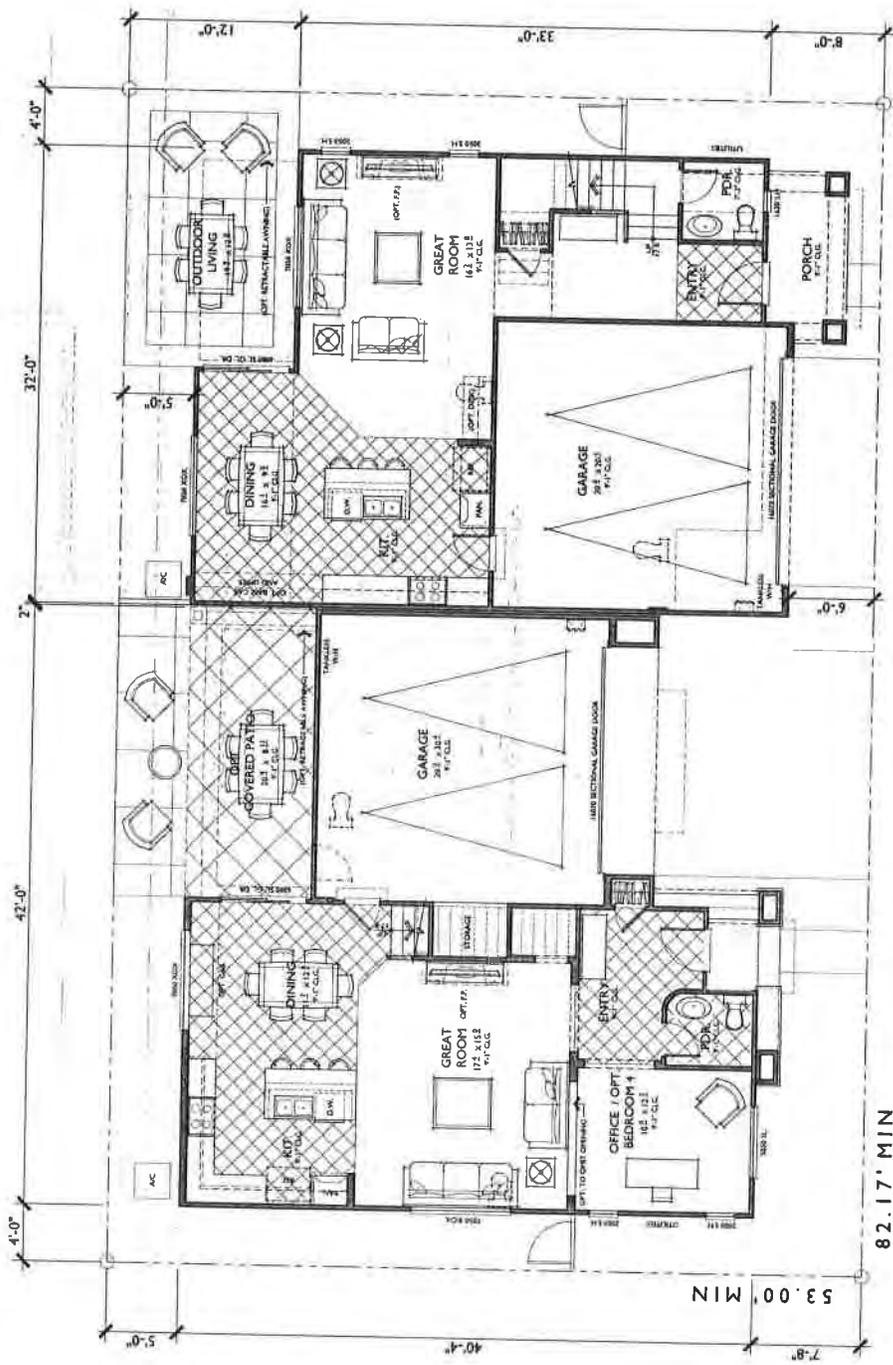
ENHANCED ELEVATIONS & ROOF PLAN

2.26.13



GOLDEN & ROSE
 PLACENTIA, CALIFORNIA

Bossonian | Lagoni
 ARCHITECTURE - PLANNING - INTERIOR
 22111 N. 11th St., Suite 200, Redmond, WA 98073
 206.881.1111
 www.bossonianlagoni.com
 Copyright © 2013 Bossonian | Lagoni Architects
 336.12.114
 All rights reserved.



PLAN 2D

FIRST FLOOR	861 SF
SECOND FLOOR	1,343 SF
TOTAL	2,204 SF

GARAGE	447 SF
PORCH	50 SF
OPT. COVERED PATIO	181 SF

PLAN 1A

FIRST FLOOR	791 SF
SECOND FLOOR	931 SF
TOTAL	1,722 SF

GARAGE	422 SF
PORCH	64 SF

FIRST FLOOR
PLAN 2D PLAN 1A

DUPLIX 2

GOLDEN & ROSE
PLACENTIA, CALIFORNIA

SCALE 1/4" = 1'-0"



2.26.13

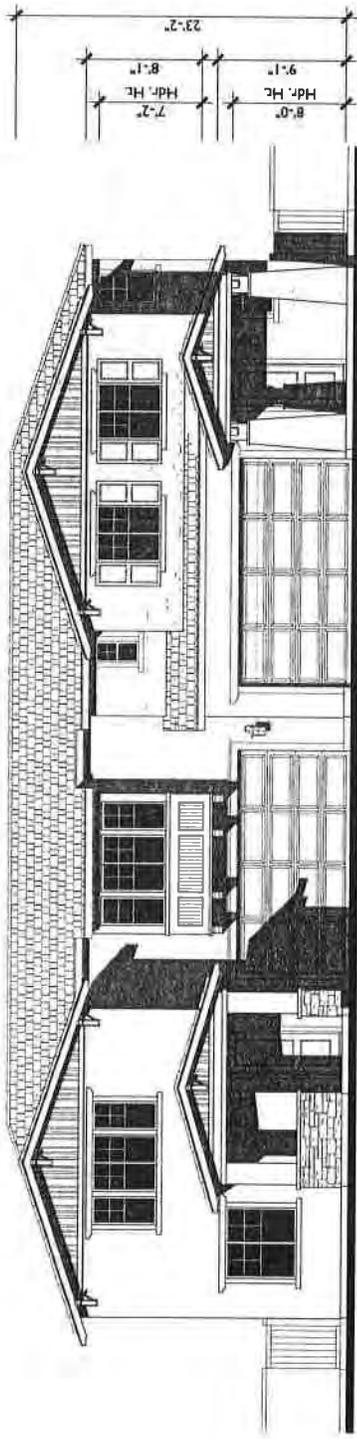
Bassett | Logan
ARCHITECTURE - PLANNING - INTERIORS
1001 N. GARDEN ST., SUITE 100
PLACENTIA, CA 92669
Copyright © 2013 Bassett | Logan
338.1211.4

MATERIALS LEGEND A

- CONCRETE FLAT TILE ROOF
- SAND FINISH STUCCO
- CEMENTITIOUS BOARD AT GABLE ENDS
- STUCCO O/ FOAM TRIM
- DECORATIVE FOAM SHUTTERS
- OUTLOOKERS: FOAM W/ WOOD GRAIN FINISH
- STUCCO FINISH AT COLUMNS
- METAL ROLL-UP GARAGE DOOR

MATERIALS LEGEND D

- CONCRETE FLAT TILE ROOF
- SAND FINISH STUCCO
- STUCCO O/ FOAM TRIM
- DECORATIVE FOAM SHUTTERS
- OUTLOOKERS: FOAM W/ WOOD GRAIN FINISH
- STUCCO FINISH AT COLUMNS
- METAL ROLL-UP GARAGE DOOR



DUPLEX 2
FRONT ELEVATIONS

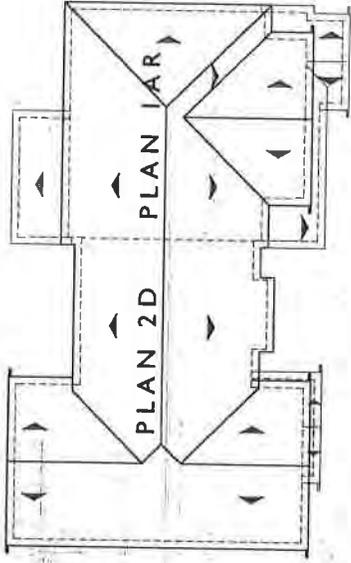
GOLDEN & ROSE
PLACENTIA, CALIFORNIA

SCALE 1/4" = 1'-0"



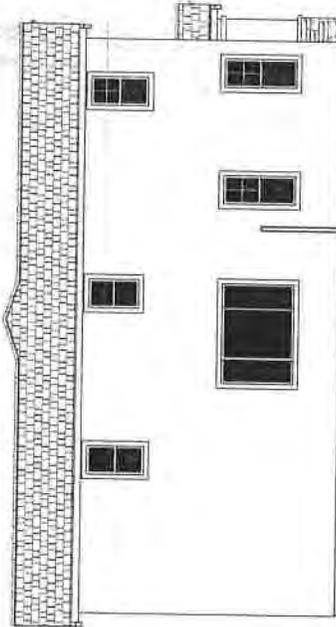
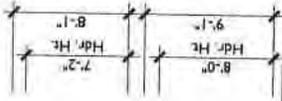
2.26.13

Bassenian | Lagan
ARCHITECTURE • PLUMBING • INTERIORS
2011 Diamond Blvd., Suite 100 Newport Beach, CA 92660
Tel: 949.440.1100 Fax: 949.440.1101
www.bassenianlagan.com
Copyright 2012 Bassenian | Lagan Architects
338.12114

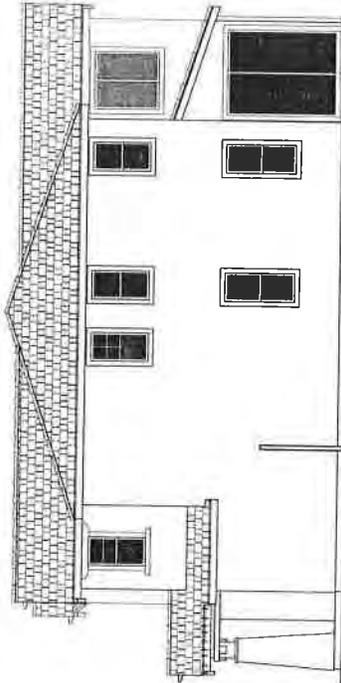


ROOF PLAN

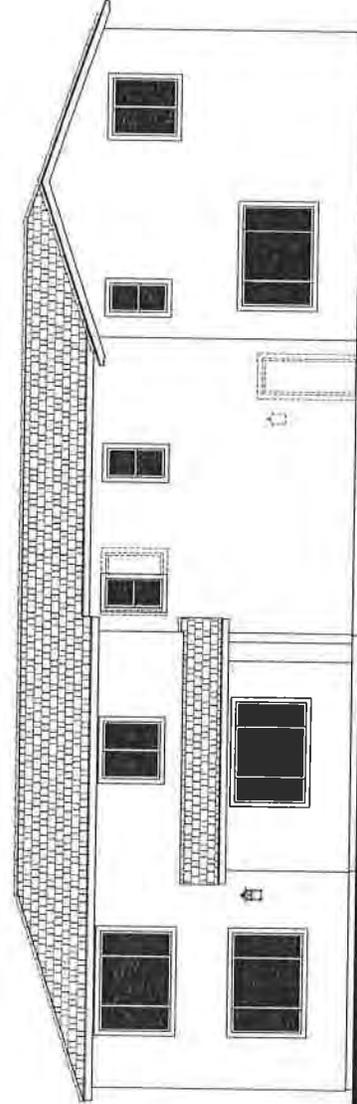
PITCH: 4:12
 SLOPE: 37°
 GABLE: 12'



LEFT
 PLAN 2D



RIGHT
 PLAN 1AR



REAR

PLAN 1AR

PLAN 2D

SCALE: 1/4" = 1'-0"

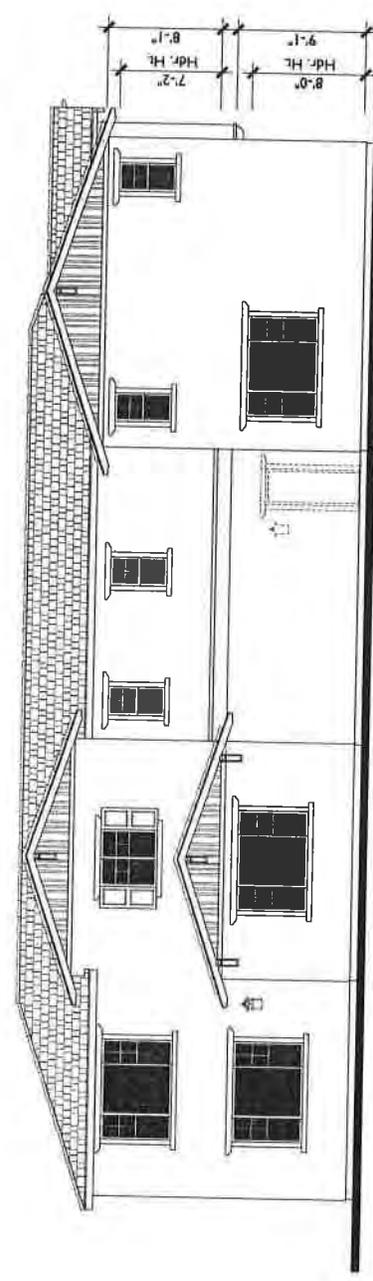
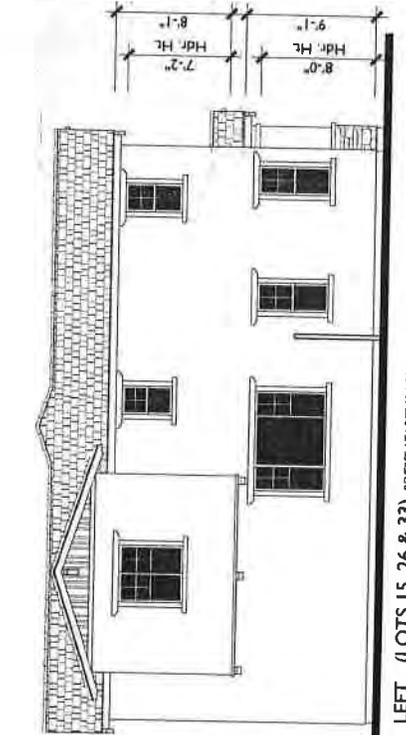
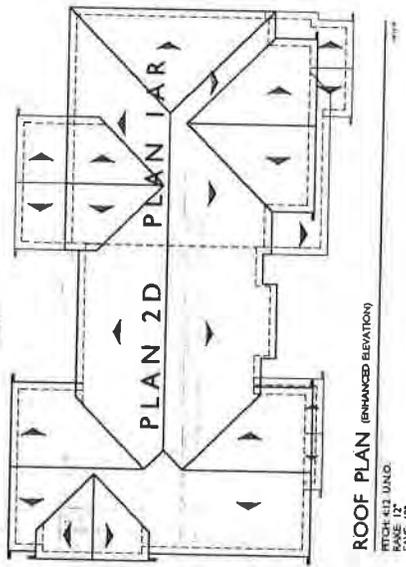


DUPLEX 2
 SIDE AND REAR ELEVATIONS & ROOF PLAN

GOLDEN & ROSE
 PLACENTIA, CALIFORNIA

2.26.13

Bassettian | Lagotti
 ARCHITECTURE - PLANNING - INTERIORS
 2211 Laurel Drive, Suite 100, Newport Beach, CA 92660
 Tel: 949.440.1111 Fax: 949.440.1112
 www.bassettianlagotti.com
 Copyright ©2013 Bassettian | Lagotti Architects
 338.12114
 P:\0000\000000\000000\000000.dwg



DUPLEX 2
ENHANCED ELEVATIONS & ROOF PLAN

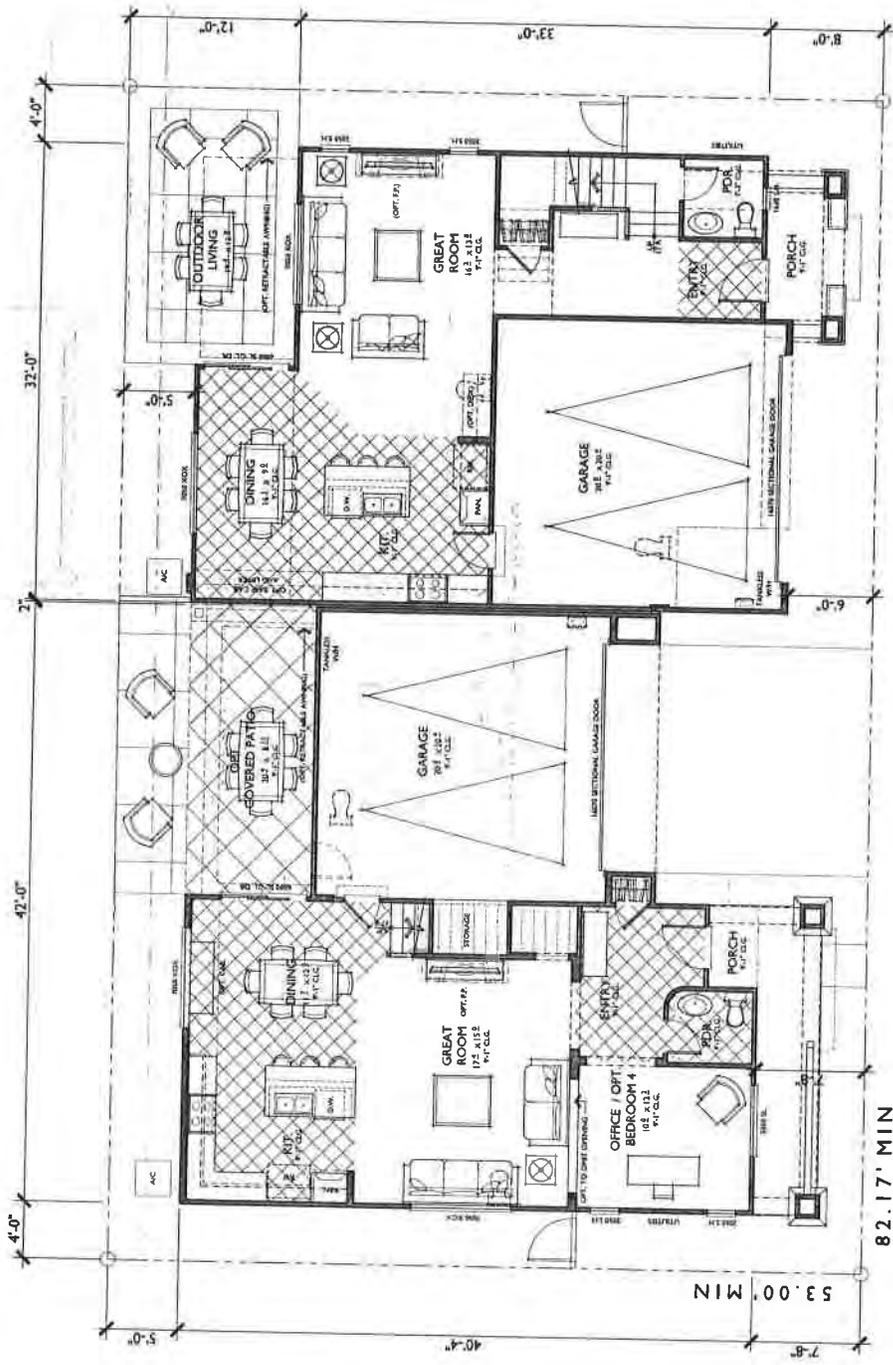
GOLDEN & ROSE
PLACENTIA, CALIFORNIA



2.2.6.13



Bassenian | Legori
ARCHITECTURE - PLACENTIA - CALIFORNIA
Copyright © 2012 Bassenian | Legori Architects
338 12114



PLAN 2A

FIRST FLOOR	861 SF
SECOND FLOOR	1,323 SF
TOTAL	2,184 SF

GARAGE 447 SF
 PORCH 118 SF
 OPT. COVERED PATIO 181 SF

PLAN 1ER

FIRST FLOOR	791 SF
SECOND FLOOR	968 SF
TOTAL	1,759 SF

GARAGE 422 SF
 PORCH 64 SF

FIRST FLOOR

PLAN 2A **PLAN 1ER**

DUPLEX 3

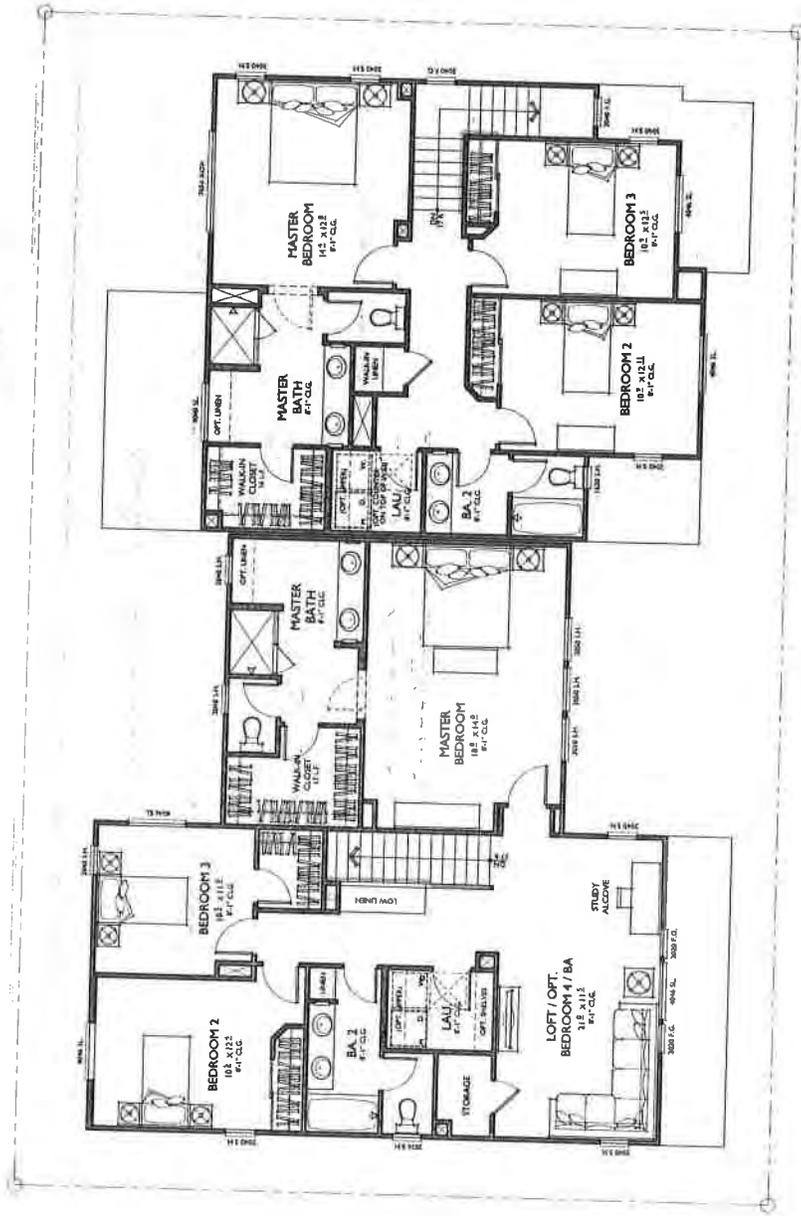
GOLDEN & ROSE
 PLACENTIA, CALIFORNIA

2. 2. 6. 13

SCALE 1/4" = 1'-0"



Bassettian | Legoni
 ARCHITECTURE - PLANNING - INTERIORS
 11111 West 17th Street, Suite 200, Placentia, CA 92679
 Phone: 949.241.1111
 Fax: 949.241.1112
 Copyright © 2013 Bassettian | Legoni
338.12114



SECOND FLOOR
 PLAN 2A PLAN 1ER
 DUPLEX 3

SCALE 1/4" = 1'-0"



GOLDEN & ROSE
 PLACENTIA, CALIFORNIA

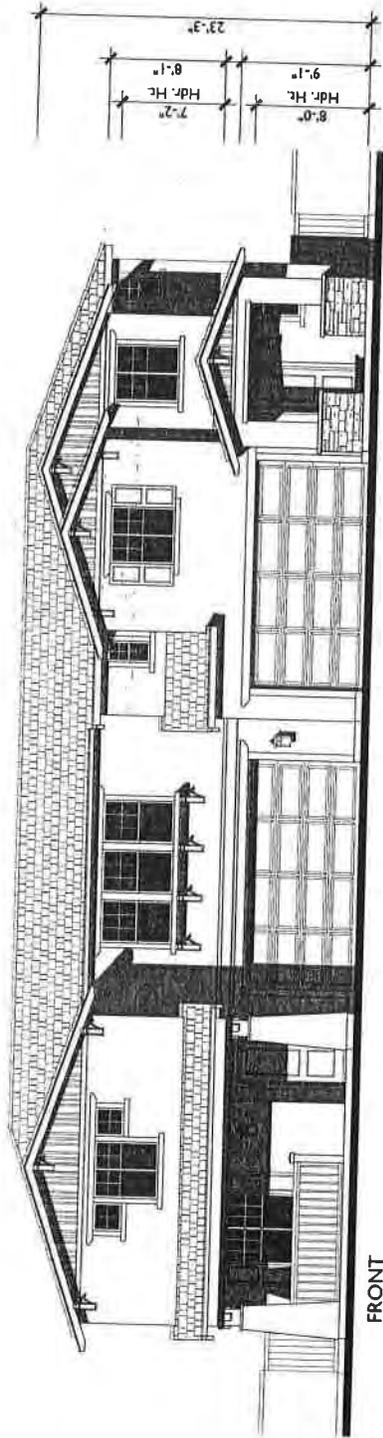
2.26.13
Bassonian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
 10000 Wilshire Blvd., Suite 100, Beverly Hills, CA 90210
 Tel: 310.341.1111 | Fax: 310.341.1112
 www.bassonianlagoni.com
 338.12114
 (909) 270-0000

MATERIALS LEGEND

- CONCRETE FLAT TILE ROOF
- SAND FINISH STUCCO
- CEMENTITIOUS BOARD AT GABLE ENDS
- STUCCO O/ FOAM TRIM
- DECORATIVE FOAM SHUTTERS
- OUTLOOKERS: FOAM W/ WOOD GRAIN FINISH
- STUCCO FINISH AT COLUMNS
- METAL ROLL-UP GARAGE DOOR

MATERIALS LEGEND

- CONCRETE FLAT TILE ROOF
- SAND FINISH STUCCO
- CEMENTITIOUS BOARD AT GABLE ENDS
- STUCCO O/ FOAM TRIM
- DECORATIVE FOAM SHUTTERS
- OUTLOOKERS: FOAM W/ WOOD GRAIN FINISH
- STUCCO FINISH AT COLUMNS
- METAL ROLL-UP GARAGE DOOR



DUPLEX 3
FRONT ELEVATIONS

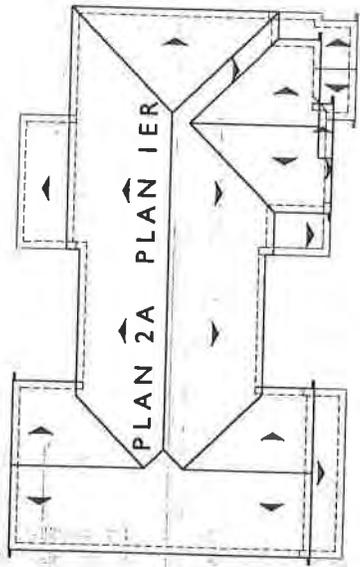
GOLDEN & ROSE
PLACENTIA, CALIFORNIA

2.26.13

Bassettian Lagoni
ARCHITECTURE - PLANNING - INTERIORS
10175 Foothill Blvd. Suite 100
Foothill, CA 91030
Copyright © 2013 Bassettian Lagoni Architects
338.12114

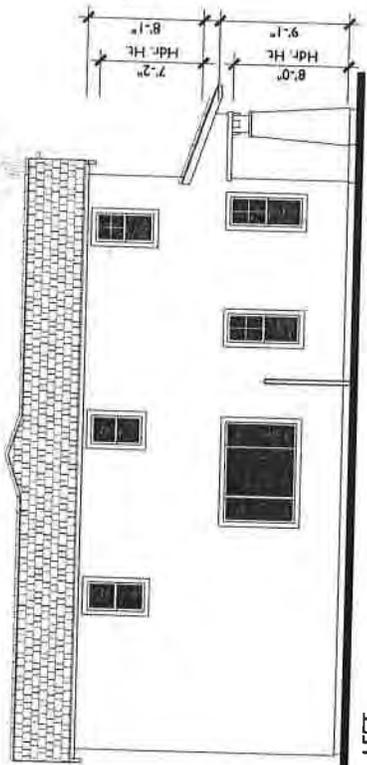
SCALE: 1/4" = 1'-0"



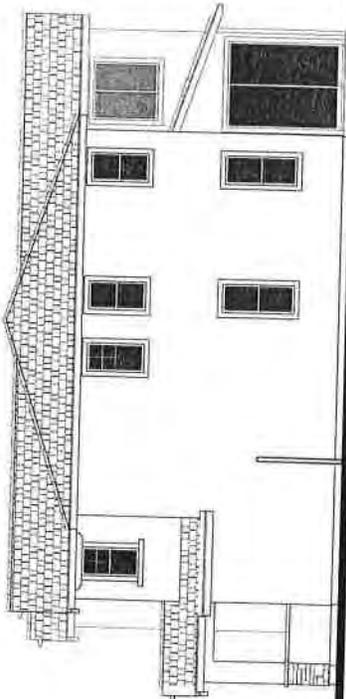


ROOF PLAN

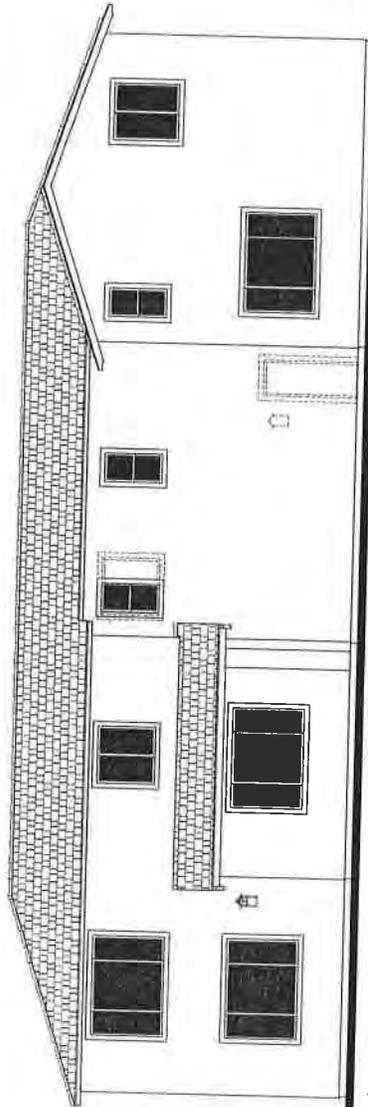
PITCH: 4:12
 RAISE: 12"
 GAVE: 1/2"



LEFT
 PLAN 2A



RIGHT
 PLAN 1ER



REAR

PLAN 1ER

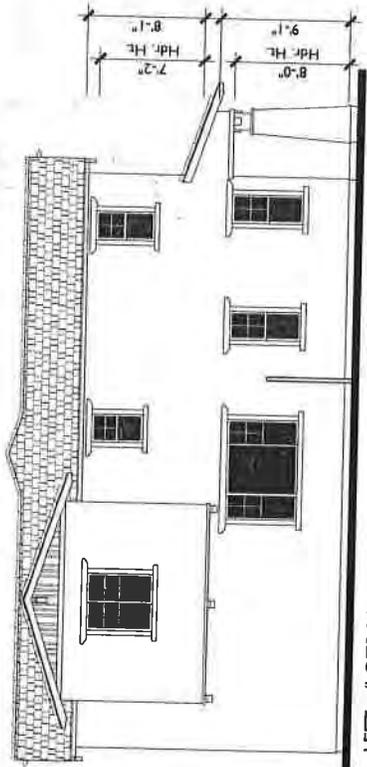
PLAN 2A

DUPLEX 3
 SIDE AND REAR ELEVATIONS & ROOF PLAN

SCALE: 1/4" = 1'-0"

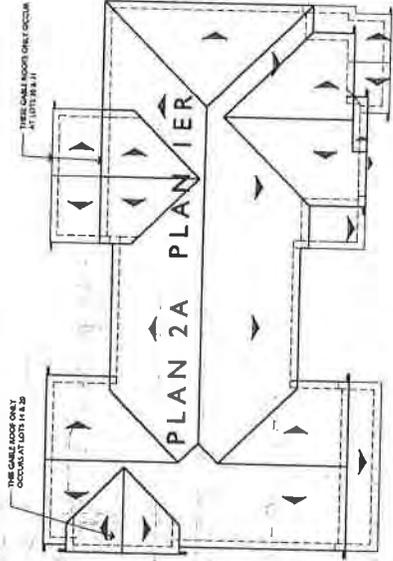


GOLDEN & ROSE
 PLACENTIA, CALIFORNIA



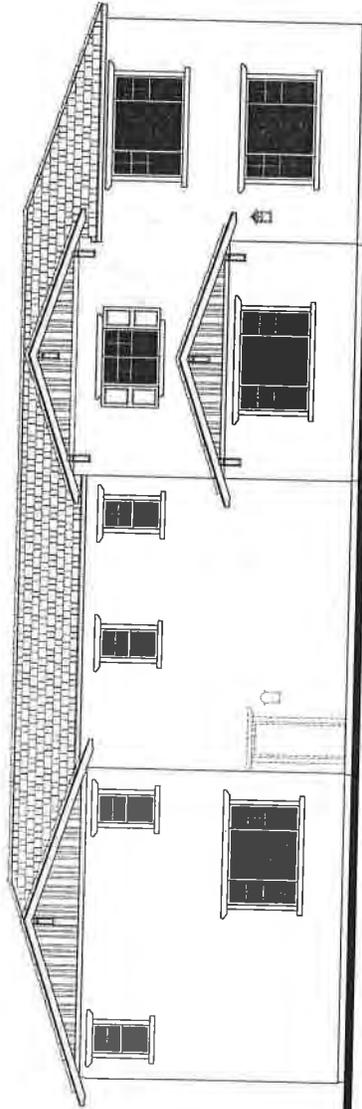
LEFT (LOTS 14 & 20)

PLAN 2A



ROOF PLAN (ENHANCED ELEVATION)

WCS-412 UNO.
PAGE 12
EAVE 12'



REAR (LOTS 30 & 31)

PLAN 2A

PLAN IER

DUPLIX 3
ENHANCED ELEVATIONS & ROOF PLAN

GOLDEN & ROSE
PLACENTIA, CALIFORNIA

SCALE: 1/4" = 1'-0"

2.26.13



Bassenian | Legoni
ARCHITECTURE - PLANNING - INTERIORS
200 WEST 10TH STREET, SUITE 100
PLACENTIA, CA 92669
TEL: 714.963.1114
WWW.BASSENIANLEGONI.COM

Copyright © 2013, Bassenian | Legoni Architects
338.12.114

EXHIBIT "C"

CONDITIONS

**Conditions of Approval and Standard Development Requirements for Tentative
Tract Map 17489**

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions of Approval listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING CONDITIONS OF APPROVAL OF TENTATIVE TRACT MAP 17489 (TTM No. 17489) SHALL BE FULLY COMPLIED WITH PRIOR TO THE FINAL INSPECTION FOR USE AND OCCUPANCY OF THE PREMISES.

CITY PLANNING DIVISION:

1. The approval of Tentative Tract Map No. 17489 allows for the construction as described within Development Agreement No. 2012-01 related to 1049 Golden Avenue.
2. Approval of Tentative Tract Map No. 17489 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any federal, State, County, and City of Placentia Municipal Code.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said action by the City of Placentia Planning Commission.
4. Tentative Tract Map No. 17489 shall expire two (2) years from the date of final approval, if not implemented. An application may be made to the Director of Development Services for a one (1) year extension. No more than one (1) extension shall be permitted.
5. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse

financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

6. The Director of Development Services (the "Director") is authorized to make minor modifications to the approved preliminary plans or any conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
7. The approved architecture style, finished material, and colors shall be Bungalow, as noted in the approved plans. Changes to the facades and/or colors shall be subject to the review and approval of the Director.
8. Pursuant to the approval of the Development Agreement, the following development standards shall apply:
 - Number of units: 33
 - Density: 12.5 units/acre
 - Parking: 2 spaces per unit within a garage and 33 guest spaces (15 on driveways and 18 spaces within the project site)
 - Front Setback: 5 feet to 10 feet depending on plan
 - Rear Setback : 5 feet to 10 feet depending on plan
 - Distance b/w buildings: 8 feet to 10 feet depending on plan
9. The units shall consist of the sizes and type as set forth on the approved plans.
10. Prior to the submittal of working drawings, five (5) site plans shall be submitted for the review and certification of the Director of Development Services and shall include the following information:
 - a. All Special Conditions of Approval and Standard Development Requirements of Tentative Tract Map No. 17489.
 - b. Include any project revisions on the site plan. Additionally, include separate sheets with approved Special Conditions of Approval, Standard Development Requirements.
 - c. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - d. Full site plan notes, details and dimensions.
 - e. Location of transformers, meters and other aboveground appurtenances.

11. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
 - a. An exterior lighting plan showing location, type and design of fixtures and areas of illumination (photometric). Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
 - b. Complete landscape and irrigation plans.
 - c. Postmaster approval of the location and design of the mailboxes, if applicable.
 - d. Samples of all colors, textures and materials.
 - e. A detailed site plan showing the location where building related-equipment, facilities and materials will be stored during construction.
 - f. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
 - h. A detailed site plan showing how pedestrians will be protected during construction.

12. Prior to the issuance of building permits, the developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction staging plan shall include measures such as, but not limited to the following:
 - a. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.
 - b. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - c. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and the site.
 - d. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - e. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.

13. All roof mounted equipment and appurtenances shall be screened as an integral part of the architectural design, subject to the review and approval of the Director of Development Services and the Chief Building Official.
14. Roofing materials shall comply with the City's Roofing Policy on file with the City Building Division.
15. Applicant/builder shall comply with all applicable Water Quality Management Plan (WQMP) requirements and Best Management Practices (BMPs) to control pollutant run-off from the subject site during construction. Applicant to provide plan to be approved by the Public Works Department.

Prior to final release of the buildings:

- a. All Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
 - b. Landscape and irrigation plans shall be approved and on file with the City Building Division and all landscape materials established and irrigation system properly functioning.
16. Complete project Landscape and irrigation plans shall comply with the provisions of Chapter 23.77, Xeriscape of the Placentia Municipal Code.
 17. During grading and construction, site shall be regularly sprinkled with water to minimize fugitive dust emissions. Also, compliance shall be required with the permitted working hours as specified in § 23.81.170, Grading, construction and maintenance of real property of the Placentia Municipal Code. Signs shall be posted at all construction entrances to the project site indicating the permitted working days and hours.
 18. Applicant shall comply with the City's Noise Control Ordinance, Chapter 23.76 of the Placentia Municipal Code.
 19. Applicant/builder is responsible, at its sole cost and expense, to cause all project related cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, Applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior

to issuance of a certificate of occupancy. Applicant/builder shall provide the City with "as built" plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way.

20. Applicant/Builder shall establish a rodent abatement program prior to the demolition of existing structures on the property, or before any other on or off-site work. A detailed description of how this program will work shall be submitted to the City Planning Division for approval prior to obtaining a demolition permit.
21. Prior to the final release of the structure, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
22. The applicant/property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter at all times. Graffiti shall be removed by the applicant/property owner within 48 hours of defacement and/or upon notification by the City.
23. Applicant shall provide a plan that indicates the manner in which adjacent structures are protected against noise, vibration and other factors relating to the drilling, grading and construction of the proposed water well facility. Plan shall be submitted prior to any construction work conducted on the subject property.
24. Applicant shall provide sufficient written notice to adjacent property owners as to the drilling, grading and construction schedule of the proposed development of 33 units. Notice shall include a telephone number and a name of a contact person for registering complaints or comments
25. Property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and liter. Graffiti shall be removed by the applicant/property owner within 72 hours of defacement and/or upon notification by the City.
26. Litter shall be regularly removed from the premises, including adjacent public sidewalks, and from all areas under the control of the applicant.
27. Prior to the final of building permits, the applicant shall record CC&R's on the property to govern the maintenance, repair and improvement of all common areas. This shall include, but not be limited to, the landscaping, all utilities, exterior of buildings, exterior lighting, internal streets, and walkways. Additionally, the CC&R's shall require all trash receptacles to be stored in the garages of the units (except during pick-up day) and shall prohibit parking anywhere on the site, except in garages and marked guest parking spaces. CC&R's shall run with the land and shall not expire. Prior to recording of the CC&R's, the applicant shall

submit the CC&R's to the City Attorney for review and approval. A copy of the recorded CC&R's shall be provided to the Director to be included with the project file.

CITY BUILDING DIVISION:

28. All building structures plans shall be designed and prepared by a licensed California architect or engineer.
29. Grading plans shall be prepared by a registered, licensed California civil engineer and shall be approved by the City Engineering Division prior to the issuance of any building permits.
30. All construction shall comply with the 2010 Uniform Building Code (CBC 2010), Uniform Plumbing/Mechanical (CPC 2010), National Electrical Code (CEC 2010), License Ordinance (Sub-contractor list), State of California Energy Conservation Standards, Flood Plain Management Regulations
31. Unless otherwise identified within the Development Agreement, fees shall be paid prior to recordation of final map or issuance of building permits as follows: County Sewer Fee; Building Permit, Plan Check, Contractor/Sub. License Fees; Recreation/Park in-lieu Fees; Curb Identification Fee
32. All contractors and subcontractors shall obtain a City business license. Developer/Applicant shall request a standard subcontractor form from the City Building Division prior to the issuance of any building permits. This standard form shall be completed and submitted to the City Business License Division prior to release of a Certificate of Occupancy.

CITY ENGINEERING DIVISION:

33. Applicant will modify the proposed wall along Golden Avenue to provide adequate sight distance (line-of-site) for motorists making left turn from the project entrance/exit onto Golden Avenue to the satisfaction of the City Engineer.
34. Applicant shall provide a grading plan prepared by State registered engineer detailing site construction and elevations.
35. The applicant shall process and record offsite Southern California Edison and Yorba Linda Water District easements to the satisfaction of the City Engineer prior to issuance of building permits. No easements along Golden Avenue shall be granted to any agency or utility prior to City Dedication and acceptance of Golden Avenue right-of-way dedication.
36. An encroachment permit for work in public right of way is required and all applicable best management practices and procedures for storm water protection (NPDES and MS4) shall be employed.

37. Block perimeter walls and landscape irrigation systems require separate permit. The block wall along the west side of the property shall be no less than eight (8) feet in height as measured from the high side.
38. TTM 17489 shall comply with provisions of Title 22 of the Placentia Municipal Code and the latest edition of the State Subdivision Map Act.
39. Project entry street shall be 24 feet wide with parking prohibition on each side.
40. Applicant shall pay all applicable impact fees, plan check, and inspection charges prior to building permit issuance unless otherwise required by the Development Agreement.
41. Parkway culvert shall convey 10 year storm event. Onsite retention shall be provided to offset 10 year post development impact.
42. A Utility Plan shall be provided prior to approval of final grading plan.
43. Applicant shall provide a Landscape Plan using City approved trees for Golden Avenue.
44. Applicant shall widen and improve Golden Avenue to comply with Orange County/City of Placentia undivided secondary arterial road standard along project frontage to the satisfaction of the City Engineer.
45. Right of Way dedication for Golden Avenue shall be completed for street and utility purposes along with the filing of the final map. Easements for utilities and access across private streets to be filed with final map.
46. Any conflicting pipelines shall be removed or relocated prior to final grading approval.
47. TTM 17489 shall be annexed into the City Street Lighting District and Landscape Maintenance District prior to issuance of occupancy permit.
48. Applicant to submit a final hydrology study for the subdivision to the satisfaction of the City Engineer.
49. Street and striping plans shall be prepared to the satisfaction of the City Engineer.
50. A final soils report and grading plan shall be prepared by a state registered engineer.
51. All utilities shall be placed underground.
52. Vehicular access from Golden Avenue shall be limited to one location as shown on TTM Map No. 17489.

53. Improvement plans shall be prepared by a state registered engineer to the satisfaction of the City Engineer.
54. Survey monuments shall be set in accordance with the Subdivision Map Act.
55. Security to guarantee performance and labor and materials shall be posted in amounts prescribed by the Subdivision Map Act.

CITY POLICE DEPARTMENT:

56. Developer/Applicant shall comply with Placentia Police Department standard development requirements for security (See Attachment "B")

ORANGE COUNTY FIRE AUTHORITY:

57. Developer/Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) and provide City with applicable proof of OCFA necessary approvals. (See Attachment "C")

RESIDENTIAL AND INDUSTRIAL / COMMERCIAL STANDARD DEVELOPMENT REQUIREMENTS TTM 17489

THE FOLLOWING SHALL APPLY IF CHECKED

BUILDING DIVISION

Compliance required with the latest

- 2012 California Building Code
- 2012 California Plumbing and Mechanical Code
- 2012 California Electrical Code
- License Ordinance (Sub-Contractor List)
- Flood Plain Management Regulations
- State of California Energy Conservation Standards
- Handicap Requirements

ENGINEERING DIVISION

STREETS

Dedications

- Street Rights-of-Way
- Vehicular access rights to arterial highways

Improvements

- Grading, paving, curb and gutter, sidewalks, medians on arterial highways, storm drains

Miscellaneous

- Installation of survey monuments
- Street Naming Committee to approve all street names
- Treewells, planters, storm drains, sewer lines
- No easements to be granted to any agency or individual prior to issuance of building permits except to the City of Placentia
- Sidewalk / Utility
- Vehicle Access (emergency)
- Project address shall be provided prior to issuance of any City permits

UTILITIES

Undergrounding

- Existing overhead facilities
- Proposed utilities

- Pipelines**
Relocation or removal of existing pipelines

- Provide**
Sewer mains and laterals
Approved conduit for cable television
Ornamental street lights

- Services**
Water service by City approved agency
Sewer service by City approved agency
Annexation to Placentia Street Lighting District

MEDIANS

- Arterial Highway Medians** (where required)
Construct one-half of median, including landscaping or pay for one-half cost of construction and installation

MAINTENANCE DIVISION

- Provide**
Street trees, fifteen (15) gallon or larger size at maximum ft. o.c.
 Species
 Sprinkler system
 Sprinkler Controller (type and number of stations)

PLANNING DIVISION

- Expiration**
Expires two (2) years from the date of approval unless used or an extension is requested and approved
- Garage**
Electric garage door openers required where driveways are less than twenty (20) feet in length
- Roof-Mounted Equipment or Appurtenances**
Completely screened from public view
- Mailboxes**
Approved by the Postmaster
- Sales Office**
Copies of the current Placentia Zoning and General Plan Land Use maps displayed at all times

O.C. SANITATION DISTRICT

- Permit**
- Required of industrial and commercial users for discharge of waste water directly or indirectly to the District's sewerage facilities

O.C. FIRE PROTECTION AUTHORITY

HYDRANT

- Provide the following hydrants:
Number Size Capacity
- All hydrants, valves, and mains installed and operable prior to construction with combustible materials

MISCELLANEOUS

- Parking**
Permitted only in approved spaces for private drives. Signs provided noting prohibition of parking in unauthorized areas
- Trash Storage Areas**
Approved one (1) hour fire separation or sprinklers for those connected to or immediately adjacent to any structure
- Fire Alarm System**
Local alarm and evacuation system installed and maintained
- Decorative Grills or Bars**
Provided with breakaway devices

PERMITS

- Permits necessary for the following prior to installation and / or use**
1. Underground storage tanks for flammable liquids
2. Flammable liquids dispensing equipment
3. Operation using flammable or toxic liquids
4. Storage of more than six (6) gallons of Class I or Class II flammable liquids

FEES - CHARGES - DEPOSITS

Fees, charges, and deposits shall be paid prior to issuance of grading and / or building permits.

BUILDING

- County sewer
- Building permit and plan check

- Recreation / park in-lieu
- Curb identification
- General and sub-contractor's business license fees

ENGINEERING

Fees and Charges

- Storm drain acreage
- Sewer acreage
- Engineering plan check and inspection
- Final subdivision map check
- Street name and traffic control sign
- Arterial street soil test
- Thoroughfare acreage
- Mission bell street lights
- Arterial highway median construction
- Arterial highway median landscaping
- Traffic Impact

Deposit

- Street tree maintenance
- Pre-acceptance street cleaning
- Street light advance maintenance and energy
- Grading Bond

PLANNING

- Landscape plan check

PLANS

ENGINEERING

Submit five (5) copies of the following to the City Engineer prior to issuance of building permits

- Grading plan and Drainage Plan
- Street improvement plan
- Sewer plan
- Storm drain plan
- Preliminary composite utility / plot plan
- Tract map
- Parcel map
- Landscape plan for sight distance clearance

Provide

- City Engineer with "as-built" construction plans for the above items

MAINTENANCE

Approval by the Maintenance Division of the following prior to the issuance of building permits

- Landscape Plans

Provide Maintenance Division Superintendent with "as-built" originals of irrigation systems for

- Street trees
 Planters
 Landscaped medians
 Sprinkler Controller (type and number of stations)

PLANNING DIVISION

Applicable to all development or significant redevelopment greater than 5,000 square feet:

- Prior to issuance of building permits, submit a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on site to control predictable pollutant run-off.
- Prior to recordation of a map for subdivision of land and if determined applicable by City / EMA official(s), submit a WQMP that identifies the application and incorporation of those routine structural and non-structural BMPs outlined in the countrywide NPDES Drainage Area Management Plan Appendix detailing implementation of BMPs not dependent on specific land uses for approval of the City and EMA official(s)
- Prior to issuance of grading or grubbing and clearing or surface mining or paving permits, obtain coverage under the NPDES Statewide Industrial Storm water Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to City / EMA official(s)

C.C. & R.'s

- Provide***
Planning Division with three (3) copies of C.C. & R.'s prior to approval of the final map
- Record***
C.C. & R.'s prior to or simultaneously with the recordation of the final tract or parcel map

Attachment "B"
Placentia Police Department Standard Development Requirements

PLACENTIA POLICE DEPARTMENT

APPLICATION: Tentative Tract Map No. 17489

STANDARD DEVELOPMENT REQUIREMENTS RESIDENTIAL

The following standards shall be required for all residential developments. No modifications shall be made without the approval of the Police Chief.

RESIDENTIAL SECURITY

Sliding Glass Doors

Shall be of tempered glass with locking bolt that grips door and frame together and prevents the door from being pried in an upward direction. The strike area shall be reinforced to prevent prying and disengagement of the locking bolts. Anti-lift out device(s) shall be installed in the upper channel above the moving panel to prevent raising and removal from the tract while in the closed position.

Other Doors

Except for vehicular access doors, all exterior swinging doors of any residential building and attached garage, including the door leading from the garage area into the dwelling unit, shall be equipped as follows:

All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths

(1 3/4) inches, or with panels not less than nine-sixteenths (9/16) inch thick.

Metal doors of hollow construction shall be of a minimum 16 gauge steel with reinforcement to maintain the design thickness of the door when any locking device is installed. Metal jambs shall be used.

Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb.

A single or double door shall be equipped with a double or single cylinder deadbolt lock. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a hardened, rotating steel cylinder guard, a minimum of five pin tumblers, and shall be connected to

the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter. A dual locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided it meets all other specifications for locking devices.

The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch into the head and threshold of the door frame.

Glazing in exterior doors or within forty (40) inches of any locking mechanism shall be of fully tempered glass or rated burglary resistant glazing, except when double cylinder deadbolt locks are installed.

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by minimum of two screws, which

(Doors, continued)

must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior from the exterior by removing the hinge pins. Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle one hundred-eighty degree (180°) door viewer.

Upon occupancy by the owner or proprietor, each single unit in tract or multi-unit development, constructed under the same general plan, shall have locks using combinations which are interchange free from locks used in all other separate dwellings, proprietorships or similar distinct occupancies.

Windows

No Louvered windows shall be used.

All windows shall have a locking mechanism(s) which when in a closed and locked position, shall be constructed so as to prevent the window from being opened or removed by external force or prying.

Address

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than four (4) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers shall be displayed on the rear of building.

There shall be positioned at each entrance of a multiple-family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the

viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than four (4) inches in height, which is easily visible to approaching vehicular and/or pedestrian traffic.

Lighting

Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one hundredths (.25) foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.

The open parking lot is to be lighted during hours of darkness with a minimum of one (1) footcandle of light on the parking surface during the hours of darkness. Tree and lights are to be coordinated and not located in the same spot. Provide a photometric plan with landscape plan showing compliance. Lighting devices shall be protected by weather and vandalism resistant covers.

Ladders

Ladders leading to the roof shall do so from the interior of the building.

Other

CC&R's to require Homeowners' Association to petition City Council for resolution enabling enforcement of traffic regulations on private streets by police (Section 21107.7 State of California Vehicle Code).

Attachment "C"
Orange County Fire Authority (OCFA) Special Conditions of Approval

Prior to the issuance of building permits

Fire Master Plan (service code PR145)- This plan will demonstrate all turning radii, street widths, fire hydrant locations, etc.

Methane Investigation/Mitigation (services codes PR170-PR176)- It will need to be determined if the proposed project is located in an "administrative boundary." These areas are determined by the Department of Oil, Gas & Geothermal Resources (D.O.G.G.R.) as areas that may have methane present in the soil. If the property is in an administrative boundary, soil testing will be required. Depending on the results of the testing, methane mitigation may be required.

Fire Sprinkler System (service codes (PR400-PR465)

EXHIBIT "D"

PUBLIC IMPROVEMENTS

EXHIBIT "E"

DEDICATIONS

See Conditions of Approval # 43, 45, 46, and 47 in Resolution No. PC-2013-08 as follows:

- Applicant shall provide a Landscape Plan using City approved trees for Golden Avenue.
- Applicant shall widen and improve Golden Avenue to comply with Orange County/City of Placentia undivided secondary arterial road standard along project frontage to the satisfaction of the City Engineer.
- Right of Way dedication for Golden Avenue shall be completed for street and utility purposes along with the filing of the final map. Easements for utilities and access across private streets to be filed with final map.
- Any conflicting pipelines shall be removed or relocated prior to final grading
- approval.
- TTM 17489 shall be annexed into the City Street Lighting District and Landscape Maintenance District prior to issuance of occupancy permit.

EXHIBIT "F"

DEVELOPMENT FEES

Development fees for the subject project shall include, but not be limited to, the following:

Developer Obligations	Cost per Unit	Number of Units	Total
Public Safety Mitigation Fee (Paid at project entitlement)	\$3,427	33	\$113,091
Community Facilities District			To be determined
Fair share contribution for Golden Avenue Bridge design (50% at project entitlement and 50% at Certificate of Occupancy of 16 th unit)			\$125,000
In Lieu contribution for affordable housing opportunities: 10% (Paid prior to issuance of project C of O)	\$3,500	33 x 10% = 3.3 units 3.3 x \$35,000 =	\$115,500
Park in lieu fee	\$3,628	33	\$119,724
Development Agreement: City Staff Fees			\$5,000 deposit
Development Agreement: Attorney Fees			\$5,000 deposit
Tentative Map			\$4,262
Negative Declaration			\$3,000
CC&R Review			\$1,616
Preliminary Plan Review			\$2,000

EXHIBIT "G"

PUBLIC BENEFITS

1. Developer shall contribute \$125,000.00 in furtherance of engineering and design requirements for proposed improvements to the Golden Avenue Bridge. Fifty percent (50%) of said contribution shall be made immediately upon issuance of a grading permit for the Project. The remaining fifty percent (50%) shall be due and payable upon issuance of the sixteenth (16th) Certificate of Occupancy.

2. Developer shall contribute \$102,816.00 as a public safety mitigation fee. Fifty percent (50%) of said contribution shall be made immediately upon issuance of entitlements for the Project. The remaining fifty percent (50%) shall be due and payable upon issuance of the sixteenth (16th) Certificate of Occupancy.

3. Developer shall contribute \$119,724.00 as a park in lieu fee in accordance with the provisions of Chapter 5.28 of the Placentia Municipal code. Developer shall receive a credit against said park in lieu fee, in accordance with the requirements of Chapter 22.54 of the Placentia Municipal Code, based upon the value of the on-site open space which is useable for active recreational uses; provided, however, that no payment shall be made to Developer in the event the value of the on-site open space which is useable for active recreational uses exceeds Developer's in lieu fees. The final determination of said in-lieu fee shall be made by the City Council. Said contribution shall be made at the time of issuance of first Certificate of Occupancy.

4. Developer agrees to approve the establishment of a Community Facilities District (Mello-Roos) ("CFD") applicable to the Project pursuant to the provisions of California Government Code § 53311; *et seq.*, providing for a special tax on the Project of up to a maximum amount of Five Hundred Dollars (\$500.00) per year per house. Said CFD shall include provisions for special taxes pertaining to: Police protection services, including, but not limited to, criminal justice services; fire protection and suppression services, and ambulance and paramedic services; recreation program services, and the operation and maintenance of museums and cultural facilities; maintenance and lighting of parks, parkways, streets, roads, and open space; and flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems. Developer further agrees to cooperate in taking any actions in Developer's control to assist City in the establishment of the CFD including execution and delivery of waivers of notice or meeting and execution and return of ballots approving the CFD formation. The CFD shall be formed prior to the close of escrow for sale of any homes within the Project pursuant to a final subdivision public report or a covenant agreement shall be recorded against each residential lot prior to that date, permitting incorporation of that lot in the CFD.

5. Developer shall contribute \$115,500.00 as a low-moderate housing mitigation fee. Fifty percent (50%) of said contribution shall be made immediately upon issuance of the sixteenth (16th) Certificate of Occupancy. The remaining fifty percent (50%) shall be due and payable upon issuance of the thirty-third (33rd) Certificate of Occupancy.

Attached are the **Planning Commission Staff Reports** from the ***March 12, 2013*** and ***April 9, 2013*** Planning Commission meetings along with the adopted **Resolutions PC-2013-08** and **PC-2013-09**. The attachments, Development Agreement, Project Plans, and Negative Declaration to these reports were removed and are included as attachments to the City Council staff report.



Placentia Planning Commission

Agenda Staff Report

AGENDA ITEM NO.: 1	DATE: April 9, 2013	PUBLIC HEARING: Yes
APPLICATION(S): Tentative Tract Map (TTM 17489), Development Agreement (DA 2012-01), and Negative Declaration (Neg. Dec. 2012-03)		
DESCRIPTION: To permit the construction of a 33 unit residential condominium project and subdivision on a 2.68-acres site and to consider Tentative Tract Map (TTM 17489), Development Agreement (DA 2012-01) and related environmental determinations at 1049 Golden Avenue in the High Density Multi-Family Residential (R-3) District.		
RELATED APPLICATIONS: TTM 17489, DA 2013-01		
APPLICANT: Olson Urban Housing LLC: John Reischl		
PROPERTY OWNER: Olson Urban Housing LLC (In Escrow)		
LOCATION: 1049 Golden Avenue		
CEQA DETERMINATION: Negative Declaration 2013-02; California Public Resources Code § 21092 and Guidelines §§ 15070, <i>et seq.</i>		
ZONING: High Density Multi-Family Residential (R-3) District		APN(S): 334-020-03
GENERAL PLAN: High Density Residential	CITY COUNCIL ACTION REQUIRED: Yes	
PREPARED BY: Louis Morales, Contract Planner		
REVIEWED BY: Kenneth A. Domer, Assistant City Administrator, Development Services		

REQUEST:

To permit the development of a 33-unit housing project (the "Project") proposed by Olson Urban LLC (the "Applicant"). The 33-unit Project will be comprised of 11 single-family detached and 22 single-family paired units on a 2.68 acre site, located at 1049 Golden Avenue in the High Density Multi-Family Residential (R-3) District. The request will also require review and recommendations for approval of a Tentative Tract Map, Development Agreement, and the adoption of a Negative Declaration.

BACKGROUND:

The 2.68 acre site consists of one parcel and is essentially rectangular in shape (the "Site"). The Site is currently improved with a 2,000 square foot single-family structure that is currently vacant, which will be demolished as part of the Project improvements.

The Applicant submitted a pre-application for the proposed project on August 30, 2012 and staff provided the Applicant with comments and corrections to the project plans. The Applicant submitted a full submittal on November 29, 2012.

The Applicant is currently in escrow for the purchase of the property and entered into escrow for the purchase on December 29, 2012. The Applicant requested an extension of the escrow to allow for the project to go through the review and entitlement process.

On February 19, 2013, a Notice of Intent to adopt a Negative Declaration was recorded with the Orange County Recorder's office.

On March 13, 2013, the Planning Commission opened up the public hearing for the proposed project, received a staff presentation and also heard from the Applicant who provided a brief presentation for the proposed project. The Commissioners had questions for staff then heard testimony from the General Public regarding the project. As a result of the public's comments and concerns raised by the Planning Commission, at the request of the applicant the Planning Commission voted to keep the public hearing open and continue the item to the April 9, 2013 Planning Commission meeting. This additional time was to allow Staff to further look into the items raised during the public hearing and provide more opportunity for the applicant to outreach with the immediate neighbors. The items raised and discussed were:

- Single vehicle access to the proposed project
- Width of proposed private streets and their ability to accommodate trucks and emergency vehicles
- Lack of posted speed limit signs on Golden (not considered part of the development)
- Traffic impact on Golden from project generated traffic
- Need for traffic signal at project entry point
- Guest parking adequacy/overflow
- Golden Avenue bridge improvements

The items noted are further discussed in the report with supporting information in an effort to minimize any concerns associated with the proposed project. While not all of the issues raised at the meeting are directly applicable to the proposed project, Staff will cover each of the items.

Subject Site and Surrounding Land Uses:

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Existing vacant single family residence	"High Density Residential"	"R-3"
Proposed	Demolish existing single family residence and construct 33-units and related on/off site improvements	"High Density Residential"	"R-3"
North	Multi-Family Residential	"High Density"	"R-3"

		Residential"	
South	Single-Family located in the City of Yorba Linda	—	—
East	Multi-Family Residential	"High Density Residential"	"R-3"
West	Active Oil Well	"High Density Residential"	"R-3"

The site contains an existing single family residential structure that will be demolished according to State and City of Placentia regulations. The applicant proposes to construct 33-units comprised of 11 single-family detached units and 22 paired homes (duplexes) within a subdivision that will contain a private street. All units will be two stories and multiple floor plans will be offered for the detached and paired units respectively.

The proposal requires the approval of a Tentative Tract Map to enable the subdivision of the project site and a Development Agreement negotiated between the City of Placentia and the Applicant, Olson Urban LLC that will grant the Applicant the vested right to develop the 2.68 acre parcel into a 33-unit housing project.

RECOMMENDATION:

City Planning Division is recommending approval of Tentative Tract Map (TTM) 17489, and Development Agreement 2012-01, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements and related environmental determinations (Negative Declaration 2012-03).

INTRODUCTION, DISCUSSION, AND ANALYSIS:

The proposed development by Olson includes the construction of 33 units (22 paired homes and 11 single family homes) and on-site parking. A summary of the unit plans is as follows:

Single-Family Detached Homes

Plan	Type	Size	No. of units
Plan 1C	3-Bdrm/2.5 Bath	1,759 sq. ft	4
Plan 2A	3 or 4-Bdrm/2.5 Bath	2,183 sq. ft.	4
Plan 2C	3 or 4-Bdrm/2.5 Bath	2,203 sq. ft.	3
Total			11

Pair Homes (Duplex)

Plan 1A/D	3-Bdrm/2.5 Bath	1,722 sq. ft	7
Plan 1C/E	3 or 4-Bdrm/2.5 Bath	1,759 sq. ft.	7
Plan 2A	3 or 4-Bdrm/2.5 Bath	2,183 sq. ft.	4
Plan 2D	3 or 4-Bdrm/2.5 Bath	2,203 sq. ft.	4
Total			22

All the units will have an enclosed two-car garage and some units will be developed with a driveway that will accommodate guest parking. In all plans, the units are two stories, with the garage and general living area (kitchen, dining, and living room) on the first floor and the sleeping area on the second floor. The proposed architecture of the buildings is a Bungalow architectural style.

Density

Pursuant to the General Plan designation of High Density Residential, the maximum density permitted in the "R-3" High Density Multi Family District is twenty-five (25) dwelling units/acre. This project involves the demolition of one housing unit and the construction of a 33 residential units. There will be a net housing gain of 32 units and the project will be built at a density of 12.5 units/acre as proposed. By right of zone for the acreage, a multi-family residential project could be developed with 67 units at 25 dwelling units/acre.

Architecture

All the buildings have been designed with *Bungalow* architectural style. The Bungalow style is typical in suburban infill development. The look includes tile roofs, window plantation treatments, and covered porches with embellished rock veneer treatment on columns and lower walls. The majority of the walls will have a stucco finish and the rear facades of the structures along Golden Avenue will be enhanced with window casings to provide a visual upgrade from Golden Avenue (Please refer to elevation plans).

Access, Interior Circulation, and Parking

The proposed project will have one vehicle access point and the vehicle access will be at the southeast portion of the site and will come off from Golden Avenue. The single vehicle access was reviewed by staff and the Orange County Fire Authority (the "OCFA"). The OCFA reviewed the development plans under Guideline B-09 of the OCFA Fire Master Plans for Commercial and Residential Development. Based on the review the OCFA established Site Development Requirements and determined that the proposed project under the OCFA guidelines did not require a secondary vehicle access. The OCFA guidelines state that a minimum of two vehicle access points is required for any development containing 150 or more residential units. The proposed 33-unit project falls 117 units below the 150 unit threshold that would require a secondary vehicle access (See attached OCFA requirement, Exhibit 7). In a review of other Placentia developments, there are at least seven (7) other developments which have only one ingress/egress point with unit counts ranging from 30 units to over 120 units. An example is a 41 unit single family development that has one access point onto Bastanchury Road. In this case, the non-signalized intersection is less than 300 feet from the intersection of Bastanchury Road and Kraemer Boulevard. Closer to the project site, but within the City of Yorba Linda, a 61 unit single family residential development has one access point via a non-signalized intersection at Rose Drive. This access point

is approximately 430 feet south of the Rose Drive and Imperial Highway intersection while the proposed access to the project site is situated approximately 500 feet west of the Rose Drive and Golden Avenue intersection. As was discussed by the City Attorney, any intersection would have to meet the necessary traffic warrants in order to validate the need for a signalized intersection. Please see additional information contained in the section "Traffic Generation Impacts" below. Initially, the developer proposed a project with three (3) access points to Golden Avenue. After preliminary meetings with neighbors to the south, primarily those located in the City of Yorba Linda, a single point of access was agreed to by the developer. During the Planning Commission meeting, a concern was expressed regarding vehicle lights shining on properties across the access point to the development. The access point was designed to create the most beneficial project to the future residents, the City and adjacent neighbors. While all concerns cannot be mitigated, the overall impact of stray vehicle lights illuminating a residence over 100 feet away must be balanced with the overall benefit of the development. Additionally, night time illumination from vehicle lights is an issue that affects any home located on a corner, residential T-intersection, and any residential tract that has a curve or other street feature that results in such illumination.

As previously noted the proposed project will have interior streets, which will be private streets and owned and maintained by the Home Owners Association (HOA). The interior streets will be 24 feet in width from curb to curb and will have a 4 foot wide sidewalk on one side of the street throughout the project and will essentially loop around the interior of the project providing a free flowing circulation pattern minimizing the need for any backing up of emergency and service vehicles. The minimum street width required by the OCFA is 20 feet. The interior street corners will have an outside turning radius of 38 feet and an inside turning radius of 18 feet. The entrance to the project will have a 45 foot outside turning radius and a 25 foot inside turning radius (See attached Fire Master Plan, Exhibit 8). The OCFA minimum requirement is a 38 foot outside turning radius and 17 foot inside turning radius. The project meets or exceeds the turning radius requirement of the OCFA for fire trucks and is sufficient for trash collection vehicles (See OCFA requirements). To further meet the access and circulation requirements for services vehicles, parking on the interior streets will not be permitted.

Although parking will not be allowed on the private streets, a total of 18 guest parking spaces will be provided within the project and another 15 parking spaces will be provided on driveways for some of the proposed units for a total of 33 guest parking spaces for the project. The guest parking rate is essentially 1 guest parking space per unit, which exceeds the code requirement for guest parking in the R-3 district. In addition, parking is allowed along Golden Avenue and this may provide alternative parking options.

Traffic Generation Impacts

The existing Average Daily Traffic (ADT) along Golden Avenue amounts to 3,711 trips (See attached Traffic Data, Exhibit 9). Golden Avenue, in its entirety, is approximately 1.25 miles in length from Rose Drive to Kraemer Boulevard. This volume of traffic on Golden Avenue is considered to be low for a minor arterial highway. Traffic resulting from the proposed project will be minimal (0.06%). The traffic estimated to be generated from

the proposed project is 223 trips/day, with 21 trips during the AM peak hour and 19 trips during the PM peak hour. The level of service of individual intersections are not expected to be significantly affected. The General Plan Density for the Site is 25 units/acre, which by right provides for the development of up to 67 units. The project proposes a density of 12.5 units/acre. As identified in the Negative Declaration environmental document for the project, the traffic generated based on the proposed density will be less than what was contemplated in the General Plan. The level of traffic, both existing and upon project completion, will not warrant a traffic signal at the project entrance nor will it cause an impact to the existing traffic in the area. In addition, the Applicant will be required to widen Golden Avenue to its full width and complete all the street improvements per Orange County/City of Placentia Secondary Arterial roadway standards. The current traffic volume plus traffic generated by the proposed project can be accommodated by a two-lane roadway, which is the current configuration of Golden Avenue along the project site. Although the street widening will provide for a greater flow of traffic along Golden Avenue, the bridge located to the west of the site will continue to be a two-lane roadway until such time that the bridge improvements are undertaken by the City. The existing two-lane bridge will be able to accommodate the current traffic and traffic generated by the proposed project. Any potential for a bottle neck at the bridge will be mitigated as part of the street improvements for Golden Avenue. The Applicant under the proposed Development Agreement will contribute a fair share for future bridge improvements, primarily contributing towards the design of a future bridge. The widening of the bridge is not connected to the proposed development nor is the project conditioned on a future widening. Any widening of the bridge is contingent upon the City obtaining the necessary funding for identified improvements and those improvements are listed within the City's Seven Year Capital Improvement Program. More over the bridge improvements are a direct result of seismic concerns and not from current or future traffic generation as a two-lane roadway can accommodate between 5,000 to 10,000 vehicles per day.

The City will be conducting a traffic speed study to update speed limits on a city-wide basis in the next few months. The current speed limit on Golden Avenue is 35 miles per hour. While the City undertakes the study, the Applicant has agreed to install a sign on the north side of Golden Avenue for west bound traffic, which is in the City of Placentia. Staff met with the City of Yorba Linda to discuss speed limit signs on the south side of Golden Avenue as the south side of the street is located within their city limits. The City of Yorba Linda indicated that they did not see a problem with installing a speed limit sign on the south side of Golden Avenue for east bound traffic. The installation of these speed limit signs are neither a requirement of the project, nor necessitated by the project, but are in consideration of the public comments regarding the lack of such speed limit signage currently present on Golden Avenue east of the Golden Avenue Bridge.

Landscaping:

The project is providing approximately 3,700 sq. ft. of landscaping in the HOA maintained areas, of which, approximately 1,558 sq. ft. will be a passive recreation area with landscaping and certain amenities i.e. enhanced pavers, site furniture, trees, etc.. The proposed site landscaping enhances the architecture of the buildings, improves, site

appearance and streetscape, and provides natural shade area to the project site. Landscaping will also be provided along the frontage of the project along Golden Avenue and will include a 6' high masonry wall along the public sidewalk and will have landscaping from the back of walk to the proposed wall. The wall will be recessed and stepped back along Golden Avenue from the driveway entrance to the project to allow and provide for vehicular sight-lines. The entry will have a project entry/identification sign. The final landscape plans will be reviewed and approved by the City.

The Applicant's request for land use entitlements includes a Tentative Tract Map, and Development Agreement. A discussion of each follows:

Tentative Tract Map

The applicant is proposing ownership units for the project. Accordingly, the applicant has requested a Tentative Tract Map to create parcels and provide airspace for 33 units. This will allow the applicant to sell the individual units and maintain master parcels that will be owned by the HOA. These parcels will include the common areas and private streets. The project will be required to submit Conditions, Covenants, and Restrictions (CC&R's) that will be reviewed and approved by the City.

Development Agreement and Contents

Briefly, a development agreement is a contract between a municipality and property owner, executed as part of the development approval process. As part of the agreement, the local government promises not to change the affected property's planning and zoning regulations during the development process, in exchange for the developer's promise to abide by a defined set of conditions regulating the use of the site. That is, unless otherwise provided in the agreement, the rules, regulations, and official policies governing the site's permitted uses, density, design, improvements, and construction are those that are incorporated within the development agreement.

Development Agreement No. 2012-02 (DA No. 2012-01) guarantees the applicant will develop the 2.68-acre parcel at 1049 Golden Avenue in accordance with the agreement's provision and site plan. The applicant also agrees to dedicate approximately 20 feet along Golden Avenue to enable Golden Avenue to be designated as a secondary arterial with an 80' foot right-of-way, pay all Development Fees which include but are not limited to fees, charges, and exactions imposed by the City upon development of the Project on the Site. In addition, the Applicant will be required to pay requisite fees, including but not limited to, application fees, processing fees, development fees, impact fees, mitigation fees, park fees, storm drain fees, sewer fees, affordable housing in-lieu payment(s), creation of a Community Facilities District (CFD), and other related or like charges or fees.

Development Standards in the R-3 District:

Since the developer will enter into a Development Agreement with the City, the development standards set forth for the R-3 District are not strictly applicable. Further,

§23.23.030 of the Placentia Municipal Code states that when a development meets the requirements of the R-1 District or PUD District, the developer shall obtain a use permit. Essentially, the code requires that if a development within an R-3 District is less intense than what is permitted by right, discretionary permission from the Planning Commission is required. Again, the use of a Development Agreement in this case overrides this consideration.

If the developer were to develop a project by right in the R-3 District, the following development standards would be in effect. Due to the Development Agreement process, the "proposed" standards will be utilized:

	Required	Proposed	Notes
Density	25 dwelling units/acre	12.5 dwelling units/acre	Less than Requirement
Building Site Area	8,000 square feet	+/- 9,100 square feet	Complies With Requirement
Lot Width	80 Feet	40 feet to 50 feet and 72 feet to 82 feet	Provided for in the DA
Height	35 Feet	23'-24"	Complies With Requirement
Lot Coverage	60%	60%	Complies with Requirement
Building Setbacks	Front: 15 Feet (Public Street) Side: 5 Feet Rear: 10 Feet Green Belt: 10 feet	Varies from 5 feet to 18 feet 4 feet or 8 feet b/w buildings 5 feet to 10 feet 3 feet	Provided for in the DA Provided for in the DA Provided for in the DA Provided for in the DA
Parking	Two (2) Spaces/Dwelling unit, 15% Guest spaces (10)	Two (2) car garage spaces/Du, 1 spaces per unit (33)	Provided for in the DA and exceeds requirement
Open Space	200 sq. ft./unit	Min 200 sq. ft./unit plus 1,558 sq. ft. of Community Area	Complies With Requirement

CEQA:

As described in the attached Initial Study/Negative Declaration, in accordance with CEQA (California Public Resources Code §§ 21000-21177) and pursuant to § 15063 of the California Code of Regulations, the City of Placentia, acting in the capacity of lead Agency, is required to undertake the preparation of an Initial Study to determine if the proposed Project would have a significant environmental impact. An Initial Study was prepared by Tierra West Advisors and it was concluded that a Negative Declaration would be prepared. The City of Placentia prepared a Notice of Intent to adopt a Negative Declaration and was recorded with the Orange County Recorder's to establish the review period of February 19, 2013 through March 12, 2013. The review period was also extended as part of the Planning Commission continuation of the public hearing for the proposed project.

FINDINGS

Tentative Tract Map

1. That the proposed map is consistent with the General Plan.

The proposed Tentative Tract Map is to support the construction of 33 units on the site. In an overall review of the General Plan, the proposed 33 unit development is consistent with the policies and goals. More specifically, it is the policy of the General Plan Land Use Element (1.1) "Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City's suburban atmosphere." Furthermore it is the objective of the City's Housing Element to provide additional areas for housing development and maximize the potential for a variety of housing types.

2. That the site is physically suitable for the type and density of development.

The subject site is a 2.68 acre parcel, which exceeds the 9,000 square foot minimum lot size in the R-3 zone. Based on the size of the parcel, under the current code, the applicant could construct up to 67 units; whereas the proposed project is only proposing 33 units. It is staff's opinion that the overall site plan has been designed to accommodate the units, as well as sufficient parking, landscaping, and open space. Based on this, staff believes that the subject site is adequate to accommodate the R-3 zoning, as well as the proposed development.

3. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

The proposed subdivision is to allow a 33 unit housing development. As part of the site design, the applicant is including active open space area and passive uses. It is staff opinion that these amenities will encourage residents of the community to spend more time outdoors and live a more active lifestyle.

4. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

As part of the review of the application, a preliminary title report was submitted with the application. Although easements have been identified, they are mostly for utility access. All easements will be protected in place and will not be altered by construction of the project.

5. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure wildlife or their habitat.

The subject site is an underutilized parcel developed with one single-family unit with limited vegetation. There are no known areas within the City that host wildlife or their habitat, most particularly species identified as a candidate, sensitive, or special status species. Furthermore, staff prepared an initial study of environmental impact pursuant to the requirements of CEQA. The analysis contained within the initial study determined that no significant impacts are anticipated from the project. As such, it is staff's opinion that the proposed project will not impact wild life resources.

Development Agreement

California Government Code § 65867.5 requires the legislative body find that the provisions of the agreement are consistent with the general plan. The project site is a 2.68 acre site that is developed with a single-family home with a zoning designation of high density multi-family residential.

Since the high density designation envisions the development of multiple units on an underutilized parcel, the prospective development agreement is consistent with the land use category as the property will be developed with the 33 units. In addition, the development agreement will contribute certain payments to ensure that the level of public service is maintained.

General Plan Goals/Policy/Programs that the development agreement project supports include:

Policy 1.1: Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City's suburban atmosphere.

Goal 2: Provide and maintain an adequate level of service for all community public services and facilities.

Policy 2.5: Ensure new developments provide adequate improvements, dedications, and fess to the City to fully cover the projects demand costs on City services and facilities.

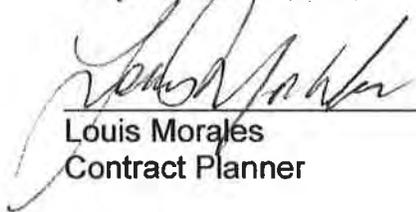
The Development Agreement will yield a public benefit as outlined in the agreement and will establish a Community Facilities District applicable to the project. Among the items listed in the Development Agreement, the project will:

- Contribute to proposed improvements to the Golden Avenue Bridge
- Contribute to a public safety mitigation fee
- Contribute to a park in-lieu fee
- Establish a Community Facilities District (CFD) to off-set fiscal impacts
- Contribute an in-lieu affordable housing fee

ACTIONS:

1. Adopt Resolution PC-2013-08, recommending approval of Tentative Tract Map (TTM) 17489 to the City Council, subject to the attached Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations (Negative Declaration 2012-03).
2. Adopt Resolution No. PC-2013-09, recommending approval of Development Agreement 2012-01 to City Council, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations (Negative Declaration 2012-03).

Prepared and submitted by:



Louis Morales
Contract Planner

Review and approved by:



Kenneth A. Domer
Assistant City Administrator

Attachments:

- | | |
|----------------|---|
| Attachment "A" | Special Conditions of Approval and Standard Development Requirements for Tentative Tract Map (TTM) 17489 and Development Agreement 2012-01. |
| Attachment "B" | Placentia Police Department Standard Development Requirements |
| Attachment "C" | Orange County Fire Authority (OCFA) Site Development Requirements |

Exhibits:

- | | |
|-----------|--|
| Exhibit 1 | Staff Report, Resolutions, and Conditions from 3/12/2013 meeting |
| Exhibit 2 | Tentative Tract Map (TTM) 17489 |
| Exhibit 3 | Site Plan/Conceptual Landscaping Plan |
| Exhibit 4 | Floor Plan/Elevations |
| Exhibit 5 | Initial Study/Mitigated Negative Declaration 2012-03 completed by Tierra West Advisors |
| Exhibit 6 | Development Agreement. |
| Exhibit 7 | OCFA Guideline B-09 |
| Exhibit 8 | Fire Master Site Plan Radius Overlay |
| Exhibit 9 | Traffic Data for Golden Avenue |

RESOLUTION NO. PC-2013-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PLACENTIA APPROVING TENTATIVE TRACT MAP 17489 THEREBY
APPROVING A SUBDIVISION OF THE LOT AND THE CONSTRUCTION
OF 33 HOUSING UNITS LOCATED AT 1049 GOLDEN AVENUE.**

A. Recitals.

(i). Olson Urban Housing LLC, owner of the property located at 1049 Golden Avenue ("Applicant" hereinafter) heretofore filed an application for approval of Tentative Tact Map (Condominium), as described in the title of this Resolution. Hereinafter, in this Resolution, is referred to as the "Application".

(ii). On March 12, 2013, this Commission conducted a duly noticed public hearing, as required by law, continued the public hearing to April 9, 2013 and on April 9, 2013 concluded said hearing prior to the adoption of this Resolution.

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

B. Resolution.

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

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachments "A, B and C"), this development complies with all applicable code requirements and development standards of the "R-3" High Density Multi Family Residential District and Title 22, Building Codes and Regulations of the Placentia Municipal Code.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "High Density Residential", and the proposed use does not involve any change in the land use of the subject site. The proposed project involves the development of a 33 unit housing project.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.75, Development Plan Review and Chapter 23.21, High Density Multiple Family Residential District of the Placentia Municipal Code. City Staff carefully examined the proposed development against the applicable development regulations prescribed in Title 23 (Zoning Ordinance), and determined it to be in substantial compliance. The proposed Development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachments "A, B, and C" contain Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed construction of the 33 units and related on and off-site improvements are in compliance with applicable requirements of the Placentia Municipal Code.

e. That the proposed map is consistent with the General Plan. The proposed Tentative Tract Map is to support the construction of 33 units on the site. In an overall review of the General Plan, the proposed 33 unit development is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan under policy 1.1 to "Large, continuous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City's suburban atmosphere." The subject site is an under developed 2.68 acre site that is improved with one single-family home. Furthermore, it is an objective of the City's Housing Element to increase the overall housing stock within the City. This includes providing sufficient housing to meet the City's share of the Regional Housing Needs Assessment (RHNA). By allowing the proposed project to be constructed there will be an increase in the housing inventory by 32 units. For these reasons, approval of the Tentative Tract Map and Planned Unit Development is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan.

f. That the site is physically suitable for the type and density of development. The subject site is a 2.68 acre parcel, which exceeds the 9,000 square foot minimum lot size in the R-3 zone. Based on the size of the parcel, under the current code, the applicant could construct up to 67 units; whereas he is only proposing 33 units. The overall site plan has been designed to accommodate the units, as well as sufficient parking, landscaping, and open space. Based on this, the subject site is adequate to accommodate the R-3 zoning, as well as the proposed development under a Planned Unit Development Designation.

g. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a 33 unit housing development. As part of the site design, the applicant is including active open space area and passive uses (walking paths and barbecue areas). These amenities will encourage residents of the community to spend more time outdoors and live a more active lifestyle.

h. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. Although several easements have been found, they are mostly for utility access only. All of the easements will be protected in place and will not be altered by the construction of the project.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat. The subject site is an underutilized single family use that only has limited vegetation. There are no known areas within the City that host wildlife or their habitat, most particularly species. Furthermore, an initial study of environmental impact was prepared pursuant to the requirements of CEQA. The analysis contained within the initial study resulted in no significant impacts be anticipated by the project.

j. The intent of the R-3 zone is to provide for the development of multiple-family residential living areas compatible with the neighborhood environment and outdoor recreation potential of the community. The proposed project will create a new 33 unit housing community. The applicant has designed the community in a manner that accomplishes all of the

goals of the General Plan and Zoning Code, while avoiding significant impacts to the neighboring properties by utilizing proper site design, good architecture, and providing active community open spaces. Furthermore, the proposed design will enhance the streetscape, thus providing a pleasing aspect to those driving on Golden Avenue.

k. The proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City. Currently the site is underutilized with one single-family structure. The applicant is proposing to use a Bungalow architectural style, which includes tile roofs, window plant-on treatments, covered porches with embellished rock veneer treatment. Furthermore, the applicant has proposed several types of trees that complement this style. The combination of architectural style and proposed landscaping, will serve to enhance the site and provide an aesthetic enhancement to the entire area, since it is an overall upgrade to the property and augments the quality of the streetscape.

l. The development meets the overall requirements of the zoning code. Other than set back (front & rear) on some spaces, the proposed development meets the specific requirements of the zoning code. The reduced setbacks will not impact the adjoining properties due to the overall site layout and design of the buildings. As such, the setbacks generally conform to the overall requirements of the zoning code.

m. The development site and overall density meets the gross requirements of the zoning code. The subject site is 2.68 acres, which far exceeds the minimum 9,000 square foot lot size for the R-3 zone. Under the maximum density for this size of a property (25 units/acre), the applicant would be allowed to construct 67 units. Instead, the applicant is only proposing 33 units (12.5 units/acre). Accordingly, the density is below the gross requirements set forth in the Municipal Code.

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that Negative Declaration No. 2013-02, adopted with respect to the project was prepared in compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, et seq., and the Environmental Impact Report Guidelines of the City of Placentia and that the Council

review and consider the information contained in said Negative Declaration with respect to the Application;

(b). The City Council find and determine that, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

(c). The City Council find that facts supporting the above-specified findings are contained in the Negative Declaration, the staff report and exhibits, and the information provided during the public hearing conducted with respect to the Application and the Negative Declaration. Mitigation measures will be made a condition of approval of said project and are intended to mitigate and/or avoid environmental effects identified in the Negative Declaration.

4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Tentative Tract Map 17489, as modified herein, and specifically subject to the conditions set forth in Attachments "A, B, and C" attached hereto and by this reference incorporated herein.

5. The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 9th day of April 2013.

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 9th day of April, 2013, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9th day of April, 2013, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

RESOLUTION NO. PC-2013-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA
RECOMMENDING THE CITY COUNCIL APPROVE DEVELOPMENT
AGREEMENT NO. 2012-01 FOR THE DEVELOPMENT OF THE 2.68-ACRE
PROPERTY AT 1049 GOLDEN AVENUE BY OLSON URBAN HOUSING LLC.**

DEVELOPMENT AGREEMENT NO. 2012-01

A. Recitals.

(i). Olson Urban Housing LLC, owner of the property located at 1049 Golden Avenue ("Applicant" hereinafter) heretofore filed an application for approval of Development Agreement No. 2012-01, as described in the title of this Resolution. Hereinafter, in this Resolution, is referred to as the "Application".

(ii). The City and Applicant have faithfully negotiated the Development Agreement pursuant to the procedures described in California Government Code § 65867, which authorizes cities to enter into development agreements with any person having a legal or equitable interest in real property for the development of such property.

(iii). On March 13, 2013, this Planning Commission conducted a duly noticed public hearing, as required by law, and continued the public hearing to April 9, 2013 wherein the Planning Commission concluded said hearing prior to the adoption of this Resolution.

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

B. Resolution.

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

1. The Planning Commission hereby finds that the Development Agreement between the City and Applicant conforms with the policies and programs of the General Plan.

2. (a). The Planning Commission hereby recommends: The City Council of the City of Placentia find that Negative Declaration No. 2013-02, adopted with respect to the project was

prepared in compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, et seq., and the Environmental Impact Report Guidelines of the City of Placentia and that the Council review and consider the information contained in said Negative Declaration with respect to the Application;

(b). The City Council find and determine that, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

(c). The City Council find that facts supporting the above-specified findings are contained in the Negative Declaration, the staff report and exhibits, and the information provided during the public hearing conducted with respect to the Application and the Negative Declaration. Mitigation measures will be made a condition of approval of said project and are intended to mitigate and/or avoid environmental effects identified in the Negative Declaration.

3. The Planning Commission, based upon the testimony and information presented at the public hearing, hereby adopts Resolution NO PC-2013-09, recommends the City Council approve the Development Agreement between the City and Olson Urban Housing LLC in the form attached hereto as "**Exhibit A**" and incorporated by this reference.

4. The Secretary shall certify the adoption of this Resolution.

ADOPTED AND APPROVED this 9th day of April 2013

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 12th day of March, 2013, and was continued to April 9, 2013 and passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9th day of April, 2013, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Attachment "A"

Conditions of Approval and Standard Development Requirements for Tentative Tract Map 17489

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions of Approval listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING CONDITIONS OF APPROVAL OF TENTATIVE TRACT MAP 17489 (TTM No. 17489) SHALL BE FULLY COMPLIED WITH PRIOR TO THE FINAL INSPECTION FOR USE AND OCCUPANCY OF THE PREMISES.

CITY PLANNING DIVISION:

1. The approval of Tentative Tract Map No. 17489 allows for the construction as described within Development Agreement No. 2012-01 related to 1049 Golden Avenue.
2. Approval of Tentative Tract Map No. 17489 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any federal, State, County, and City of Placentia Municipal Code.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said action by the City of Placentia Planning Commission.
4. Tentative Tract Map No. 17489 shall expire two (2) years from the date of final approval, if not implemented. An application may be made to the Director of Development Services for a one (1) year extension. No more than one (1) extension shall be permitted.
5. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse

financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

6. The Director of Development Services (the "Director") is authorized to make minor modifications to the approved preliminary plans or any conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
7. The approved architecture style, finished material, and colors shall be Bungalow, as noted in the approved plans. Changes to the facades and/or colors shall be subject to the review and approval of the Director.
8. Pursuant to the approval of the Development Agreement, the following development standards shall apply:
 - Number of units: 33
 - Density: 12.5 units/acre
 - Parking: 2 spaces per unit within a garage and 33 guest spaces (15 on driveways and 18 spaces within the project site)
 - Front Setback: 5 feet to 10 feet depending on plan
 - Rear Setback : 5 feet to 10 feet depending on plan
 - Distance b/w buildings: 8 feet to 10 feet depending on plan
9. The units shall consist of the sizes and type as set forth on the approved plans.
10. Prior to the submittal of working drawings, five (5) site plans shall be submitted for the review and certification of the Director of Development Services and shall include the following information:
 - a. All Special Conditions of Approval and Standard Development Requirements of Tentative Tract Map No. 17489.
 - b. Include any project revisions on the site plan. Additionally, include separate sheets with approved Special Conditions of Approval, Standard Development Requirements.
 - c. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - d. Full site plan notes, details and dimensions.
 - e. Location of transformers, meters and other aboveground appurtenances.

11. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
 - a. An exterior lighting plan showing location, type and design of fixtures and areas of illumination (photometric). Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
 - b. Complete landscape and irrigation plans.
 - c. Postmaster approval of the location and design of the mailboxes, if applicable.
 - d. Samples of all colors, textures and materials.
 - e. A detailed site plan showing the location where building related-equipment, facilities and materials will be stored during construction.
 - f. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
 - h. A detailed site plan showing how pedestrians will be protected during construction.

12. Prior to the issuance of building permits, the developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction staging plan shall include measures such as, but not limited to the following:
 - a. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.
 - b. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - c. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and the site.
 - d. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - e. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.

13. All roof mounted equipment and appurtenances shall be screened as an integral part of the architectural design, subject to the review and approval of the Director of Development Services and the Chief Building Official.
14. Roofing materials shall comply with the City's Roofing Policy on file with the City Building Division.
15. Applicant/builder shall comply with all applicable Water Quality Management Plan (WQMP) requirements and Best Management Practices (BMPs) to control pollutant run-off from the subject site during construction. Applicant to provide plan to be approved by the Public Works Department.

Prior to final release of the buildings:

- a. All Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
 - b. Landscape and irrigation plans shall be approved and on file with the City Building Division and all landscape materials established and irrigation system properly functioning.
16. Complete project Landscape and irrigation plans shall comply with the provisions of Chapter 23.77, Xeriscape of the Placentia Municipal Code.
 17. During grading and construction, site shall be regularly sprinkled with water to minimize fugitive dust emissions. Also, compliance shall be required with the permitted working hours as specified in § 23.81.170, Grading, construction and maintenance of real property of the Placentia Municipal Code. Signs shall be posted at all construction entrances to the project site indicating the permitted working days and hours.
 18. Applicant shall comply with the City's Noise Control Ordinance, Chapter 23.76 of the Placentia Municipal Code.
 19. Applicant/builder is responsible, at its sole cost and expense, to cause all project related cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, Applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior

to issuance of a certificate of occupancy. Applicant/builder shall provide the City with "as built" plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way.

20. Applicant/Builder shall establish a rodent abatement program prior to the demolition of existing structures on the property, or before any other on or off-site work. A detailed description of how this program will work shall be submitted to the City Planning Division for approval prior to obtaining a demolition permit.
21. Prior to the final release of the structure, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
22. The applicant/property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter at all times. Graffiti shall be removed by the applicant/property owner within 48 hours of defacement and/or upon notification by the City.
23. Applicant shall provide a plan that indicates the manner in which adjacent structures are protected against noise, vibration and other factors relating to the drilling, grading and construction of the proposed water well facility. Plan shall be submitted prior to any construction work conducted on the subject property.
24. Applicant shall provide sufficient written notice to adjacent property owners as to the drilling, grading and construction schedule of the proposed development of 33 units. Notice shall include a telephone number and a name of a contact person for registering complaints or comments
25. Property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and liter. Graffiti shall be removed by the applicant/property owner within 72 hours of defacement and/or upon notification by the City.
26. Litter shall be regularly removed from the premises, including adjacent public sidewalks, and from all areas under the control of the applicant.
27. Prior to the final of building permits, the applicant shall record CC&R's on the property to govern the maintenance, repair and improvement of all common areas. This shall include, but not be limited to, the landscaping, all utilities, exterior of buildings, exterior lighting, internal streets, and walkways. Additionally, the CC&R's shall require all trash receptacles to be stored in the garages of the units (except during pick-up day) and shall prohibit parking anywhere on the site, except in garages and marked guest parking spaces. CC&R's shall run with the land and shall not expire. Prior to recording of the CC&R's, the applicant shall

submit the CC&R's to the City Attorney for review and approval. A copy of the recorded CC&R's shall be provided to the Director to be included with the project file.

CITY BUILDING DIVISION:

28. All building structures plans shall be designed and prepared by a licensed California architect or engineer.
29. Grading plans shall be prepared by a registered, licensed California civil engineer and shall be approved by the City Engineering Division prior to the issuance of any building permits.
30. All construction shall comply with the 2010 Uniform Building Code (CBC 2010), Uniform Plumbing/Mechanical (CPC 2010), National Electrical Code (CEC 2010), License Ordinance (Sub-contractor list), State of California Energy Conservation Standards, Flood Plain Management Regulations
31. Unless otherwise identified within the Development Agreement, fees shall be paid prior to recordation of final map or issuance of building permits as follows: County Sewer Fee; Building Permit, Plan Check, Contractor/Sub. License Fees; Recreation/Park in-lieu Fees; Curb Identification Fee
32. All contractors and subcontractors shall obtain a City business license. Developer/Applicant shall request a standard subcontractor form from the City Building Division prior to the issuance of any building permits. This standard form shall be completed and submitted to the City Business License Division prior to release of a Certificate of Occupancy.

CITY ENGINEERING DIVISION:

33. Applicant will modify the proposed wall along Golden Avenue to provide adequate sight distance (line-of-site) for motorists making left turn from the project entrance/exit onto Golden Avenue to the satisfaction of the City Engineer.
34. Applicant shall provide a grading plan prepared by State registered engineer detailing site construction and elevations.
35. The applicant shall process and record offsite Southern California Edison and Yorba Linda Water District easements to the satisfaction of the City Engineer prior to issuance of building permits. No easements along Golden Avenue shall be granted to any agency or utility prior to City Dedication and acceptance of Golden Avenue right-of-way dedication.
36. An encroachment permit for work in public right of way is required and all applicable best management practices and procedures for storm water protection (NPDES and MS4) shall be employed.

37. Block perimeter walls and landscape irrigation systems require separate permit. The block wall along the west side of the property shall be no less than eight (8) feet in height as measured from the high side.
38. TTM 17489 shall comply with provisions of Title 22 of the Placentia Municipal Code and the latest edition of the State Subdivision Map Act.
39. Project entry street shall be 24 feet wide with parking prohibition on each side.
40. Applicant shall pay all applicable impact fees, plan check, and inspection charges prior to building permit issuance unless otherwise required by the Development Agreement.
41. Parkway culvert shall convey 10 year storm event. Onsite retention shall be provided to offset 10 year post development impact.
42. A Utility Plan shall be provided prior to approval of final grading plan.
43. Applicant shall provide a Landscape Plan using City approved trees for Golden Avenue.
44. Applicant shall widen and improve Golden Avenue to comply with Orange County/City of Placentia undivided secondary arterial road standard along project frontage to the satisfaction of the City Engineer.
45. Right of Way dedication for Golden Avenue shall be completed for street and utility purposes along with the filing of the final map. Easements for utilities and access across private streets to be filed with final map.
46. Any conflicting pipelines shall be removed or relocated prior to final grading approval.
47. TTM 17489 shall be annexed into the City Street Lighting District and Landscape Maintenance District prior to issuance of occupancy permit.
48. Applicant to submit a final hydrology study for the subdivision to the satisfaction of the City Engineer.
49. Street and striping plans shall be prepared to the satisfaction of the City Engineer.
50. A final soils report and grading plan shall be prepared by a state registered engineer.
51. All utilities shall be placed underground.
52. Vehicular access from Golden Avenue shall be limited to one location as shown on TTM Map No. 17489.

53. Improvement plans shall be prepared by a state registered engineer to the satisfaction of the City Engineer.
54. Survey monuments shall be set in accordance with the Subdivision Map Act.
55. Security to guarantee performance and labor and materials shall be posted in amounts prescribed by the Subdivision Map Act.

CITY POLICE DEPARTMENT:

56. Developer/Applicant shall comply with Placentia Police Department standard development requirements for security (See Attachment "B")

ORANGE COUNTY FIRE AUTHORITY:

57. Developer/Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) and provide City with applicable proof of OCFA necessary approvals. (See Attachment "C")

RESIDENTIAL AND INDUSTRIAL / COMMERCIAL STANDARD DEVELOPMENT REQUIREMENTS TTM 17489

THE FOLLOWING SHALL APPLY IF CHECKED

BUILDING DIVISION

Compliance required with the latest

- 2012 California Building Code
- 2012 California Plumbing and Mechanical Code
- 2012 California Electrical Code
- License Ordinance (Sub-Contractor List)
- Flood Plain Management Regulations
- State of California Energy Conservation Standards
- Handicap Requirements

ENGINEERING DIVISION

STREETS

Dedications

- Street Rights-of-Way
- Vehicular access rights to arterial highways

Improvements

- Grading, paving, curb and gutter, sidewalks, medians on arterial highways, storm drains

Miscellaneous

- Installation of survey monuments
- Street Naming Committee to approve all street names
- Treewells, planters, storm drains, sewer lines
- No easements to be granted to any agency or individual prior to issuance of building permits except to the City of Placentia
- Sidewalk / Utility
- Vehicle Access (emergency)
- Project address shall be provided prior to issuance of any City permits

UTILITIES

Undergrounding

- Existing overhead facilities
- Proposed utilities

- Pipelines**
Relocation or removal of existing pipelines

- Provide**
Sewer mains and laterals
 Approved conduit for cable television
 Ornamental street lights

- Services**
 Water service by City approved agency
 Sewer service by City approved agency
 Annexation to Placentia Street Lighting District

MEDIANS

- Arterial Highway Medians** (where required)
Construct one-half of median, including landscaping or pay for one-half cost of construction and installation

MAINTENANCE DIVISION

- Provide**
Street trees, fifteen (15) gallon or larger size at maximum ft. o.c.
 Species
 Sprinkler system
 Sprinkler Controller (type and number of stations)

PLANNING DIVISION

- Expiration**
Expires two (2) years from the date of approval unless used or an extension is requested and approved
- Garage**
Electric garage door openers required where driveways are less than twenty (20) feet in length
- Roof-Mounted Equipment or Appurtenances**
Completely screened from public view
- Mailboxes**
Approved by the Postmaster
- Sales Office**
Copies of the current Placentia Zoning and General Plan Land Use maps displayed at all times

O.C. SANITATION DISTRICT

- Permit**
Required of industrial and commercial users for discharge of waste water directly or indirectly to the District's sewerage facilities

O.C. FIRE PROTECTION AUTHORITY

HYDRANT

- Provide the following hydrants:
Number Size Capacity
- All hydrants, valves, and mains installed and operable prior to construction with combustible materials

MISCELLANEOUS

- Parking**
Permitted only in approved spaces for private drives. Signs provided noting prohibition of parking in unauthorized areas
- Trash Storage Areas**
Approved one (1) hour fire separation or sprinklers for those connected to or immediately adjacent to any structure
- Fire Alarm System**
Local alarm and evacuation system installed and maintained
- Decorative Grills or Bars**
Provided with breakaway devices

PERMITS

- Permits necessary for the following prior to installation and / or use**
1. Underground storage tanks for flammable liquids
 2. Flammable liquids dispensing equipment
 3. Operation using flammable or toxic liquids
 4. Storage of more than six (6) gallons of Class I or Class II flammable liquids

FEES - CHARGES - DEPOSITS

Fees, charges, and deposits shall be paid prior to issuance of grading and / or building permits.

BUILDING

- County sewer
 Building permit and plan check

- Recreation / park in-lieu
- Curb identification
- General and sub-contractor's business license fees

ENGINEERING

Fees and Charges

- Storm drain acreage
- Sewer acreage
- Engineering plan check and inspection
- Final subdivision map check
- Street name and traffic control sign
- Arterial street soil test
- Thoroughfare acreage
- Mission bell street lights
- Arterial highway median construction
- Arterial highway median landscaping
- Traffic Impact

Deposit

- Street tree maintenance
- Pre-acceptance street cleaning
- Street light advance maintenance and energy
- Grading Bond

PLANNING

- Landscape plan check

PLANS

ENGINEERING

Submit five (5) copies of the following to the City Engineer prior to issuance of building permits

- Grading plan and Drainage Plan
- Street improvement plan
- Sewer plan
- Storm drain plan
- Preliminary composite utility / plot plan
- Tract map
- Parcel map
- Landscape plan for sight distance clearance

Provide

- City Engineer with "as-built" construction plans for the above items

MAINTENANCE

Approval by the Maintenance Division of the following prior to the issuance of building permits

- Landscape Plans

Provide Maintenance Division Superintendent with "as-built" originals of irrigation systems for

- Street trees
 Planters
 Landscaped medians
 Sprinkler Controller (type and number of stations)

PLANNING DIVISION

Applicable to all development or significant redevelopment greater than 5,000 square feet:

- Prior to issuance of building permits, submit a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on site to control predictable pollutant run-off.
- Prior to recordation of a map for subdivision of land and if determined applicable by City / EMA official(s), submit a WQMP that identifies the application and incorporation of those routine structural and non-structural BMPs outlined in the countrywide NPDES Drainage Area Management Plan Appendix detailing implementation of BMPs not dependent on specific land uses for approval of the City and EMA official(s)
- Prior to issuance of grading or grubbing and clearing or surface mining or paving permits, obtain coverage under the NPDES Statewide Industrial Storm water Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to City / EMA official(s)

C.C. & R.'s

- Provide***
Planning Division with three (3) copies of C.C. & R.'s prior to approval of the final map
- Record***
C.C. & R.'s prior to or simultaneously with the recordation of the final tract or parcel map

Attachment "B"
Placentia Police Department Standard Development Requirements

PLACENTIA POLICE DEPARTMENT

APPLICATION: Tentative Tract Map No. 17489

STANDARD DEVELOPMENT REQUIREMENTS RESIDENTIAL

The following standards shall be required for all residential developments. No modifications shall be made without the approval of the Police Chief.

RESIDENTIAL SECURITY

Sliding Glass Doors

Shall be of tempered glass with locking bolt that grips door and frame together and prevents the door from being pried in an upward direction. The strike area shall be reinforced to prevent prying and disengagement of the locking bolts. Anti-lift out device(s) shall be installed in the upper channel above the moving panel to prevent raising and removal from the tract while in the closed position.

Other Doors

Except for vehicular access doors, all exterior swinging doors of any residential building and attached garage, including the door leading from the garage area into the dwelling unit, shall be equipped as follows:

All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths

(1 3/4) inches, or with panels not less than nine-sixteenths (9/16) inch thick.

Metal doors of hollow construction shall be of a minimum 16 gauge steel with reinforcement to maintain the design thickness of the door when any locking device is installed. Metal jambs shall be used.

Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb.

A single or double door shall be equipped with a double or single cylinder deadbolt lock. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a hardened, rotating steel cylinder guard, a minimum of five pin tumblers, and shall be connected to

the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter. A dual locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided it meets all other specifications for locking devices.

The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch into the head and threshold of the door frame.

Glazing in exterior doors or within forty (40) inches of any locking mechanism shall be of fully tempered glass or rated burglary resistant glazing, except when double cylinder deadbolt locks are installed.

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by minimum of two screws, which

(Doors, continued)

must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior from the exterior by removing the hinge pins. Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle one hundred-eighty degree (180°) door viewer.

Upon occupancy by the owner or proprietor, each single unit in tract or multi-unit development, constructed under the same general plan, shall have locks using combinations which are interchange free from locks used in all other separate dwellings, proprietorships or similar distinct occupancies.

Windows

No Louvered windows shall be used.

All windows shall have a locking mechanism(s) which when in a closed and locked position, shall be constructed so as to prevent the window from being opened or removed by external force or prying.

Address

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than four (4) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers shall be displayed on the rear of building.

There shall be positioned at each entrance of a multiple-family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the

viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than four (4) inches in height, which is easily visible to approaching vehicular and/or pedestrian traffic.

Lighting

Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one hundredths (.25) foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.

The open parking lot is to be lighted during hours of darkness with a minimum of one (1) footcandle of light on the parking surface during the hours of darkness. Tree and lights are to be coordinated and not located in the same spot. Provide a photometric plan with landscape plan showing compliance. Lighting devices shall be protected by weather and vandalism resistant covers.

Ladders

Ladders leading to the roof shall do so from the interior of the building.

Other

CC&R's to require Homeowners' Association to petition City Council for resolution enabling enforcement of traffic regulations on private streets by police (Section 211 07.7 State of California Vehicle Code).

Attachment "C"
Orange County Fire Authority (OCFA) Special Conditions of Approval

Prior to the issuance of building permits

Fire Master Plan (service code PR145)- This plan will demonstrate all turning radii, street widths, fire hydrant locations, etc.

Methane Investigation/Mitigation (services codes PR170-PR176)- It will need to be determined if the proposed project is located in an "administrative boundary." These areas are determined by the Department of Oil, Gas & Geothermal Resources (D.O.G.G.R.) as areas that may have methane present in the soil. If the property is in an administrative boundary, soil testing will be required. Depending on the results of the testing, methane mitigation may be required.

Fire Sprinkler System (service codes (PR400-PR465)

ORANGE COUNTY FIRE AUTHORITY

Planning & Development Services Section

1 Fire Authority Road, Building A Irvine, CA 92602 714-573-6100 www.ocfa.org

Fire Master Plans for Commercial & Residential Development



Approved and Authorized by

Guideline B-09

Laura Blaul
Fire Marshal / Assistant Chief

January 1, 2011

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills
Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan
Villa Park • Westminster • Yorba Linda • and Unincorporated

PLANNING DIVISION REPORT

APPLICATION: 771117489 DA 201201 W0201203

EXHIBIT: 7

PAGE 1 OF 3

DATE: 4-9-13

2) Number of Fire Apparatus Access Roads Required:

- a) One is required if any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire access roadway. That access is to be measured by an approved route around the exterior of the building (see Section 9: Access to Structures).
- b) More than one road is required if it is determined that access by a single road may be insufficient due to terrain, location, travel distance, potential fire or life-safety hazards, or other factors that could limit access or if vehicle congestion, railways, or weather conditions could impair the single entry point. Supplementary access points shall be located to facilitate evacuation and emergency operations and minimize congestion or obstruction during an emergency incident.
 - i. A minimum of two vehicle access points is required for any development containing 150 or more residential units.
 - ii. A secondary access point may also be required for commercial projects more than 124,000 sq.ft. in building area. Requirements may vary depending on factors such as building use, expected vehicle and occupant load on site, traffic stacking, or impact on surrounding streets. When specified, OCFA staff will coordinate with the local jurisdiction's community development and public works or engineering departments.

3) Location of Fire Apparatus Access Roads:

For purposes of determining the suitability of public roads and fire access roadways for staging fire apparatus and facilitating fire suppression operations for a particular structure, the following criteria shall apply:

- a) To protect fire apparatus, personnel, and equipment from damage and injury from falling debris, the edge of fire access roadways serving multi-story buildings should be located no closer than 10 to 30 feet from the building, the actual distance being a function of overall building height with consideration given to building construction, presence of openings, and other potential hazards. As distances greater than 40 feet inhibit the use of vehicle-mounted ladders while distances closer than 20 feet do not allow for a proper laddering angle, the edge of fire lanes serving structures four or more stories in height shall be located between 20 and 40 feet from the building. These distances are measured from the face of the building to the top edge of the curb face or rolled curb flow line nearest the structure. To ensure that vehicular access and egress from dead-end fire access roadways serving multi-story buildings are maintained at all times, staging areas shall be provided along the roadway to permit fire apparatus to pass ladder trucks that have outriggers extended. Consideration shall be given to the length of the roadway, roof and building design, obstructions to laddering, and

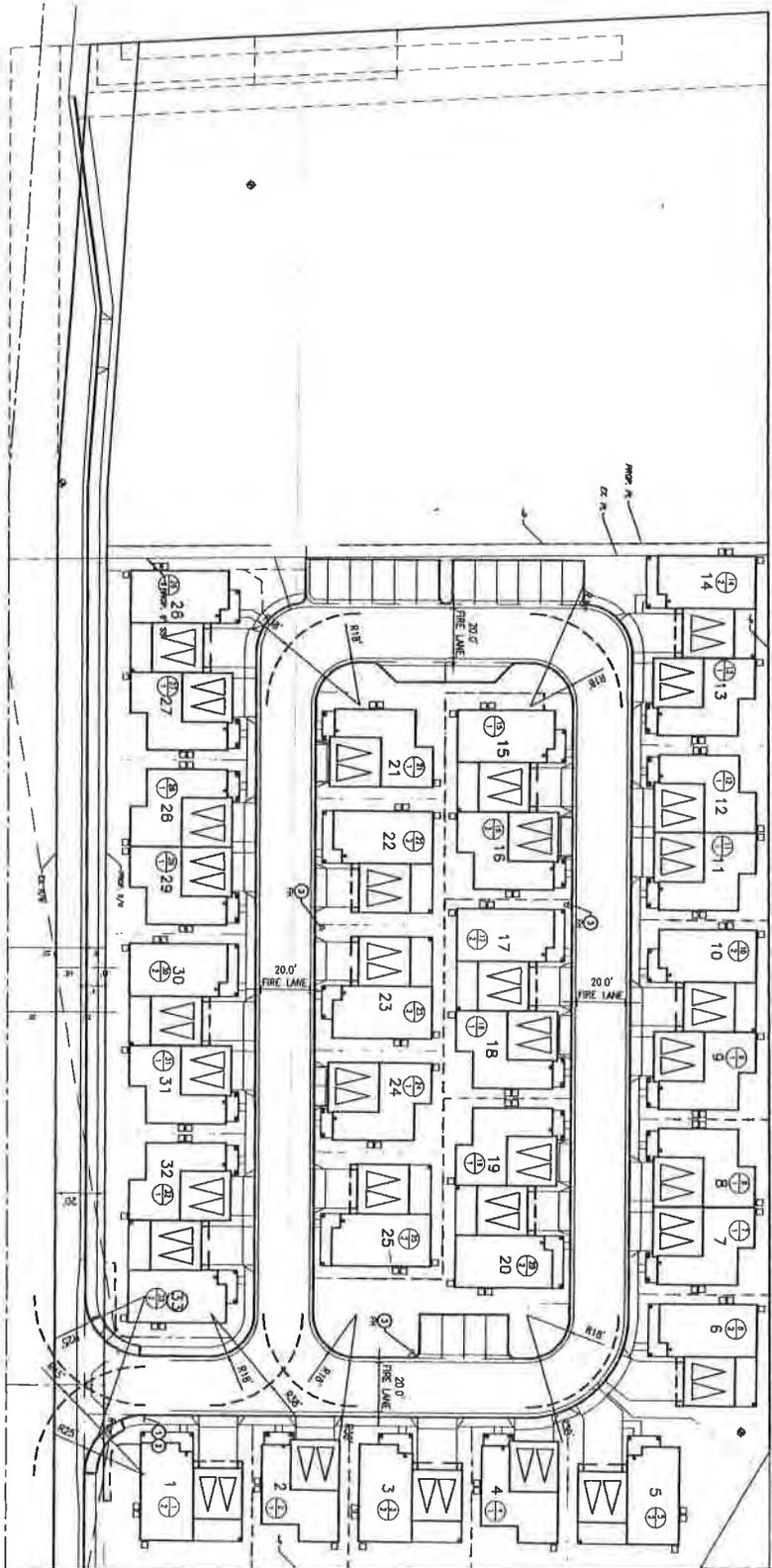
- 7) Fire Apparatus Access Road Grade - The grade for access roads shall not exceed 10% or 5.7 degrees (7% or 4 degrees in Irvine unless otherwise approved by the City Engineer). The grade may be increased to a maximum of 15% or 8.5 degrees for approved lengths of access roadways, when all structures served by the access road are protected by automatic fire sprinkler systems. Cross-slope shall not be greater than 2% for paved access roadways.
- 8) Inside and Outside Turning Radii - The inside turning radius for an access road shall be 17 feet or greater. The outside turning radius for an access road shall be 38 feet or greater. As fire apparatus are unable to negotiate tight "S" curves, a 56-foot straight leg must be provided between these types of compound turns or the radii and/or road width must be increased accordingly. See Attachment 6. *Note: to accommodate the OCFA's largest fire apparatus an inside and outside turning radius of 20 and 42 feet, respectively, is recommended and requested.*
- 9) Dead-end Access Roadways - Dead-end roadways in excess of 150 feet shall be designed and constructed with approved turnarounds or hammerheads. Turnarounds shall meet the turning radius requirements identified above. The minimum cul-de-sac radius is 38 feet with no parking allowed. The maximum length of a cul-de-sac road without mid-way turnarounds or other mitigating features is 800 feet. See Attachment 7. *Note: to accommodate the OCFA's largest fire apparatus, an outside turning radius of 42 feet or larger is recommended and requested.*
- 10) Bridges - When a bridge is required as part of an access road, it shall be a minimum of 20' in width and designed and constructed to accommodate a total weight of 68,000 pounds. Apparatus weight is distributed as 46,000 pounds on tandem rear axles and 22,000 pounds on the front axle.
- 11) Median breaks - Where medians or raised islands are proposed that prevent emergency apparatus from crossing over into opposing traffic lanes, breaks or pass-throughs may be required to be provided. The location and design specifications for the pass-throughs shall be coordinated with the city/County public works or engineering department.

3. Fire Access Roadway Identification

Fire lane identification will be required when it is necessary to restrict parking of vehicles in order to maintain the required width of fire access roadways for emergency vehicle use. Unlawful use of fire lanes will be enforced by the local law enforcement agency in accordance with the California Vehicle Code (CVC). See Attachment 8.

- A. Sign and Curb Marking Options - Areas designated as a fire lane require an acceptable method of marking that shall be approved prior to installation. Examples of dimensions and acceptable options for signage installations and markings are found in Attachments 9 through 14. The following methods are acceptable means of identifying designated fire lanes for public and private streets. Choose either option 1 OR option 2 below.





BUILDING SUMMARY

PLAN TYPE	BUILDING AREA (SF)

GENERAL NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

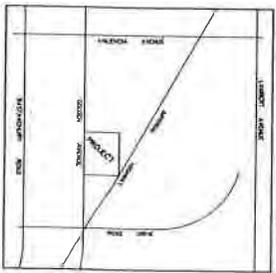
- SIGNING NOTES:**
- 1. SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
 - 2. SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER.
 - 3. SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT.
 - 4. SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIVISION.
 - 5. SHALL BE REVIEWED AND APPROVED BY THE BOARD OF SUPERVISORS.
- NOTES:**
- 1. ALL BUILDING PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
 - 2. OCCUPANCY SHALL BE IN ACCORDANCE WITH THE IBC.
- LEGEND:**
- A FIRE HOSEWAY
 - B FIRE ALARM
 - C FIRE EXTINGUISHER
 - D FIRE EXTINGUISHER
 - E FIRE EXTINGUISHER
 - F FIRE EXTINGUISHER
 - G FIRE EXTINGUISHER
 - H FIRE EXTINGUISHER
 - I FIRE EXTINGUISHER
 - J FIRE EXTINGUISHER
 - K FIRE EXTINGUISHER
 - L FIRE EXTINGUISHER
 - M FIRE EXTINGUISHER
 - N FIRE EXTINGUISHER
 - O FIRE EXTINGUISHER
 - P FIRE EXTINGUISHER
 - Q FIRE EXTINGUISHER
 - R FIRE EXTINGUISHER
 - S FIRE EXTINGUISHER
 - T FIRE EXTINGUISHER
 - U FIRE EXTINGUISHER
 - V FIRE EXTINGUISHER
 - W FIRE EXTINGUISHER
 - X FIRE EXTINGUISHER
 - Y FIRE EXTINGUISHER
 - Z FIRE EXTINGUISHER

REGISTERED CIVIL ENGINEER'S STATEMENT:

I, the undersigned, being a duly licensed and registered civil engineer in the State of California, do hereby certify that the above described building has been designed and constructed in accordance with the provisions of the Building Code of the City of Placentia, California, and the provisions of the Building Code of the State of California, and that the same is safe and sound and suitable for the use and occupancy therefor.

DATE: _____

BY: _____



PLANNING DIVISION REPORT
 APPLICATION: Fm 17489 DA 2012-09 ND 2012-03
 EXHIBIT: 8
 PAGE 1 OF 1
 DATE: 4-9-13

Average Daily Traffic Volumes Quality Traffic Data, LLC

QTD PROJ/LOC #: 600179 - 023	GPS COORDINATES: 0
ON STREET: Golden Ave	START DATE: Thursday, November 10, 2011
CROSS STREETS: Valencia Ave to East City Limit	VICINITY: City of Placentia, CA

AM COUNTS					PM COUNTS					
	NB	SB	EB	WB		NB	SB	EB	WB	
00:00			1	4	12:00			22	28	
00:15			1	0	12:15			25	36	
00:30			1	3	12:30			16	19	
00:45			1	0	12:45			17	80	
01:00			2	2	13:00			24	25	
01:15			2	2	13:15			19	29	
01:30			1	0	13:30			32	30	
01:45			1	6	13:45			29	104	
02:00			0	0	14:00			27	43	
02:15			0	2	14:15			16	27	
02:30			0	1	14:30			31	25	
02:45			2	2	14:45			39	113	
03:00			0	0	15:00			43	25	
03:15			0	1	15:15			70	100	
03:30			1	0	15:30			37	47	
03:45			0	1	15:45			29	179	
04:00			0	0	16:00			28	32	
04:15			0	0	16:15			23	51	
04:30			0	0	16:30			50	44	
04:45			0	0	16:45			42	143	
05:00			0	1	17:00			41	43	
05:15			0	1	17:15			40	42	
05:30			0	4	17:30			28	43	
05:45			0	0	17:45			31	140	
06:00			2	7	18:00			38	35	
06:15			1	2	18:15			35	39	
06:30			1	8	18:30			32	42	
06:45			4	8	18:45			35	140	
07:00			2	11	19:00			22	46	
07:15			5	16	19:15			27	29	
07:30			8	19	19:30			20	29	
07:45			11	26	19:45			18	87	
08:00			16	27	20:00			25	16	
08:15			39	44	20:15			16	20	
08:30			139	82	20:30			14	19	
08:45			60	254	20:45			13	68	
09:00			13	26	21:00			21	14	
09:15			25	47	21:15			11	12	
09:30			18	29	21:30			11	13	
09:45			25	81	21:45			8	51	
10:00			14	18	22:00			12	11	
10:15			27	22	22:15			10	10	
10:30			18	41	22:30			6	8	
10:45			16	25	22:45			5	33	
11:00			18	22	23:00			7	7	
11:15			17	16	23:15			4	1	
11:30			11	21	23:30			6	2	
11:45			28	74	23:45			3	20	
TOTALS:			531	677	1208	TOTALS:		1158	1345	2503

SPLIT	44.0%	56.0%	32.6%	SPLIT	46.3%	53.7%	67.4%
PEAK HOUR	08:00	08:30	08:00	PEAK HOUR	14:45	15:15	14:45
PH VOLUME	254	268	520	PH VOLUME	189	209	384
PHF	0.46	0.59	0.59	PHF	0.68	0.52	0.56

DAY'S TOTAL				
NB	SB	EB	WB	TOTAL
		1689	2022	3711

QUALITY TRAFFIC DATA, LLC
 9701 W Pico Blvd, Suite 205, Los Angeles, CA, 90035
 Phone: 310-341-0019 Fax: 310-807-9247 Info@QualityTrafficData.com

PLANNING DIVISION REPORT
 APPLICATION: TRM 17489 DA 2012-01 NB 2012-03
 EXHIBIT: 9
 PAGE 1 OF 1
 DATE: 4-9-13



Piacentia Planning Commission

Agenda Staff Report

AGENDA ITEM NO.: 4	DATE: March 12, 2013	PUBLIC HEARING: Yes
APPLICATION(S): Tentative Tract Map (TTM 17489) Development Agreement (DA 2012-01), Negative Declaration (Neg. Dec. 2012-03)		
DESCRIPTION: To permit the construction of a 33 unit residential condominium project and subdivision on a 2.68-acres site and to consider Tentative Tract Map (TTM 17489), Development Agreement (DA 2012-01) and related environmental determinations at 1049 Golden Avenue in the High Density Multi-Family Residential (R-3) District.		
RELATED APPLICATIONS: TTM 17489, DA 2013-01		
APPLICANT: Olson Urban Housing LLC: John Reischl		
PROPERTY OWNER: Olson Urban Housing LLC		
LOCATION: 1049 Golden Avenue		
CEQA DETERMINATION: Negative Declaration 2013-02; California Public Resources Code § 21092 and Guidelines §§ 15070, et seq.		
ZONING: High Density Multi-Family Residential (R-3) District		APN(S): 334-020-03
GENERAL PLAN: High Density Residential	CITY COUNCIL ACTION REQUIRED: Yes	
PREPARED BY: Louis Morales, Contract Planner		
REVIEWED BY: Kenneth A. Domer, Assistant City Administrator, Development Services		

REQUEST:

To permit the development of a 33-unit housing project (the "Project") proposed by Olson Urban LLC (the "Applicant"). The 33-unit Project will be comprised of 11 single-family detached and 22 single-family paired units on a 2.68 acre site, located at 1049 Golden Avenue in the High Density Multi-Family Residential (R-3) District. The request will also require review and recommendations for approval of a Tentative Tract Map, Development Agreement, and the adoption of a Negative Declaration.

BACKGROUND:

The 2.68 acre site consists of one parcel and is essentially rectangular in shape (the "Site"). The Site is currently improved with a 2,000 square foot single-family structure that is currently vacant, which will be demolished as part of the Project improvements.

The Applicant submitted a pre-application for the proposed project on August 30, 2012 and staff provided the Applicant with comments and corrections to the project plans. The Applicant submitted a full submittal on November 29, 2012.

The Applicant is currently in escrow for the purchase of the property and entered in the current escrow on December 29, 2012.

On February 19, 2013, a Notice of Intent to adopt a Negative Declaration was recorded with the Orange County Recorder's office.

Subject Site and Surrounding Land Uses:

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Existing vacant single family residence	"High Density Residential"	"R-3"
Proposed	Demolish existing single family residence and construct 33-units and related on/off site improvements	"High Density Residential"	"R-3"
North	Multi-Family Residential	"High Density Residential"	"R-3"
South	Single-Family located in the City of Yorba Linda	—	—
East	Multi-Family Residential	"High Density Residential"	"R-3"
West	Active Oil Well	"High Density Residential"	"R-3"

The site contains an existing single family residential structure that will be demolished according to State and City of Placentia regulations. The applicant proposes to construct 33-units comprised of 11 single-family detached units and 22 paired homes (duplexes). All units will be two stories and two floor plans will be offered for the detached and paired units respectively.

The proposal requires the approval of a Tentative Tract Map to enable the subdivision of the project site and a Development Agreement negotiated between the City of Placentia and the Applicant, Olson Urban LLC that will grant the Applicant the vested right to develop the 2.68 acre parcel into a 33-unit housing project.

RECOMMENDATION:

City Planning Division is recommending approval of Tentative Tract Map (TTM) 17489, and Development Agreement 2012-01, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements and related environmental determinations (Negative Declaration 2012-03).

INTRODUCTION, DISCUSSION, AND ANALYSIS:

The proposed development by Olson includes the construction of 33 units (22 paired homes and 11 single family homes) and on-site parking. A summary of the unit plans is as follows:

Single-Family Detached Homes

Plan	Type	Size	No. of units
Plan 1	3-Bedroom/2 Bath	1,800 sq. ft	4
Plan 2	3 or 4-Bedroom/2.5 Bath	2,200 sq. ft.	7

Pair Homes (Duplex)

Plan 1	3-Bedroom/2 Bath	1,800 sq. ft	14
Plan 2	3 or 4-Bedroom/2.5 Bath	2,200 sq. ft.	8

All the units will have an enclosed two-car garage. In all plans, the units are two stories, with the garage and general living area (kitchen, dining, and living room) on the first floor and the sleeping area on the second floor. The proposed architecture of the buildings is Bungalow and is discussed further in the "Development Plan Review" section of this report.

Access to the proposed development will be a single street connecting to Golden Avenue. An interior street will be in oval in shape and provide circulation to individual properties. Landscaping, to include a 6' high masonry wall and public sidewalk, will buffer the development from Golden Avenue. The wall will be recessed and stepped back along Golden Avenue from the driveway entrance for the project to allow and provide for vehicular sight-lines. The entry will have a project entry/identification sign. The streets within the project will be private streets and guest parking will be provided at a rate of .5 spaces per unit.

The proposed project will have a common recreation area of approximately 1,558 square feet with landscaping and certain amenities i.e. enhanced pavers, site furniture, trees, etc.

The Applicant's request for land use entitlements includes a Tentative Tract Map, and Development Agreement. A discussion of each follows:

Tentative Tract Map

The applicant is proposing ownership units for the project. Accordingly, the applicant has requested a Tentative Tract Map to create parcels and provide airspace for 33 units. This will allow the applicant to sell the individual units and maintain master parcels that will be owned by a Home Owners Association (HOA). The project will be required to submit

Conditions, Covenants, and Restrictions (CC&R's) that will be reviewed and approved by the City.

Development Agreement and Contents

Briefly, a development agreement is a contract between a municipality and property owner, executed as part of the development approval process. As part of the agreement, the local government promises not to change the affected property's planning and zoning regulations during the development process, in exchange for the developer's promise to abide by a defined set of conditions regulating the use of the site. That is, unless otherwise provided in the agreement, the rules, regulations, and official policies governing the site's permitted uses, density, design, improvements, and construction are those that are incorporated within the development agreement.

Development Agreement No. 2012-02 (DA No. 2012-01) guarantees the applicant will develop the 2.68-acre parcel at 1049 Golden Avenue in accordance with the agreement's provision and site plan. The applicant also agrees to dedicate approximately 20 feet along Golden Avenue to enable Golden Avenue to be designated as a secondary arterial with an 80' foot right-of-way, pay all Development Fees which include but are not limited to fees, charges, and exactions imposed by the City upon development of the Project on the Site, including, but not limited to, application fees, processing fees, development fees, impact fees, mitigation fees, park fees, storm drain fee, sewer fees, affordable housing in-lieu payment(s), creation of a Community Facilities District (CFD), and other related or like charges or fees.

Development Standards in the R-3 District:

Since the developer will enter into a Development Agreement with the City, the development standards set forth for the R-3 District are not strictly applicable. Further, §23.23.030 of the Placentia Municipal Code states that when a development meets the requirements of the R-1 District or PUD District, the developer shall obtain a use permit. Essentially, the code requires that if a development within an R-3 District is less intense than what is permitted by right, discretionary permission from the Planning Commission is required. Again, the use of a Development Agreement in this case overrides this consideration.

If the developer were to develop a project by right in the R-3 District, the following development standards would be in effect. Due to the Development Agreement process, the "proposed" standards will be utilized:

	Required	Proposed	Notes
Density	25 dwelling units/acre	12.5 dwelling units/acre	Less than Requirement
Building Site Area	8,000 square feet	+/- 9,100 square feet	Complies With Requirement
Lot Width	80 Feet	40 feet to 50 feet and 72 feet to 82 feet	Provided for in the DA

Height	35 Feet	23'-24"	Complies With Requirement
Lot Coverage	60%	60%	Complies with Requirement
Building Setbacks	Front: 15 Feet (Public Street) Side: 5 Feet Rear: 10 Feet Green Belt: 10 feet	Varies from 5 feet to 18 feet 4 feet or 8 feet b/w buildings 5 feet to 10 feet 5 feet	Provided for in the DA Provided for in the DA Provided for in the DA Provided for in the DA
Parking	Two (2) Spaces/Dwelling unit, 15% Guest spaces (10)	Two (2) car garage spaces/Du, .5 spaces per unit (18)	Provided for in the DA
Open Space	200 sq. ft./unit	Min 200 sq. ft./unit plus 1,558 sq. ft. of Community Area	Complies With Requirement

Density

Pursuant to the General Plan designation of High Density Residential, the maximum density permitted in the "R-3" High Density Multi Family District is twenty-five (25) dwelling units/acre. This project involves the demolition of one housing unit and the construction of a 33 residential units. There will be a net housing gain of 32 units and the project will be built at a density of 12.5 units/acre.

Access and Interior Circulation

The entrance to the proposed site will be from Golden Avenue at the southeast end of the project site. The proposed interior streets will be private streets owned and maintained by the HOA. The interior streets will be 24 feet in width from curb to curb and will have a 4 foot wide sidewalk on one side of the street throughout the project. Parking on the interior streets and along Golden Avenue will not be permitted. A total of 18 guest parking spaces will be provided within the project, which is provided at a rate slightly above .5 spaces per unit.

Architecture:

All the buildings have been designed with *Bungalow* architectural style. The Bungalow style is typical in suburban infill development. The look includes tile roofs, window plantation treatments, and covered porches with embellished rock veneer treatment on columns and lower walls. The majority of the walls will have a stucco finish and the rear facades of the structures along Golden Avenue will be enhanced with window casings to provide a visual upgrade from Golden Avenue.

Landscaping:

The project is providing approximately 3,700 sq. ft. of landscaping in the HOA maintained areas, of which, approximately 1,558 sq. ft. is the passive recreation area. The proposed site landscaping enhances the architecture of the buildings, improves, site

appearance and streetscape, and provides natural shade area to the project site. The landscape will be reviewed and approved by the City.

CEQA:

As described in the attached Initial Study/Negative Declaration, in accordance with CEQA (California Public Resources Code §§ 21000-21177) and pursuant to § 15063 of the California Code of Regulations, the City of Placentia, acting in the capacity of lead Agency, is required to undertake the preparation of an Initial Study to determine if the proposed Project would have a significant environmental impact. An Initial Study was prepared by Tierra West Advisors and it was concluded that a Negative Declaration would be prepared. The City of Placentia prepared a Notice of Intent to adopt a Negative Declaration and was recorded with the Orange County Recorder's to establish the review period of February 19, 2013 through March 12, 2013.

FINDINGS

Tentative Tract Map

1. That the proposed map is consistent with the General Plan.

The proposed Tentative Tract Map is to support the construction of 33 units on the site. In an overall review of the General Plan, the proposed 33 unit development is consistent with the policies and goals. More specifically, it is the policy of the General Plan Land Use Element (1.1) "Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City's suburban atmosphere." Furthermore it is the objective of the City's Housing Element to provide additional areas for housing development and maximize the potential for a variety of housing types.

2. That the site is physically suitable for the type and density of development.

The subject site is a 2.68 acre parcel, which exceeds the 9,000 square foot minimum lot size in the R-3 zone. Based on the size of the parcel, under the current code, the applicant could construct up to 67 units; whereas the proposed project is only proposing 33 units. It is staff's opinion that the overall site plan has been designed to accommodate the units, as well as sufficient parking, landscaping, and open space. Based on this, staff believes that the subject site is adequate to accommodate the R-3 zoning, as well as the proposed development.

3. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

The proposed subdivision is to allow a 33 unit housing development. As part of the site design, the applicant is including active open space area and passive uses. It is staff opinion that these amenities will encourage residents of the community to spend more time outdoors and live a more active lifestyle.

4. **That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

As part of the review of the application, a preliminary title report was submitted with the application. Although easements have been identified, they are mostly for utility access. All easements will be protected in place and will not be altered by construction of the project.

5. **That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure wildlife or their habitat.**

The subject site is an underutilized parcel developed with one single-family unit with limited vegetation. There are no known areas within the City that host wildlife or their habitat, most particularly species identified as a candidate, sensitive, or special status species. Furthermore, staff prepared an initial study of environmental impact pursuant to the requirements of CEQA. The analysis contained within the initial study determined that no significant impacts are anticipated from the project. As such, it is staff's opinion that the proposed project will not impact wild life resources.

Development Agreement

California Government Code § 65867.5 requires the legislative body find that the provisions of the agreement are consistent with the general plan. The project site is a 2.68 acre site that is developed with a single-family home with a zoning designation of high density multi-family residential.

Since the high density designation envisions the development of multiple units on an underutilized parcel, the prospective development agreement is consistent with the land use category as the property will be developed with the 33 units.

General Plan Goals/Policy/Programs that the development agreement project supports include:

Policy 1.1: Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City's suburban atmosphere.

Goal 2: Provide and maintain an adequate level of service for all community public services and facilities.

Policy 2.5: Ensure new developments provide adequate improvements, dedications, and fess to the City to fully cover the projects demand costs on City services and facilities.

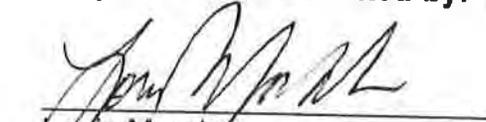
The Development Agreement will yield a public benefit as outlined in the agreement and will establish a Community Facilities District applicable to the project. Among the items listed in the Development Agreement, the project will:

- Contribute to proposed improvements to the Golden Avenue Bridge
- Contribute to a public safety mitigation fee
- Contribute to a park in-lieu fee
- Contribute an in-lieu affordable housing fee

ACTIONS:

1. Adopt Resolution PC-2013-08, recommending approval of Tentative Tract Map (TTM) 17489 to the City Council, subject to the attached Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations (Negative Declaration 2012-03).
2. Adopt Resolution No. PC-2013-09, recommending approval of Development Agreement 2012-01 to City Council, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations (Negative Declaration 2012-03).

Prepared and submitted by:


Louis Morales
Contract Planner

Review and approved by:


Kenneth A. Domer
Assistant City Administrator

Attachments:

- | | |
|----------------|---|
| Attachment "A" | Special Conditions of Approval and Standard Development Requirements for Tentative Tract Map (TTM) 17489 and Development Agreement 2012-01. |
| Attachment "B" | Placentia Police Department Standard Development Requirements |
| Attachment "C" | Orange County Fire Authority (OCFA) Site Development Requirements |

Exhibits:

- | | |
|-----------|--|
| Exhibit 1 | Tentative Tract Map (TTM) 17489 |
| Exhibit 2 | Site Plan/Conceptual Landscaping Plan |
| Exhibit 3 | Floor Plan/Elevations |
| Exhibit 4 | Initial Study/Mitigated Negative Declaration 2012-03 completed by Tierra West Advisors |
| Exhibit 5 | Development Agreement. |



CITY OF PLACENTIA
401 E. CHAPMAN AVENUE, PLACENTIA, CA 92870

**NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION FOR
33-Unit Golden Avenue Housing Development**

Notice is hereby given that the City of Placentia has completed an Initial Study for the construction of the 33-Unit Golden Avenue Housing Development project, located at 1049 Golden Avenue, near the intersection of Rose Drive and E. Imperial Highway in the City of Placentia, Orange County, California. The proposed project is the construction of 33 Single-Family units (11 detached and 22 attached) on a 2.63 acre site. The housing units will be for-sale units and the project calls for the review and approval of a Tentative Tract, a Planned Unit Development, and a Development Agreement. In addition the development calls for certain street improvements, public safety fees, and certain parkland fees to be paid to the City.

The site is currently underutilized and improved with a vacant single-family home that will be demolished to accommodate the proposed housing project. The project site is immediately surrounded by multi-family residential to the North, East and West, and Single-Family residential to the South. There is an active oil well located to the west of the site. The site is designated High Density Residential 25.0 DU/Acre max. on the City's General Plan land use policy map and is zoned HDR, High Density Residential on the City's zoning map. The project as proposed will be developed at the density of 12.5 DU/Acre.

An Initial Study has been completed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The Initial Study was undertaken for the purpose of determining whether the project could have a significant effect on the environment. On the basis of the Initial Study and supporting analysis, the City of Placentia, as Lead Agency, has concluded that the project will not have a significant effect on the environment and has therefore prepared a Draft Negative Declaration. The Initial Study reflects the independent judgment of the City of Placentia.

The 20-day public review period for the Draft Mitigated Negative Declaration and Initial Study document begins Tuesday, February 19, 2013 and ends Monday, March 11, 2013. Copies of the Initial Study and Draft Negative Declaration are on file for public review at the following location:

City of Placentia, Development Services Department, 401 East Chapman Avenue, Placentia, CA 92870

A public hearing on the Negative Declaration before the Placentia Planning Commission is scheduled on at 6:30 P.M. on March 12, 2013, at Placentia City Hall, 401 East Chapman Avenue.

Any person wishing to comment on this matter must submit such comments in writing. Comments must be received in the office of the Development Services Department no later than March 11, 2013. Please send comments to:

Mr. Louis Morales, Planner
Development Services Department
401 East Chapman Avenue
Placentia, CA 92870

POSTED

FEB 19 2013

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: AB DEPUTY

INITIAL STUDY/CHECKLIST

**Olson Company
33-Unit Golden Avenue Housing Development**

1049 Golden Avenue
Placentia, California



PLACENTIA
CALIFORNIA *A pleasant place to live.*

Lead Agency:

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870

Applicant:

Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740-2751

Prepared By:

Tierra West Advisors, Inc.
2616 East 3rd Street
Los Angeles, CA 90033

POSTED

FEB 19 2013

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____

A handwritten signature in black ink, appearing to be "AP".

DEPUTY

February, 2013

INITIAL STUDY/INITIAL STUDY CHECKLIST

**The Olson Company
33-Unit Housing Development**

LEAD AGENCY:

**City of Placentia
Development Services
401 East Chapman Avenue
Placentia, CA 92870
Contact: Mr. Ken Domer, Assistant City Administrator
714.993.8117**

PREPARED BY:

**Tierra West Advisors, Inc.
2616 East 3rd Street
Los Angeles, CA 90033
Contact: Mr. John Yonai
Mr. Louis Morales
323.265.4400**

POSTED

FEB 19 2013

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: ARJ DEPUTY

February, 2013

1.0 INTRODUCTION

The City of Placentia Development Services Department (the “Lead Agency”) is reviewing a development proposal submitted by the Olson Company (the “Developer”) to construct a 33-unit housing project with supporting parking (the “Project”) on a property located at 1049 Golden Avenue (the “Project Site”). Following preliminary review of the Project, the City of Placentia determined that it is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA).

The Project involves the development of 11 single-family detached homes and 22 paired homes. The Project Site consists of a 2.63-acre site located on the north side of Golden Avenue just west of the North Rose Drive and Imperial Highway intersection in the City of Placentia. Section 2.0 of this Initial Study provides the project description.

1.1 PURPOSE

The Project will require approval of certain discretionary actions by the City of Placentia and other governmental agencies. Therefore, the Project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA).

The purpose of this Initial Study/Checklist is to inform the decision makers of the potential environmental impacts resulting from the proposed project and (1) identify the issue area of the checklist that may have impacts; (2) provide the Lead Agency with information for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for the Project; (3) enable the applicant or Lead Agency to modify a project; (4) facilitate environmental assessment early in the design of the Project; (5) eliminate needless EIRs.

2.0 PROJECT DESCRIPTION

2.1 Project Location

Regionally, the project site is located within the northeast quadrant of the Orange Freeway Route 57 and the Riverside Freeway Route 91 interchange and located just west of the Rose Drive and Imperial Highway intersection. The Project Site is approximately 2.5 miles east of the Orange Freeway Route 57 and approximately 4 miles north of the Riverside Freeway Route 91 (See Exhibit 2-1).

Locally, the Project Site is located in the northeastern area of the City and is located at 1049 Golden Avenue between California Street and Rose Drive (See Exhibit 2-2). The Project Site is generally flat and has access from the south side of the Project Site from Golden Avenue. The Project as proposed will have access from Golden Avenue.

2.2 Existing Land Uses

The approximately 2.63-acre Project Site consists of one parcel, Assessors Parcel Number (APN) 344-020-03.

The existing site is currently improved with an unoccupied single-story single-family detached structure with a detached 2-car garage. The single-family structure unit is approximately 2,000 square feet. The structure is a wood frame structure with a gable type roof. The existing home will be demolished as part of the project site improvements. The Project Site aside from the existing single-family structure is essentially a vacant under utilized parcel.

2.3 Surrounding Land Uses

The project site is located within a mix of commercial retail, single-family, and multi-family uses. Land uses immediately adjacent to the project are as follows:

North: Multi-family residential.

East: Multi-family residential.

South: Single-family detached residential located in the City of Yorba Linda.

West: An oil well and Single-family detached housing uses further west.

2.4 Existing Zoning and General Plan

The City of Placentia General Plan Land Use Policy Map and Zoning Map designates the project site as High Density Multiple-Family Residential (R-3).

The following paragraph from the Land Use Element of the General Plan defines the High density residential (R-3)

“The High Density Residential designation is intended to accommodate multiple family residences such as apartments. The High Density Residential designation permits a maximum development of 25 dwelling units per acre.

Zoning districts compatible with High Density Residential designation include High-Density Multi-Family (R-3), Residential Planned Community (PRC) and Planned Unit Development (PUD).”

The following is the description of the purpose of the R-3 zoning designation as stated in the City of Placentia Municipal Code.

“The purpose of the “R-3” district is to stabilize and maintain the residential character of the district for medium high density apartment living with substantial space for cooperative used facilities and open spaces. The maximum allowable density of this district shall be twenty-five units per acre. (Ord. 85-O-105 (part), 1984: Ord. 72-O-119 § 1, 1972: prior code § 25-42)”

The City of Placentia General Plan was originally adopted in 1973 and has gone through periodic amendments and revisions. The City previously went through a General Plan update and had put together an administrative draft that was not pursued or adopted. A current General Plan update is being prepared. The current General Plan and Zoning designation of the Project Site permits the development of the residential at a density of 25 dwelling units to the acre or a maximum of 65 units. Under the current General Plan update, the City of Placentia is not considering a change and proposes to maintain the High Density Residential designation of the Project Site, which will allow for the development of up to 65 units on the Site. The proposed project if approved will assist the City of Placentia in meeting its Regional Housing Needs Assessment (RHNA). The Proposed Project will be consistent with the Housing Element Program HE-1.7: Vacant and Underutilized Land Inventory. As follows:

“To provide additional areas for housing development and maximize the potential for a variety of housing types, the City will identify vacant and underutilized sites for development of residential units. Additionally, the City will maintain and update an inventory of these sites on an annual basis. The City will provide information about these sites to housing developers through printed materials available at City Hall and electronically on the City’s website.”

2.5 Project Characteristics

The 2.68-acre project site is located on a lot with frontage on the south side along Golden Avenue and will be the access point to the Project Site. The Project Site is bounded by single-family residential to the north, east, and south.

Initial Study / Checklist – Olson Company 33-Unit Housing Development

The Project applicant proposes to demolish the existing improvements on the Project Site and develop 11 single-family attached homes 22 single-family paired homes. The Project will offer 2 floor plans for the single family detached homes and 2 floor plans for the paired homes as follows:

Plan	Type	Stories	Size in sq. ft.	No. of Homes
Single-Family Detached Home				
Plan 1	3-Bdrm/2 BA	2	1,800	4
Plan 2	3-Bdrm/2BA	2	2,200	7
Total				11
Paired Homes (Duplex)				
Plan 1	3-Bdrm/2.5 BA	2	1,800	14
Plan 2	3-Bdrm/2.5 BA	2	2,200	8
Total				22

Uses and Parking: The mixture of homes with will be distributed throughout the Site and the project requires 99 parking spaces (66 covered spaces within a garage and 33 open spaces). The project complies with the parking as each unit will have a 2-car garage (66 spaces) and 15 units will provide the required 3rd open parking space on the driveway (15 open parking spaces) and an additional 18 open parking spaces within the Site for a total of 99 parking spaces. The guest parking will be provided in excess of the industry standard of .5 parking spaces per unit.

Access: The Project primary access will be off Golden Avenue and will provide new sidewalks as required along the entire frontage of the Project Site and will include dedication for widening of Golden Avenue to establish Golden Avenue as a secondary arterial. Any and all required improvements will be the responsibility of the Developer.

Density: The Project proposes to be built at 12.5 dwelling units per acre. The Project Site under the current General Plan designation and zoning may be developed at a density of 25 units per acre or a maximum 67 units. The Project will also require approval of a Tentative Tract Map, Planned Unit Development (PUD), and a Development Agreement.

Open Space and Landscaping: The Project will have internal pedestrian and vehicle circulation with ample walkways and some units will have driveways. The roadways will be private streets and there will be 4'-0" wide sidewalks on one side of the private streets. The Project will also have open space provided in the form of a Pocket Park and will have recreation type amenities.

Development Agreement: The proposed project entails the pursuit of a Development Agreement (DA) between the City and Developer. The DA will address certain impact fees resulting from the development of the Project relative to public safety, off-site improvements, guest parking, park land fees, setbacks, and distance between buildings.

2.6 Project Phasing

Development of the project site would occur under one permit in multiple phases. Land development – one phase and homebuilding – multiple phases.

2.7 Project Approvals

The City as Lead Agency for the proposed Project has discretionary authority over the proposed Project. In order to implement the Project, the applicant would need to obtain, at minimum, the following discretionary permits/approval:

- Planning Commission approval of the environmental determination, Planned Unit Development (PUD), Development Agreement (DA), and Tentative Tract Map (TTM). City Council approval will also be required for the project entitlements, DA and TTM.
- Building Permits
- Grading Permits
- Right-of-Way Permits

City of Placentia
Initial Study / Checklist – Schaner Ranch Homes

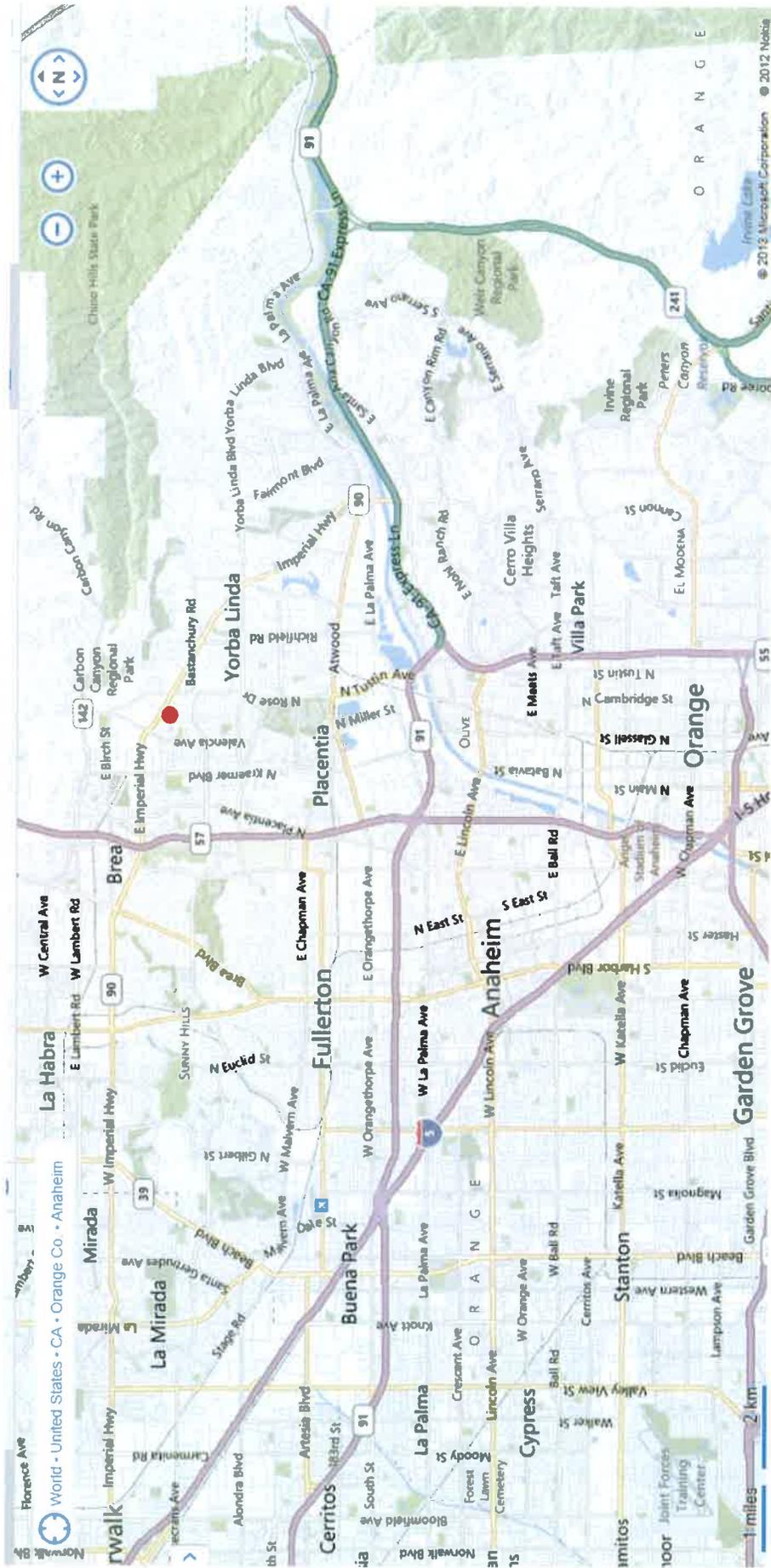


Exhibit 2-1
Regional Map

City of Placentia
Initial Study / Checklist – Schaner Ranch Homes

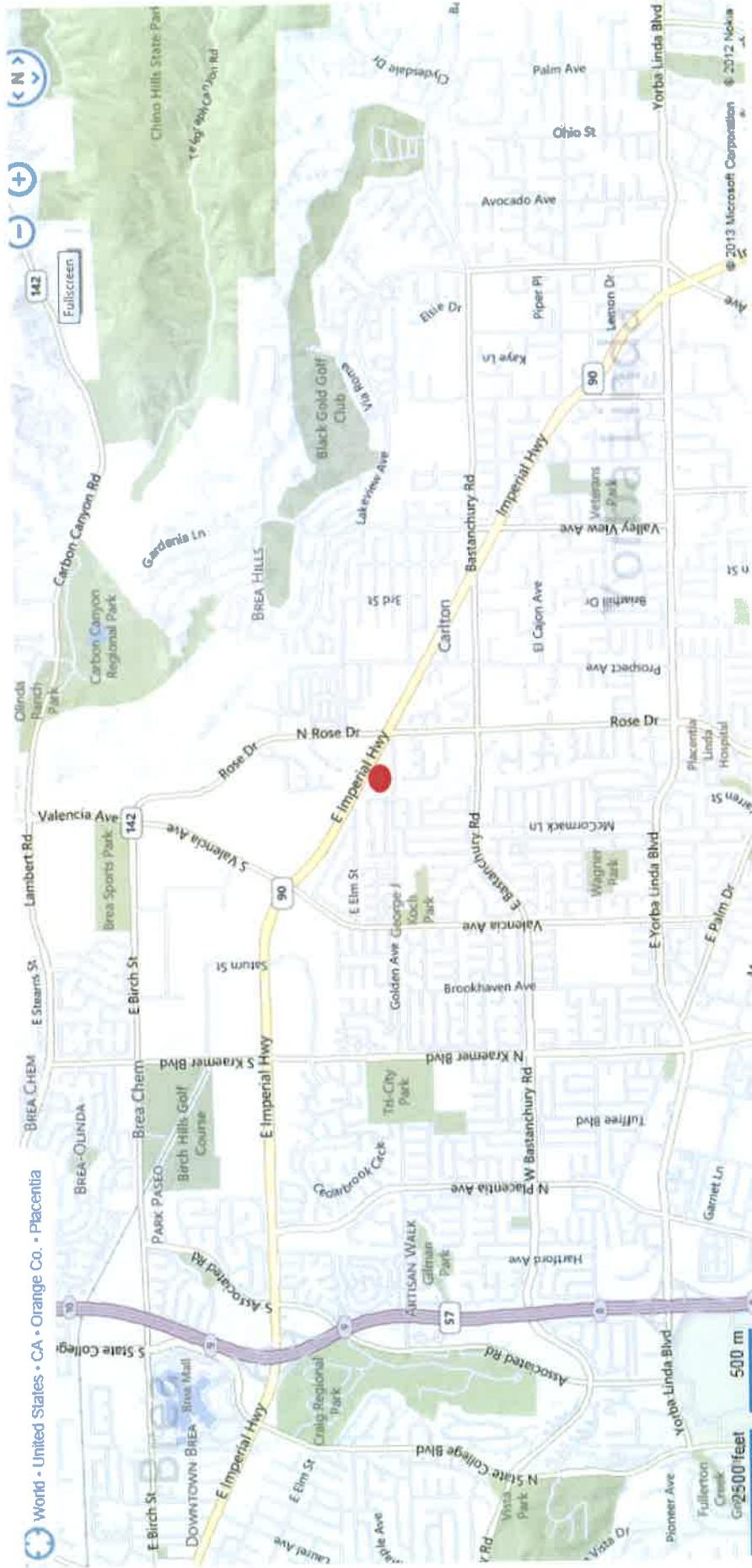


Exhibit 2-2
Vicinity Map

3.0 INITIAL STUDY/CHECKLIST

3.1 Background

1. **Project Title:** Olson Company 33-Unit Golden Avenue Housing Development – 1049 Golden Avenue

2. **Lead Agency Name and Address:**

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870

3. **Contact Person(s) and Phone Number:**

Louis Morales, Project Manager/Planner
(714) 993-8124
(310) 350-0220

4. **Project Location:** The project site is located at 1049 Golden Avenue just west of the Imperial Highway and Rose Drive intersection.

5. **Project Applicant Name and Address:**

Olson Urban Housing, LLC
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740

6. **General Plan Designation:** High Density Residential

7. **Zoning:** R-3 Zone

8. **Description of Project:** The project applicant proposes to develop 33 for-sale homes (22 paired homes and 11 single-family detached homes) on a 2.68-acre site, which is currently developed with a single-family home approximately 2,000 square feet. The existing structure will be demolished to allow for the proposed development. The proposed project will have a full compliment of the required on-site parking.

9. **Surrounding Land Uses:**

North: Multi-family residential
East: Multi-family residential
South: Single-family residential
West: Commercial (Oil-well)

10. **Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement)**

South Coast Air Quality Management District (SCAQMD), Orange County Fire Authority (OCFA), Yorba Linda Water District (YLWD).

3.2 Environmental Factors Potentially Affected

The environmental factors reviewed will not be potentially affected by this project as indicated by the checklist on the following pages

3.3 Evaluation of Environmental Impacts

This section analyzes the potential impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

Aesthetics	Land Use and Planning
Agriculture Resources	Mineral Resources
Air Quality	Noise
Biological Resources	Population and Housing
Cultural Resources	Public Services
Geology and Soils	Recreation
Green House Gas Emissions	Transportation/Traffic
Hazards and Hazardous Materials	Utilities and Service Systems
Hydrology and Water Quality	

The following Initial Study Checklist is recommended by the CEQA Guidelines and used by the City of Placentia in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation measure as referenced.

For the evaluation of potential impacts, the questions in the initial Study Checklist are stated and to each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered significant.
- **Less Than Significant Impact With Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation

measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.

- **Potentially Significant Impact.** The development will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

The findings of this Initial Study are summarized in the Table 1-1 provided below and on the following pages.

**Table 1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetic Impacts. <i>Would the project:</i>				
a) Have a substantial adverse affect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrades the existing visual character of the site and its surroundings?				X
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	

Section 3.1 Aesthetic Impacts. *Would the project:*

- a) *Have a substantial adverse affect on a scenic vista? **No Impact.***

The City is generally level and there are no scenic views. No protected views are present in the immediate area that could be affected by the Project. Thus, no impacts are anticipated in this regard.

- b) *Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **No Impact.***

The Project Site is not located along a scenic highway and no scenic resources exist on-site. Thus, no impacts are anticipated in this regard.

- c) *Substantially degrade the existing visual character of the site and its surroundings? **No Impact.***

The Project Site is currently an underutilized parcel with a vacant single-family structure. Approval of the project will allow for the development of a new 33-unit housing development, which will enhance the streetscape on Golden Avenue. No impact is expected since the Project will upgrade the existing visual character or quality of the Site and its surroundings.

- d) *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? **Less Than Significant Impact.***

Residential development as proposed is considered to be a light sensitive receptor. New lights will added to the Site as part of the Project; however, it is not anticipated that the amount of the light from the Site would affect views in the area. Nevertheless the City will impose conditions and restrictions that will prohibit any and all lights from illuminating other properties or the public right-of-way. Thus, any potential impacts are at a level that is less than significant.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.2 Agriculture and Forestry Resources Impacts. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g))?				X
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				X

Section 3.2 Agriculture and Forestry Resources Impacts. *Would the project:*

- a) *Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
No Impact.

The City of Placentia is an urbanized area that is mostly built out with only infill development potential. There are no agricultural lands within the City's boundaries. Furthermore, the City's General Plan does not include provisions for agricultural uses in the future. No agricultural activities are located within either the project site or on adjacent parcels. As a result, no impacts are anticipated

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
No Impact.

No agricultural activities are presently located within either the project site or on adjacent parcels. Additionally, the project site is not subject to a Williamson Act contract. As

result, no impacts on existing or future Williamson Act contract will result from the proposed project's implementation.

- c) *Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g))?* **No Impact.**

Placentia is located within an urban area and no forest lands are located within the City. As a result, no impacts on forest land or timber resources will result from the development of the proposed project.

- d) *Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?* **No Impact.**

The project site is located within an urban area. No forest lands are located within the City. There will be no loss or conversion of forest lands as a result of the proposed project. As a result, no significant adverse impacts are anticipated with the development of the proposed project.

- e) *Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?* **No Impact.**

No agricultural activities or farmland uses are located within the project site. As previously noted the surrounding properties of the site are developed and no agricultural activities are located within the project site or surrounding area. The proposed project will not involve the conversion of any existing farmland area to urban uses and no significant adverse impacts are anticipated.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.3 Air Quality Impacts. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?				X

Section 3.3 Air Quality Impacts. *Would the project:*

- a) *Conflict with or obstruct implementation of the applicable air quality plan? **No Impact.***

The proposed project, based on its size, is not considered by the South Coast Air Quality Management District (SCAQMD) to be regionally significant. As a result, the proposed project would not be in conflict with, or result in an obstruction of, the applicable SCAQMD standards relative to the Air Quality Management Plan (AQMP). The proposed project will not result in any significant adverse impacts related to the AQMP.

- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Less than Significant Impact.***

The proposed project once occupied the long-term emissions will be below thresholds considered to by SCAQMD to be significant. However during the construction phase of the proposed project certain items relative to dust control, construction traffic and deliveries, proper construction vehicle maintenance, and minimizing construction vehicle idling to meet SCAQMD District Rule 403 would be followed to further reduce any potential impact to the level that is less than significant.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? **Less than Significant Impact.***

As previously indicated, the long-term emissions from the proposed project will result in daily emissions that will not exceed the SCAQMD's thresholds. As a result, and potential cumulative air quality impacts are considered to be less than significant

- d) *Expose sensitive receptors to substantial pollutant concentrations? **Less than Significant Impact.***

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. The residential uses as proposed are considered to be sensitive receptors. The construction of 33 units will not result in any toxic emissions. As a result, the potential impacts on sensitive receptors are considered to be less than significant.

- e) *Create objectionable odors affecting a substantial number of people? **No Impact.***

SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, food processing plants, chemical plants, refineries, landfills, and businesses involved in fiberglass molding. Residential dwelling units do not typically create objectionable odors; as such no impact is anticipated.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.4 Biological Resources Impacts. <i>Would the project have a substantial adverse effect:</i>				
a) Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				X
b) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) On federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Section 3.4 Biological Resources Impacts. *Would the project have a substantial adverse effect:*

- a) *Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? **No Impact.***

As indicated in previous sections, the City of Placentia is located in an urbanized area. No native remains in the vicinity of the project site due to the areas past development. The plants located on the project site are limited to grasses and overgrown ruderal vegetation. There are various species of trees that are located on the project site and the

landscaping is in poor condition. There are no sensitive or unique biological resources located within the adjacent properties. As a result no impacts on any candidate, sensitive, or special species will result from the proposed project.

- b) *On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? **No Impact.***

There are no native or riparian plant habitats found within the project site or in the adjacent properties. The plants located on the project site are limited to grasses and ruderal vegetation. No “blue-line” streams are located within the project site. The nearest designated “blue-line” stream is the Prado Flood Control Basin Wash, which is located approximately 250 feet west of the Project site. As a result, no significant adverse impacts on natural or riparian habitats will result from the development of the proposed project.

- c) *On federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **No Impact.***

The project site and the adjacent properties do not contain any natural wetland habitat. No “blue-line” streams are located within the project site. The nearest designated “blue-line” stream is the Prado Flood Control Basin Wash, which is located approximately 250 feet west of the project site. As a result, the proposed project will not impact any protected wetland area or designated “blue-line” stream.

- d) *In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? **No Impact.***

The project site is currently underdeveloped and the plants located on-site are limited to ruderal vegetation. As previously indicated, the adjacent properties are developed and do not contain any natural or native vegetation. The trees located on-site are low level trees and palm trees that would not be ideal to provide resting areas for migratory birds. No natural open space areas are located on-site or in the surrounding area that would potentially serve as an animal migration corridor. As a result, no significant adverse impacts are anticipated.

- e) *In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance? **No Impact.***

The project site and adjacent properties do not contain any protected habitat. There are limited trees on-site and the plants located on the project site are limited to ruderal vegetation. The proposed project is not in conflict with any local policies or ordinances protecting biological resources so no significant adverse impacts are anticipated.

- f) *By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? **No Impact.***

As previously indicated, the project site is located within an urban setting and no natural habitats are found with the adjacent areas. The project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional or state habitat conservation plans will result from the proposed project.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.5 Cultural Resources Impacts. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Section 3.5 Cultural Resources Impacts. *Would the project:*

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines? **No Impact.***

Placentia's history began in 1837 and the City of Placentia incorporated in 1926. The City of Placentia has many historic structures that serve as a reminder of the City's unique history and has identified many structures as having historical significance. The project site does not have any historical structures on-site. As a result, the proposed project's implementation will not result in any significant adverse impacts on historic resources.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? **No Impact.***

The City of Placentia is a built-out community and the majority of the development sites in the City were previously disturbed and no archaeological resources were reported during previous grading and excavation activities in the area. Archaeological and/or paleontological resources are not typically encountered within the City of Placentia and there are no known archaeological or paleontological resources on the site. Nevertheless, should any be discovered on the site, the applicant is required to comply with the provisions set forth Section 15064.5 of Title 14 Chapter 3 of the California Code of Regulations (CEQA Guidelines)

- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **No Impact.***

The potential for paleontological resources in the area is considered low due to the amount of disturbance associated with the previous development of the surrounding area. Nevertheless, should any be discovered on the site, the applicant is required to comply with the provisions set forth Section 15064.5 of Title 14 Chapter 3 of the California Code of Regulations (CEQA Guidelines).

- d) *Disturb any human remains, including those interred outside of formal cemeteries? **No Impact.***

The project site is developed with an existing structure. Due to the level of past disturbances associated with and development in the area, it is not anticipated that human remains exist within the project site. In the event human remains are encountered during earth removal or disturbance activities, all activities would cease immediately and the applicant shall be required to comply with the provisions set forth Section 15064.5 of Title 14 Chapter 3 of the California Code of Regulations (CEQA Guidelines) and a qualified archaeologist and Native American monitor would be immediately contacted.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.6 Geology Impacts. <i>Would the project result in or expose people to potential impacts involving:</i>				
a) The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground –shaking, liquefaction, or landslides?			X	
b) Substantial soil erosion or the loss of topsoil?				X
c) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?			X	
e) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Section 3.6 Geology Impacts. *Would the project result in or expose people to potential impacts involving:*

- a) *The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground –shaking, liquefaction, or landslides? **Less than Significant Impact.***

Active faults, structural zones and historically destructive earthquakes characterize this area of Southern California. Six faults are located within close proximity to the City of Placentia. These include the Norwalk, Newport-Inglewood, Palos Verdes, San Gabriel, Sierra Madre, and Whittier-Elsinore faults. The San Andreas and San Jacinto faults are located further away from Placentia, but have the potential to deliver higher magnitude earthquakes. The closest fault to the City of Placentia is the Whittier-Elsinore fault, which is approximately 1,000 feet north of Placentia. The project will continue to be exposed to potential ground shaking in the event of an earthquake. The degree of ground shaking is dependent on the location of the earthquake epicenter. For the project site, the degree of impact will not be significantly different from that anticipated for the surrounding areas. The proposed project construction will be subject to the current Uniform Building Code (UBC) adopted by the City of Placentia, which provide for certain seismic standards. As a result the proposed impacts are considered to be less than significant.

- b) *Substantial soil erosion or the loss of topsoil? **No Impact.***

The development of the project site will entail the grading and compaction of the soils to sustain the proposed improvements on the project site and will involve the covering of the project site with impervious materials. As a result, the potential soil erosion impacts associated with proposed development are considered to be less than significant. More over, construction activities are required to incorporate Best Management Practices (BMP's) to prevent soil erosion during construction. Given the character of the site and the improvements to the surrounding properties, no impacts related to expansive soils are anticipated.

- c) *Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? **No Impact.***

The project site is relatively level terrain and is similar to the surrounding properties in the area that currently support development. Prior to the issuance of building permits, the applicant is required to submit a soil and geological report. Said report shall demonstrate how the project will mitigate any soil stability issue, including lateral spreading, subsidence, liquefaction, and expansive soils. As a result, no impacts due to potential unstable soils are anticipated

- d) *Location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property? **Less than Significant Impact.***

Placentia, like most of Orange County, has granular sandy soil with high water content. These soils however do not represent a constraint to development of the project site, as evidenced by existing development found within the immediate and surrounding area. As a result, no expansive soils impacts are anticipated. See explanation on item c above.

- e) *Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? **No Impact.***

Septic tanks will not be used as part of the proposed project. The proposed project will be required to connect with the current sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.7 Greenhouse Gas Emissions Impacts. <i>Would the project</i>				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			X	

Section 3.7 Greenhouse Gas Emissions Impacts. *Would the project:*

- a) *Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **Less than Significant Impact.***

As previously indicated, the future emissions generated by the proposed project are less than SCAQMD thresholds. As a result, the impacts related to additional greenhouse gas emissions will be less than significant.

- b) *Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? **Less than Significant Impact.***

The proposed project will be required to incorporate a number of several design features that are consistent with the California Office of the Attorney General's recommended measures. The new on-site improvements will incorporate sustainable practices that include water, energy, and solid waste efficiency measures. AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% reduction in "business as usual" GHG emissions for the entire State. The proposed project will be required to reduce its GHG emissions, therefore the potential GHG impacts are considered to be less than significant.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.8 Hazards and Hazardous Materials Impacts. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

Section 3.8 Hazards and Hazardous Materials Impacts. *Would the project:*

(a through c) No Impact.

The proposed project entails the development of medium density residential. Hazardous chemicals that are generally used on-site once the project is complete and units are occupied will be limited to common household chemicals that are generally used in maintenance and cleaning. Approval of the proposed project will allow the construction of 33 residential dwelling units on the subject site. Use, transportation, storage, and/or emission of hazardous material are not associated with the construction or occupancy of residential dwelling units. As such, no impacts are anticipated.

- d) *Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment? **No Impact.***

The proposed site is not included on a hazardous sites list pursuant to California Code Section 65962.5. No Cortese sites are found in the City. As a result, no impacts will occur with respect to locating the proposed project on a site on a hazardous list pursuant to the government code.

- e) *Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? **No Impact.***

The project site is not located within 2 miles of a public airport and is not within the any airport accident protection zone. Development of the project site will not present a safety hazard to aircraft and/or airport operations at a public use airport. As a result, no significant adverse impacts are anticipated.

- f) *Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? **No Impact.***

The project site is not located within 2 miles of a private airstrip. As a result, the proposed project will present a safety hazard related to aircraft and/or airport operations at a private use airstrip.

- g) *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan? **Less than Significant Impact.***

The streets at and around the project site will not be closed to through traffic at any time during the construction phase. The project will be required to submit a staging plan for approval by the Public Works Department. Construction hours will be complied with pursuant to the Placentia Municipal Code. All construction activities and staging areas will be located on-site. As a result, no significant adverse impacts are anticipated with the proposed project's development.

- h) *Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? **No Impact.***

The entire City of Placentia is urbanized and the majority of the parcels are developed. There are no areas of native vegetation found within the project site or in the surrounding properties that could provide a fuel source for a wildfire. As a result, there are impacts associated with potential wildfires from off-site locations

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.9 Hydrology and Water Quality Impacts. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on-or off-site?				X
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding because of dam or levee failure?				X
j) Result in inundation by seiche, tsunami, or mudflow?				X

Section 3.9 Hydrology and Water Quality Impacts. *Would the project:*

a through f) *No Impact.*

No industrial waste water discharges are anticipated as part of the occupancy of the proposed project, certain improvements will be installed that will affect the amount of potential storm runoff. The proposed project will be subject to the requirements of the National Pollution Discharge Elimination System (NPDES) and the Standard Urban Storm Water Mitigation Plan. In addition, the proposed project's contractors will be

required to prepare a Storm Water Pollution Plan (SWPPP). As such no impacts are anticipated.

- g) *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **No Impact.***

The City of Placentia is located within the 500-year flood zone. The last recorded flood damage in the City occurred in 1995. Flood abatement measures to reduce the likelihood of flooding have been implemented by the Orange County Flood Control District. The 100-year flood in Placentia is contained within the Carbon Creek, Carbon Creek Channel, Attwood Channel and Tri City Lake. These areas are located in the southern and southeast portion of Placentia. The project site is not located within the 100-year flood hazard area. As a result, no housing will be placed within the designated flood zone. Therefore, no impacts related to flood flows are associated with the proposed project.

- h) *Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? **No Impact.***

As indicated earlier the project site is not located within the 100-year flood area. As a result the project will not impede or redirect the flows of potential floodwater. Therefore, no flood-related impacts are anticipated as a result of the proposed project.

- i) *Expose people or structures to a significant risk of flooding because of dam or levee failure? **No Impact.***

The City of Placentia is located within the dam inundation area of Carbon Canyon Dam and Prado Dam. The flood channels have been designed to meet or exceed the discharge capacity. There are no concerns with a potential for levee break. As a result, no impact is anticipated.

- j) *Result in inundation by seiche, tsunami, or mudflow? **No Impact.***

The City is located inland from the Pacific Ocean and the likelihood of the project area and City being exposed to the effects of a tsunami is minimal. In addition, the City of Placentia is relatively flat. As such, impacts from seiche, tsunami, or mudflow are not anticipated.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.10 Land Use and Planning Impacts. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				X
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X

Section 3.10 Land Use and Planning Impacts. *Would the project:*

- a) *Physically divide an established community, or otherwise result in an incompatible land use? **No Impact.***

The project site is self contained and one continuous parcel and is located in a predominately residential area consisting of High Density Residential to the north and east and a mix of Low Density Residential to the south and west. The existing residential neighborhood in the immediate area will not be altered or impacted as a result of the proposed project. The proposed development of 33 units will not result in the division of an existing neighborhood. As a result, no impacts will result from the development of the proposed project.

- b) *Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **No Impact.***

The proposed project will consistent with general plan land use designation. The Planned Unit Development application, which is intended to allow a more flexible method whereby appropriately located land areas can be developed employing more innovative and imaginative land planning concepts. As a result, the development of the proposed project will be consistent based on its use with the General Plan and Zone and no impacts are anticipated.

- c) *Conflict with any applicable habitat conservation or natural community conservation plan? **No Impact.***

The City of Placentia is an urbanized area that is fully developed with only a few sites for infill development available. No natural open space areas are located within the project

site and surrounding area. In addition, no adjacent properties are subject to habitat conservation plans. As a result, the proposed project will not result in any impact on a habitat conservation plan or natural community conservation plan.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.11 Mineral Resources Impacts. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan?				X

Section 3.11 Mineral Resources Impacts. *Would the project:*

a and b) No Impact.

The subject site is improved with a vacant single-family structure, with no known mineral resources on the site. Accordingly, approval of the project will not result in the loss of any mineral resources with local, regional, or State-wide importance.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.12 Noise Impacts. <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of people to or generation of excessive ground-borne noise levels?			X	
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?				X
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Section 3.12 Noise Impacts. *Would the project result in:*

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
Less than significant impact.

The current noise within the project site is dominated by traffic emanating from Golden Avenue and Rose Drive. The proposed project's development of residential will require certain insulation and design measures to reduce ambient noise levels to an acceptable level or Community Noise Level ("CNEL"). As a result, the proposed project will not result in significant adverse noise impacts.

- b) *Exposure of people to or generation of excessive ground-borne noise levels?* **Less than significant impact.**

The proposed project's development of residential will require certain insulation and design measures to reduce ambient noise levels to an acceptable level or Community Noise Level ("CNEL"). The additional vehicle trips generated by the development of 33 units on a daily basis will be distributed through the City. The cumulative traffic will not be great enough to result in increased traffic noise. As a result, the proposed project will not result in any significant adverse impacts.

- c) *Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project? **No impact.***

The proposed project will consist of residential uses and the activities associated with such uses will not generate significant increases in the ambient noise levels. Traffic noise generated by the proposed project will not result in measurable or discernable increase in the ambient noise levels. As a result, the potential impact associated with the proposed project's development will be less than significant to non-existent.

- d) *Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? **Less than significant impact.***

Project construction noise would be intermittent and the intensity of the construction noise would vary. The degree of construction noise will also vary for the different areas of the project site depending on the construction activities. BMP's will be followed to insure that the project contractor adheres to the noise control ordinance of the City of Placentia and follows the construction hours as permitted. The impacts will be less than significant.

- e) *For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.***

The proposed project site is not located within 2 miles of a public airport. As a result, no impacts related to the exposure of persons to aircraft noise from a public use airport are anticipated.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.***

The proposed project site is not located within 2 miles of a public airport. As a result, no impacts related to the exposure of persons to aircraft noise from a private airstrip are anticipated.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.13 Population and Housing Impacts. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Section 3.13 Population and Housing Impacts. *Would the project:*

- a) *Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?* **Less than significant impact.**

Based on the 33 units proposed assuming the following occupancy or

3-bdrm units, 4 people, 18 units x 4 = 72 people
4-bdrm units, 5 people, 15 units x 5 = 75 people

The potential increase in population could be 147 people.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities improved roadways, and expanded public services. The utility connections and other infrastructure will continue to serve the project site only through some upgrades will be required. As a result, no significant adverse impacts are anticipated.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?* **No Impacts.**

The project site is currently developed with one single-family unit that is vacant. The existing housing unit will be replaced by 33 new housing units. There will be a net increase of 32 units added to the existing housing stock in the City. As a result, no significant adverse impacts related to housing displacement will result from the development of the proposed project

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?* **No Impacts.**

As previously stated the one unit will be demolished and there will be a net increase of 32 units on the project site. The project itself will not result in the need to construct replacement housing elsewhere as it will replace the existing unit located on site and

provide an addition 32 units. As a result, no significant impacts are anticipated resulting from the development of the proposed project.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.14 Public Services Impacts. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:</i>				
a) Fire protection services?				X
b) Police protection services?				X
c) School services?				X
d) Other governmental services?			X	

Section 3.14 Public Services Impacts. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:*

a) Fire protection services? *No impact.*

The Orange County Fire Authority (“OCFA”) provide services fire protection services to the City of Placentia under a joint powers agreement to provide fire protection suppression and emergency services to 22 jurisdictions within Orange County. The OCFA operate 2 fire stations in Placentia, Fire Station No. 34 located at 1530 N. Valencia and Fire Station No. 35, located at 110 S. Bradford.

The OCFA is responsible for reviewing all new development plans, which has reviewed the project and determined that the existing fire services have sufficient capacity to accommodate the proposed project. However since the proposed development of an addition 33 residential units may potentially result in an incremental increase in the demand for emergency services. A development agreement between the City and the project developer will be considered to address any cost associated with any impacts resulting from the proposed project. As a result no impacts are anticipated.

b) Police protection services? *No impact.*

The City of Placentia operates its own police department and is located at the City Hall Complex. The ability to quickly and effectively respond to emergency situations is a primary objective of the Police Department.

The Police Department will be responsible to review all security plans in connection with the proposed project and has determined that the existing police services have sufficient capacity to accommodate the proposed project. The proposed development of an addition 33 residential units may potentially result in an incremental increase in the demand for emergency services. A development agreement between the City and the project developer will be considered to address any cost associated with any impacts resulting from the proposed project including cost recovery. As a result no impact is anticipated.

c) School services? *No Impacts.*

Public educational services are provided by the Placentia-Yorba Linda Unified School District. For analysis purposes the total of 33 units may have school age children. Assuming 2 school aged children occupying each of the 33 units, the potential student population would be 66. The school enrollment impacts will be off-set by school fees that will be paid by the project developer. As a result, no significant impacts on school are anticipated.

d) Other governmental services? *Less than significant impact.*

The addition of the 33 units may translate into incremental increase in the demand for other governmental service. Any impact may be partially off-set by the increase in taxes, increase in the assessed valuation of the proposed project, and payment of any requisite fees associated with the proposed project. As a result, the potential impacts associated with the proposed project are considered to be less than significant.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.15 Recreation Impacts. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

Section 3.15 Recreation Impacts. *Would the project:*

- a) *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* **Less than significant impact.**

The City of Placentia operates 16 park sites. In addition, City's school acreage is credited to the City's open space. The potential population of 154 people resulting from the development of the proposed project will lead to an incremental increase in the demand on existing recreation services. The proposed project will provide recreational

open space within the project site to offset some of the required parkland resulting from the project and will be required to pay a parkland impact fee to further reduce any impacts as part of a proposed Development Agreement. As a result, the impacts on existing neighborhood and regional parks will be less than significant.

- b) *Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? **No Impact.***

The potential population of 154 people resulting from the development of the proposed project will lead to an incremental increase in the demand on existing recreation services. The proposed project however will be providing open space on-site and will be required to pay any parkland impact fees associated with the project. As a result, the development of the proposed project will not result in any significant adverse impacts related to the need for new or expanded facilities.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.16 Transportation Impacts. <i>Would the project:</i>				
a) Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?				X
c) A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)				X
e) Result in inadequate parking capacity?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Section 3.16 Transportation Impacts. *Would the project:*

- a) *Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant*

*components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit)? **No impact.***

The proposed project calls for the development of 33 units. There are many different type of methods to estimate traffic and the most commonly used variable for the residential development is the number of occupied dwelling units. The Institute of Transportation Engineers (“ITE”) traffic generation factors from the 8th Edition indicates that Generation rates for residential development is 6.65 trips/unit or 220 trips/day. As indicated in previous sections, the City is obligated under state law, to fulfill the RHNA requirements that have been assigned to the City.

The proposed project will potentially result in an incremental increase in traffic. The trips will be distributed throughout the City and the level of service of individual intersections will not be significantly affected. The general plan density for the site is 25 units to the acre which provides for the development of up to 65 units. The project is being developed at 12.3 units to the acre. The traffic generated will be less that was contemplated when the general plan was adopted. As a result, there are no impacts anticipated.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? **No impact.***

The Institute of Transportation Engineers (“ITE”) traffic generation factors from the 8th Edition indicates that Generation rates for residential development is 6.65 trips/unit or 220 trips/day. The proposed project will not result in any significant adverse impacts at a regional CMP facility. The proposed project will provide the required parking per unit and will provide guest parking that will exceed the industry standard rate of .5 spaces per unit. There will be no impacts resulting in the spill over of parking as the project provides all the necessary parking on-site for the project so any potential impacts will be reduced to a level that are less than significant.

- c) *A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? **No Impacts.***

The proposed project will not result in air traffic patterns. As a result, no significant adverse impacts will result from the development of the proposed project.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) **No Impacts.***

The proposed project will not involve in any significant alterations to the existing roadway configurations. As a result, no impacts on the design or operation of existing right-of-way facilities will occur.

- e) *Result in inadequate emergency access? **No Impacts.***

Existing roadways will not be closed to traffic during construction. Emergency access will be provided along Golden Avenue. The Fire Authority has reviewed the access point(s) and has determined that there will be no impact. In addition, the contractor will be

required to submit a staging plan for the proposed construction as part of the building plan check review process for approval by Public Works. The plan must identify utilities, trash container locations, and must identify construction vehicle ingress and egress. All the construction activities will be located on-site. As a result, the proposed project will not result in any significant adverse impacts.

- f) *Conflict with adopted policies, plans, or programs regarding public Transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*
No Impacts.

There are bus stops located in the general vicinity of the project site. Any and all existing bus stops will not be removed as part of the proposed project. The proposed project will be required to remove and replace broken, damaged, or deteriorated sidewalks. The project developer will be required to construct a sidewalk along Golden Avenue and will be required to provide for street dedication for street widening along Golden Avenue. As a result, the development of the proposed project will not result in any significant adverse impacts.

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.17 Utilities Impacts. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
h) Result in a need for new systems, or substantial alterations in power or natural gas facilities?				X
i) Result in a need for new systems, or substantial alterations in communication systems?				X

Section 3.17 Utilities Impacts. *Would the project:*

a through i) *No Impacts.*

The proposed project is within a fully developed urban community. All water, sewer, storm water, and solid waste services are provided directly or through contract by the City of Placentia. The existing systems are in place and have sufficient capacity to accommodate the proposed 33 unit development.

City of Placentia
Initial Study / Checklist – Olson Company 33-Unit Housing Development

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.18 Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.				X
b) Does the project have impacts that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Section 3.18 Mandatory Findings of Significance (responses).

a) The City of Placentia is an urbanized area that is mostly built out with only infill development potential. There are no known species identified as a candidate, sensitive, or special status species. Additionally, there are no known wetlands, as defined by Section 404 of the Clean Water Act, within the City. As such, the proposed project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or eliminate important examples of the major periods of California history or pre-history. Thus, approval and subsequent implementation of the proposed project **will not** have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions included herein.

b and c)

Based on the analysis contained within this initial study, the proposed project is not anticipated to create a significant impact. When considered with past, current, and other proposed projects in the City, it is unlikely that the project will contribute towards any cumulative impact. Therefore, the project will not cause a substantial adverse effect on human beings, either directly or indirectly. The approval and subsequent implementation of the proposed project **will not** have the potential to achieve short-term goals to the

Initial Study / Checklist – Olson Company 33-Unit Housing Development

disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and measures referenced herein.

The Initial Study/Checklist indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or habitat upon which any wildlife depends.

On the basis of this initial evaluation:

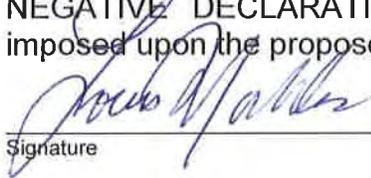
X I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will prepared

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in the case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required



Signature

February, 2013
Date

Louis Morales
Printed Name

City of Placentia
For