



# Placentia Planning Commission Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: JULY 1, 2015

SUBJECT: **VTTM 17775, DA 2015-01, and Related Environmental Determination Regarding a Ten (10) Unit Condominium Project Located North of Orangethorpe Avenue, West of Van Buren Street at 1548 Spruce Street.**

## **RECOMMENDATION:**

It is recommended that the Planning Commission take the following actions:

1. Open the Public Hearing, Receive Testimony, and Close the Public Hearing; and
2. Adopt Resolution PC-2015-08, recommending approval of Tentative Tract Map (TTM) 1775 to the City Council, subject to the attached Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations (Mitigated Negative Declaration 2015-01); and
3. Adopt Resolution No. PC-2015-09, recommending approval of Development Agreement 2015-01 to City Council, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations (Mitigated Negative Declaration 2015-01).

## **REQUEST**

The project applicant, Villa Picae LLC, in partnership with HQT, is proposing to redevelop the existing 0.52-acre site with ten (10) residential condominium dwelling units. Two structures are proposed that will include five (5) units in each structure.

## **DISCRETIONARY APPROVALS**

The applicant is requesting approval of the following discretionary actions, which are necessary to implement the proposed Project.

- Vesting Tentative Tract 17775
- Development Agreement 2015-01

### **Vesting Tentative Map**

A vesting tract is not a subdivision which is being made valid in perpetuity. In actuality, pursuant to California Government Code § 66498.5(b), it refers to a term which, upon approval of the map vests or “locks in” existing ordinances, regulations, policies, etc., similar to a development agreement. The benefit to the developer is the ability to rely on existing standards and regulations which cannot be changed. The City, in effect, “freezes” the regulations applicable to the site for an agreed-upon period prior to actual development to allow time for preparation and approval of the construction plans. The applicant is proposing to subdivide the site to sell individual units to future home owners.

Accordingly, the applicant has requested a Vesting Tentative Map to subdivide the site, thereby creating individual airspace condominium lots for ownership, with two (2) lots proposed for common area open space, and one (1) lot for common area private driveways.

The subdivision will allow the applicant to sell the individual lots which will be developed with the units. The proposed amenities located in the common area will be owned and maintained by the Home Owners Association (HOA). The Project will be required to submit Conditions, Covenants, and Restrictions (CC&R's) which will be reviewed and approved by the City to ensure enforcement of certain Conditions relating to parking as well as the long term maintenance of the Project.

### **Development Agreement**

The Applicant and City have negotiated a Development Agreement in accordance with Government Code § 65864, *et seq.* A Development Agreement (DA) is adopted by ordinance and negotiated between the City and the developer establishing the conditions under which a particular development may occur. If the City were to enact any building moratorium after approval of the DA, the applicant would have the right to proceed with the project. In order for the DA to be justifiable, there needs to exist a “*quid pro quo*” relationship. In common parlance, *quid pro quo* refers to the giving of one valuable thing for another. *Quid pro quo*, or the exchange of valuable consideration, is required for the formation of a valid contract between the City and the developer.

This is accomplished through the acceptance of public benefits and in exchange the City will confer certain rights and privileges associated with the agreement. Accordingly, due to the fact that the lot size of the proposed project is 22,000 sq. ft., it does not meet the minimum lot size requirement of 24,000 sq. ft. as specified in the SP-7 District. Therefore, the applicant would normally be required to request a specific plan amendment, thereby changing the minimum lot size to accommodate the proposed development. In this case the applicant is requesting approval of a Development Agreement which will facilitate development of the existing lot. The project meets the Municipal code and SP-7 in all other respects, in terms of parking, setbacks, density, building site area, and so forth. In this case, the City will confer vested rights and the protections associated with the DA. In exchange, the City will receive the public benefits which are stipulated in Exhibit F of the DA:

- Public safety mitigation fee of \$34,270.00
- Annexation into CFD 2014-01 for special taxes at an initial tax not to exceed \$500.00 per taxable dwelling unit, per year, pertaining to: Police protection services, fire protection and suppression services, and ambulance and paramedic services
- Contribution of \$75,000.00 as a low-moderate housing mitigation fee
- Contribution of \$37,400.00, as a park in lieu fee
- **Total value of Public Benefits contribution: \$151,670.00**

### **GENERAL PLAN CONSISTENCY**

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 0.52 acres with a zoning designation of SP-7 which allows Medium-High density. Since this 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 (10) units on 0.52 acres which translates to twenty (20) dwelling units per acre.

### ***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 fees to the City to fully cover the project's 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 a public safety mitigation benefit fee
- Contribute to a park in-lieu benefit fee
- Contribute an in-lieu affordable housing benefit fee

### **PROJECT SETTING**

The project site is flat and it is located within a predominantly residential area of the City west of Van Buren Street and north of Orangethorpe Avenue. The property has been previously developed and supports five (5) small single-family residential dwelling units. Each of the existing homes dates back to the 1940s. The one-story "cottages" are each approximately 750 square feet in size. Vehicular access to the homes on the property is

from Spruce Street via a private drive on the west side of the property and an alley adjacent to the east side.

The project site is surrounded by residential development on all sides. Multi-family attached condominium residential development is located north of Spruce Street and along the western property boundary. Single-family attached units along with two (2) single-family detached residential homes also abut the property on the east. Multiple-family residential development is located adjacent to the site on the south. Two (2) properties in the project area, including one north of Orchard Drive and a larger lot located south of Cherry Street, continue to support oil extraction production. These oil-production lots are physically separated from the project by intervening residential development. The following chart shows surrounding/existing lands use, zoning and General Plan Land use:

**Subject Site and Surrounding Land Uses:**

	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Existing</b>	Single-family residential	Specific Plan	SP - 7
<b>Proposed</b>	Single-family condominium	Specific Plan	SP - 7
<b>North</b>	Multi-family –attached residential condominium development	Specific Plan	SP - 7
<b>South</b>	Multi-family residential	Specific Plan	SP - 7
<b>East</b>	Single Family Residential	Specific Plan	SP - 7
<b>West</b>	Multi-family residential	Specific Plan	SP - 7

**PROJECT PHASING**

The proposed Project will encompass two (2) phases, including demolition/site preparation and construction. The initial phase includes demolition and removal of the five (5) homes and debris from the site, after which site preparation would take place. It is anticipated that demolition and site preparation will take approximately two (2) weeks. Construction of the new structures will commence once the site is graded. Construction of the two (2) buildings will be slightly staggered, with construction of the first building initiated immediately; construction of the second building will begin approximately one (1) month after the initiation of construction of the first building. It is anticipated that construction will be completed within seven (7) to eight (8) months.

**Project features, floor plans and amenities**

The project applicant, Villa Picae LLC, is proposing to redevelop the existing 0.52-acre site with ten (10) residential condominium dwelling units. Two (2) structures are proposed that will include five (5) units in each structure. As illustrated in the Conceptual Site Plan (refer to Attachment 2), vehicular access to the garages of each unit will be provided from Spruce Street via an existing alley on the east side and a private drive on the west side. Each unit will have two (2) covered parking spaces in the attached garage. Guest parking is also included and will include six (6) parallel parking spaces along the western property boundary and two (2) perpendicular spaces at the southern property boundary; two (2) additional perpendicular parking spaces, including one (1) handicap space, will also be provided in the southeastern corner of the site at the terminus of the alley.

The two (2) buildings will be three (3) stories tall with a maximum of 35 feet height as shown in Attachment Nos. 4 and 5 (Colored Rendering and Elevations). The Elevations illustrate the character of the proposed structures which display a modern Spanish Mediterranean style of architecture. The exterior facades of the buildings include covered entries and recessed window treatments. Low profile concrete tiles will be used for the roofs and the buildings will be painted with colors that are compatible with the surrounding residential development (refer to color board of exterior materials Attachment No. 6). In addition, shutters will also be provided with some windows. Decks, which open to the central courtyard area, are proposed on the second floor off the "great room" of the units. All of the dwelling units will be two (2) bedrooms and will have a floor area of 1,858 square feet (refer to Attachment No 3 Floor plan). A 3-bedroom option is also available whereby the first floor flex space can be converted into a bedroom. Additionally, ADA (American with Disabilities Act) unit floor plans will also be included in the project.

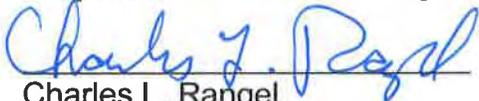
Project amenities include a 15-foot landscaped "parkway" separating Spruce Street from the proposed structures. A pedestrian walkway is proposed between the two buildings and will extend from Spruce Street to the southern ends of the structures. An entry arbor/trellis is proposed over the walkway at the Spruce Street entry. Walkways will extend from the central walkway to each unit and all of the units will have private patios oriented to the central walkway. Additional amenities, including a gas barbeque unit, a grassy area with benches, and a tot lot, located at the southern end of the two (2) buildings. The Conceptual Landscape Plan (refer to Attachment No. 6) illustrates the proposed landscaping and the amenities.

**CEQA:**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000-21177) and pursuant to §15063 of Title 14 of the California Code of Regulations (CCR), 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. On the basis of this initial evaluation the City finds that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 of the Initial Study have been added. The Mitigation

Measures were established to make any potential impact less than significant with the identified mitigation measures. Mitigation Measures were established for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation, and Utilities. A MITIGATED NEGATIVE DECLARATION (MND) and MITIGATION MONITORING AND REPORTING PROGRAM have been prepared. The MND and Mitigation Monitoring and Reporting Program are provided as Attachments No. 9 and 10.

**Prepared and submitted by:**



Charles L. Rangel  
Contract City Planner

**Review and approved by:**



Damien R. Arrula  
Acting City Administrator

**ATTACHMENTS:**

1. Development Agreement 2015-01
2. Tentative Map
3. Site plan
4. Floor plan
5. Elevations
6. Colored rendering
7. Preliminary landscape plan
8. Exterior materials board
9. Mitigated Negative Declaration
10. Mitigation Monitoring and Reporting Program
11. Conditions of Approval
12. Resolution No. PC-2015-08
13. Resolution No. PC-2015-09

RECORDED AT THE REQUEST  
OF 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

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEVELOPMENT AGREEMENT NO. DA-2015-01 CONCERNING PROPERTY  
LOCATED AT 1548 SPRUCE STREET, PLACENTIA, CALIFORNIA**

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into as of the “Effective Date” set forth herein by and between VILLA PICAIE, LLC, a California 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”) (collectively the “Parties” sometimes hereinafter).

**RECITALS**

(i). Article 2.5 of Chapter 4 of Division 1, Title 7 of the California Government Code, commencing at § 65864, *et seq.*, 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 owns that certain real property located entirely within City, consisting of approximately .52 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.”

(iii). The Site is now zoned SP-7 (Specific Plan 7) 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 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, 2015, City adopted its Ordinance No. 0- 2015-XX, thereby approving this Agreement with Developer and said Ordinance was effective on XX XXXXXX, 2015.

## 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 opportunity to cure, as set forth in § 20 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 “E” attached hereto and incorporated herein.

(d). **“Developer”** is VILLA PICAIE, LLC, a California limited liability company.

(e). **“Development Plan”** includes 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: Vesting tentative tract map, site plan, conceptual landscape plan, conceptual elevations, conceptual unit plans, and conceptual materials detail, stamped “Received, XXXXX XX, 201X, 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 Agreement unless specifically set forth herein. The Project also includes the records of applications by Developer, the public 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, 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(a), 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 “E” attached hereto.

(h). **“Project”** is that development approved for the Site as provided in this Agreement comprised of a 10 unit condominium single family attached residential subdivision development. The Project is proposed on a .52 acre property located at 1548 Spruce Street (the “Site”). The Site will be subdivided through a Vesting Tentative Map (VTM No. 17775) and will create a single lot subdivision to accommodate the proposed ten (10) condominium units and will contain open space lots and private streets within the proposed subdivision. The Project will be developed with a density of 19.23 units per acre. The proposed homes will have various architecture styles and all units will be 3 story, 2 bedroom homes with one floor plan. The units will be approximately 1,858 square feet. Each unit will be developed on its own lot and the lots will be approximately 840 square feet, 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, vesting tentative tract map, mitigated negative declaration, site plan review, grading permits, building permits, actions under the Subdivision Map Act, business licenses and other development approvals that will accomplish the goals, objectives, policies and plans referenced, described, implied and shown in this Agreement. Parking, height limitations and related development standards are per SP-7 zone.

(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 the Development Plan set forth on Exhibit “B.”

(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 “F” hereto and Developer agrees to provide said contributions in accordance with the timelines for each such contribution as set forth in said Exhibit “F.”

(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 owns the Site.

4. **Binding Effect of Agreement.** 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.

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 May 1, 2024, so long as Developer remains in material compliance with this Agreement, as from time to time amended.

7. **Construction.** Developer shall 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 six (6) years following the Effective Date, subject to extension for force majeure events. The City Council may, upon receipt of a request to extend the time for completion pursuant to this § 7 submitted, in writing, at least six (6) months prior to the completion date hereunder, extend the time to complete construction for one (1) additional year.

City agrees to cooperate with Developer in Developer's endeavors to obtain (i) any other permits and/or approvals that may be required from other governmental or quasi-governmental agencies having jurisdiction over any aspect of the Project and (ii) any grants for which Developer may make application.

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, at its sole cost and expense, to 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, prior to the City’s issuance of permits for the construction of the applicable Public Improvements, 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 is designated by the City. The principal amount of any Improvement Security shall be determined by the City pursuant to 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.

9. **Assignment.** Developer shall have the right to sell, mortgage, hypothecate, assign or transfer all or any portion of the Site (as may be subsequently subdivided), to any person or entity at any time during the term of this Agreement. Any such transfer shall be deemed to include an assignment of all rights, duties and obligations created by this 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 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, parking, the uses allowed, the size of proposed buildings, provisions for the reservation or dedication of land for public purposes, the maximum height and setbacks 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 Agreement and the attached Development Plan.

(c). City agrees to cooperate with Developer in the issuance of permits on an expedited basis, at Developer's expense, 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 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 Agreement, shall apply to the construction and development of the Site and, subject only to the terms of this 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 those changes in City ordinances, regulations, plans or specifications which are specifically mandated and required 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 "E" attached hereto. Notwithstanding the foregoing, Developer understands and agrees that changes in state or federal laws, as defined in § 11(a), above, which changes specifically mandate and require the imposition of new or increased fees pursuant to the terms and conditions of such changes in state or federal laws, shall be paid by Developer.

(c). City may apply any and all new ordinances, rules, regulations, plans and specifications to the development of the Site after the Effective Date provided such new rules and regulations do not conflict with the terms of this Agreement as of the Effective Date.

(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.

**12. Maintenance of the Site.** The Developer shall, at its sole cost and expense:

(a). Maintain the appearance and safety of those portions of the Site owned by Developer (including all improvements, fixtures, and landscaping) in good order, condition, and repair, and free from the accumulation of trash, waste materials, and other debris; (b). remove all graffiti placed upon the Site (including all improvements, fixtures, and landscaping) within seventy-two (72) hours of its appearance; (c). maintain in good order, condition and repair, properly functioning landscape irrigation systems on the Site and (d) 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 cure the default within fifteen (15) days after service of a written notice by the City, 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. The City may enforce and foreclose such lien in any manner legally allowed. City and Developer agree that, upon completion of each phase within the Project, the continuing obligations of Developer pursuant to this Agreement shall be assigned, in their entirety, to the homeowners' association established for the Project.

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

(a). Permitted uses as outlined in § 23.110.040 of Chapter 23.110 of Title 23 of the Placentia Municipal Code.

(b). Uses requiring conditional use permit shall be as required pursuant to the provisions of § 23.107.050 of Chapter 23.107 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" and cause the final map to be recorded in the form prescribed by law not later than June 1, 2017, subject to approved extension(s) thereof pursuant to the provisions of California Government Code § 66410, *et seq.* In the event said map is not recorded as required herein, this 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.

**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 Agreement. Developer shall file an annual report with the City indicating information regarding compliance with the terms of this Agreement no later than March 15 of each calendar year. City and Developer agree that, upon full completion of the Project, the continuing obligations of Developer pursuant to this Agreement shall be assigned, in their entirety, to the homeowners' association established for the Project. 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(s), subcontractor(s), agent(s), employee(s) or other person(s) 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 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. Attorneys' Fees and Costs in Actions by Third Parties.** If any person or entity not a party to this Agreement initiates an action at law or in equity to challenge the validity of any provision of this Agreement and/or the related environmental documentation and findings, or any of the Project Approvals and/or the related environmental documentation and findings, the City shall cooperate and appear in defending such action. To the extent the Developer determines to contest any such challenge, the Developer shall reimburse the City, within 30 days after the City's written demand therefor (which may be made from time to time during the course of the defense of such challenge), for the City's legal and court costs incurred in or with respect to such challenge; provided, however, that the City shall either: (a) elect to joint representation of the City and the Developer in such challenge by the Developer's counsel; or (b) retain an experienced litigation attorney to represent only the City in such challenge, in which event the Developer agrees to reimburse City for all such legal fees and expenses with respect to such challenge. If Developer elects not to contest any such challenge, then City shall have no obligation to contest such challenge.

**18. 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 successor provision(s).

**19. Minor Amendments to Development Plan.** Upon the written application of Developer, minor modifications and/or changes to the Development Plan may be approved by the Director of Development Services (“Director”) pursuant to the terms of Chapter 23.107 of Title 23 of City’s Municipal Code.

The determination whether such modification and/or change is a minor modification and/or change shall refer to whether the modification and/or change to the Development Plan is minor and not material in the context of the overall Project, is insubstantial conformity with the Project Approvals, is consistent with the findings adopted by the City in approving the Project, and does not create greater environmental impacts than those identified in the Mitigated Negative Declaration. An example of a minor modification and/or change to the Development Plan would be Developer electing to switch product types and/or floor plans between the various lots within the Project. If the Director finds that the proposed modifications and/or changes are minor modifications and/or changes and are consistent with the foregoing, he/she may approve said minor modifications and/or changes without notice or public hearing. If he/she determines that the proposed modification and/or change is not a minor modification and/or change or is inconsistent with the foregoing, he/she shall forward the proposed modification and/or change to the Planning Commission, along with his/her recommendation for action thereon.

Decisions of the Director and/or Planning Commission shall be subject to the procedures for appeal set forth in Placentia Municipal Code Chapter 23.75.

**20. 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 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 bring any action necessary to specifically enforce the obligations of Developer growing out of the operation of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Developer of any provision of this Agreement, or apply for such other relief as may be appropriate.

**21. 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 and is false or proved to have been false in any material respect when it was made;

(b). 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 § 20 hereinabove.

**22. 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 § 31 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 Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

**23. 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, but not the obligation, 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.

**24. 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 cannot 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.

**25. 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.

**26. 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: VILLA PICAE, LLC  
Attention: Duane Huennekens  
13821 Newport Avenue  
Suite 120  
Tustin, California 92780

To City: City of Placentia  
Attention: Director of Development Services  
401 E. Chapman Ave.  
Placentia, CA 92870-6101

With a copy to: Andrew V. Arczynski  
City Attorney, City of Placentia  
141 W. Wilshire Ave;  
Suite B  
Fullerton, CA 92832-1684  
Email: andrew@arczynskilaw.com

27. **Attorneys' Fees.** In any proceedings arising from the enforcement of this 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.

28. **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.

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

30. **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.

31. **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").

**32. 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 (a) 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 (b) 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.

**33. 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 Cal.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.

**34. 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.

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

[SIGNATURES ON NEXT PAGE]

**CITY:**

CITY OF PLACENTIA,  
a Charter City and municipal corporation

By \_\_\_\_\_  
Chad P. Wanke,  
Mayor

Dated: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Patrick J. Melia,  
City Clerk,  
City of Placentia

**DEVELOPER:**

VILLA PICAE, LLC,  
a California limited liability  
company

By:

HQT Homes 215, LLC,  
a California limited liability  
company  
Its Manager

By \_\_\_\_\_  
Duane Huennekens,  
Manager

Dated: \_\_\_\_\_

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Andrew V. Arczynski,  
City Attorney

City of Placentia  
State of California  
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public,  
personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

State of California  
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public,  
personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

State of California  
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public,  
personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

(To Be Attached)

**EXHIBIT “B”**  
**DEVELOPMENT PLAN**

1. Development Plans
2. Vesting Tentative Tract Map
3. Site Plan
4. Conceptual Landscape Plan
5. Conceptual Elevations
6. Conceptual Unit Plans
7. Conceptual Materials Detail

**EXHIBIT “C”**

**CONDITIONS OF APPROVAL**

(City to prepare / Developer to review)

**EXHIBIT “D”**  
**PUBLIC IMPROVEMENTS**

(Developer to prepare /City to review)

**EXHIBIT “E”**

**FEES**

**EXHIBIT “F”  
PUBLIC BENEFITS**

(To Be Attached)

**EXHIBIT ""**  
**Villa Picae, LLC**  
**PUBLIC BENEFITS**

1. Developer shall contribute \$34,270.00 as a public safety mitigation fee. Fifty percent (50%) of said contribution shall be paid by Developer to City within two (2) business days after the City Council's approval of this Agreement and the subdivision map for the Project and the expiration of all applicable appeal periods pertaining thereto with no appeal having been timely filed, or if so timely filed, upon the dismissal of any such appeal or judicial determination of any such appeal in favor of City and Developer. The remaining fifty percent (50%) shall be due and payable upon issuance of the sixth (6<sup>th</sup>) Certificate of Occupancy for the Project.

2. Developer agrees to approve the incorporation of the Project within Community Facilities District (Mello-Roos) (CFD 2014-01) pursuant to the provisions of California Government Code § 53311, *et seq.* Said CFD shall include provisions for special taxes at an initial tax not to exceed \$500.00 per taxable dwelling unit, per year, pertaining to: Police protection services, fire protection and suppression services, and ambulance and paramedic services. Said annexation into CFD 2014-01 shall be fully completed in accordance with California law prior to issuance of Certificates of Occupancy.

4. Developer shall contribute \$75,000.00 as a low-moderate housing mitigation fee. Fifty percent (50%) of said contribution shall be made immediately upon issuance of the fifth (5<sup>th</sup>) Certificate of Occupancy. The remaining fifty percent (50%) shall be due and payable upon issuance of the tenth (10<sup>th</sup>) Certificate of Occupancy.

5. Developer shall contribute \$37,400.00, as a park in lieu fee in accordance with the provisions of Chapter 5.28 of the Placentia Municipal code.

# TENTATIVE TRACT No. 17775

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE,  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF OF LOTS 20, 21 AND 22 IN BLOCK 24 MAP OF RICHFIELD, AS PER MAP RECORDED IN BOOK 31, PAGES 61 TO 66 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

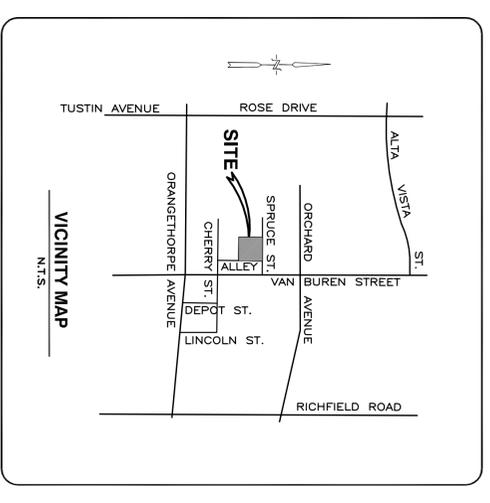
SCALE: 1" = 10'

APRIL 2015

**UTILITY PURVEYORS:**  
 WATER: GOLDER STATE WATER COMPANY  
 ANAHEIM, CA 92801  
 5740 YARBOROUGH (714) 535-8010, EXT. 320  
 SEWER: CITY OF PLACENTIA  
 407 WESTMONTAIN AVENUE  
 PLACENTIA, CA 92870  
 CITY ENGINEER: JIM SMITH  
 (714) 993-8131  
 GAS: SOUTHERN CALIFORNIA GAS CO.  
 1919 S. STATE COLLEGE BLVD., SUITE G  
 ANAHEIM, CA 92830  
 ALEX GARCIA (714) 634-7285  
 oagorod@semproducts.com  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.  
 4801 EASTLAND AVENUE  
 FOLEYTON, CA 92833  
 DAVE HENSLEY (714) 870-3149  
 TRASH: REPUBLIC DISPOSAL SERVICES  
 1131 N. BLUE GUM STREET  
 ANAHEIM, CA 92806  
 (714) 238-3300  
 TELEPHONE: AT&T  
 3939 E. CORONADO ST., SECOND FLOOR  
 ANAHEIM, CA 92807  
 CLIFF CONNORS (714) 666-5500  
 c6234@att.com  
 CABLE TV: TIME-WARNER  
 7441 CHAPMAN AVENUE  
 GARDEN GROVE, CA 92841  
 (714) 704-3359

**SUBDIVIDER:**  
 VILLA PICA, LLC  
 13821 NEWPORT AVE, #120  
 TUSTIN, CALIFORNIA 92780  
 TEL: (714) 508-5990 FAX (714) 508-3999

**PREPARED BY:**  
 KING CIVIL ENGINEERING CORP.  
 101 S. KRÄEMER BLVD., SUITE 232  
 PLACENTIA, CALIF. 92870  
 TEL: (714) 996-7010 FAX (714) 996-0322  
 KINGCIVIL@EARTHINK.NET



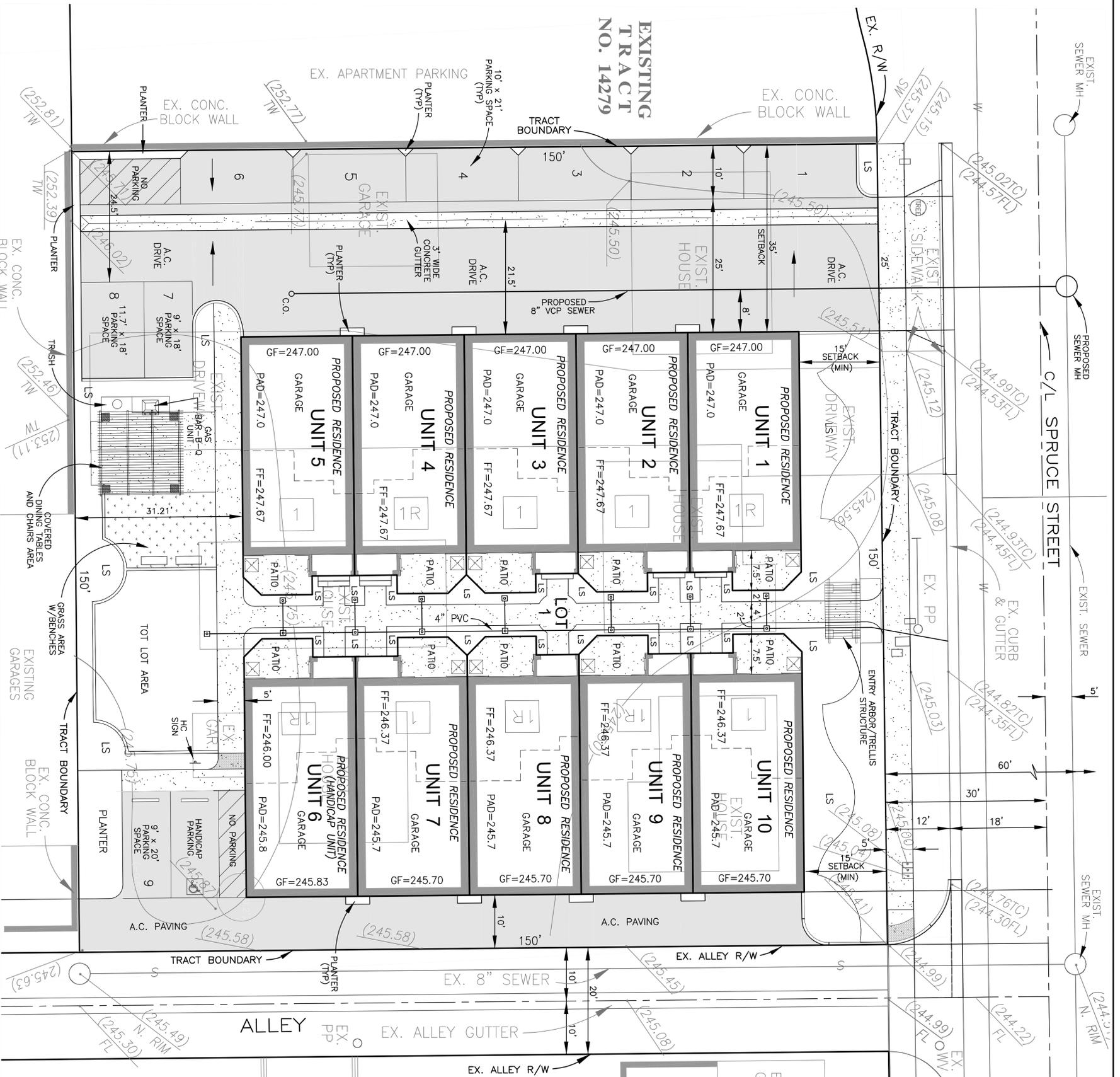
**SUMMARY**  
 NUMBER OF LOTS: 1 EA  
 NUMBER OF UNITS: 10 EA  
 NUMBER OF PARKING SPACES:  
 REGULAR: 9 EA  
 HANDICAP: 1 EA  
 OPEN SPACE: 6649 SF

**LEGEND**  
 PAD=247.0 — PROPOSED PAD ELEVATION  
 10 — PROPOSED LOT NUMBER

**NOTES:**  
 1. Proposed Use: SPF—Single Family Residential, Condominium.  
 2. Development of Lot: Fully Developed Buildings and Lots.  
 3. All Existing Structures On Site To Be Demolished.  
 4. Development to be built in phases.  
 5. Flood Zone 'X'.  
 6. Assessor's Parcel No. 341-352-12  
 7. Subdivider intends to comply with all requirements in Chapters 20.21, 22.16 through 22.64 and other laws of the City in regards to construction and erosion control.

**OCFA NOTES:**

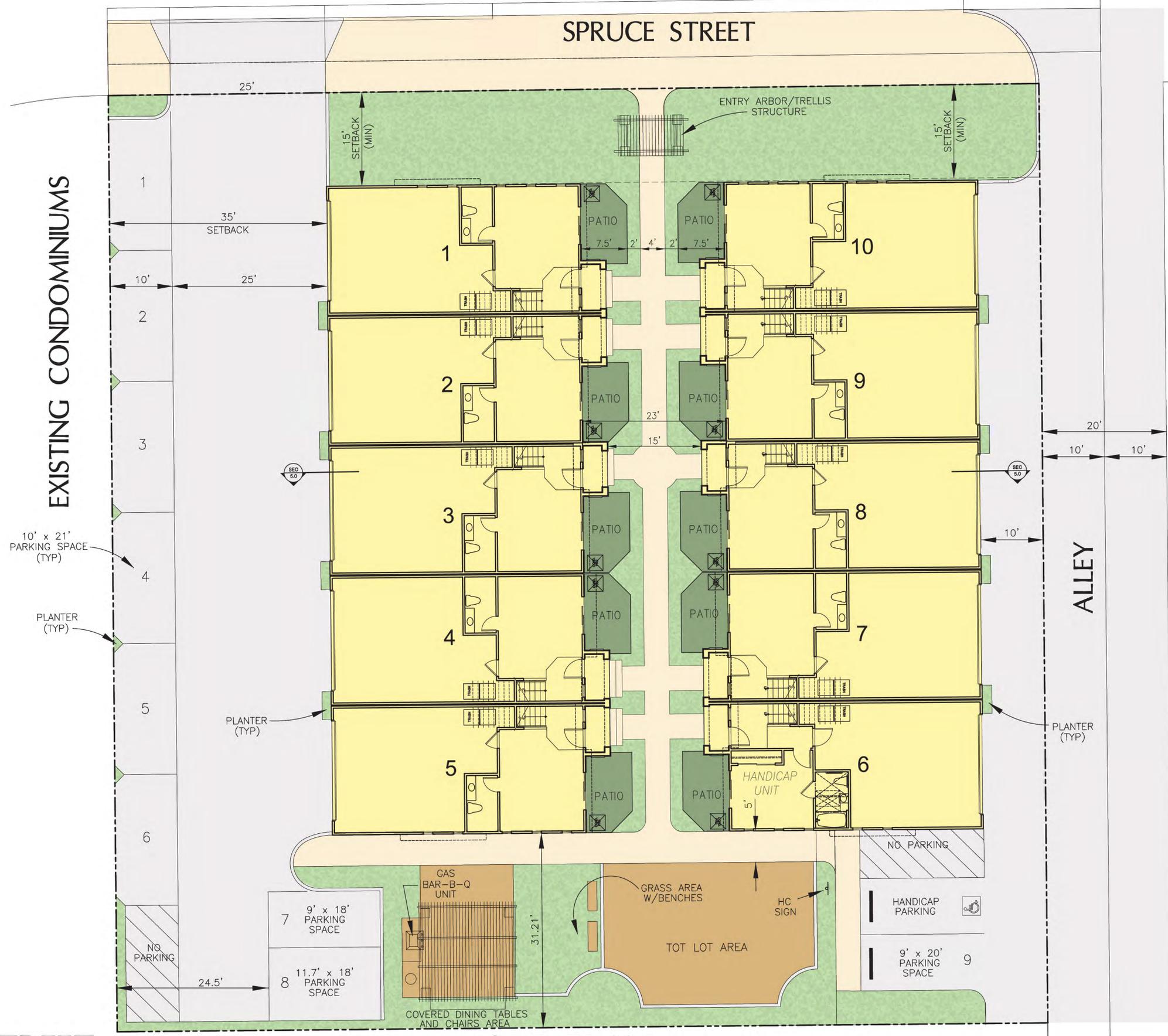
- All fire lane signs or red curb areas shall be shown on a site plan approved by the OCFA.
- All structures will be protected with an approved automatic fire sprinkler system.



**KING CIVIL ENGINEERING CORP.**  
 101 S. Kraemer Blvd. #232, Placentia, CA 92870, 714-996-7010 FAX 714-996-0322

THOMAS A. KING, DEPOSE AND STATE THAT THE OWNERS OF THIS PROPERTY COMPRISING THE PROPOSED SUBDIVISION NO. 17775 SHOWN ON THIS MAP HAVE CONSENTED TO THE PREPARATION AND SUBMISSION OF THIS MAP.  
 R.C.E. NO. 16016  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014





SPRUCE STREET

EXISTING CONDOMINIUMS

SPRUCE STREET

- 10 TOWNHOMES
- 2 PARKING SPACES EACH IN ATTACHED GARAGE
- 9 GUEST PARKING SPACES
- 1 VAN-ACCESSIBLE PARKING SPACE

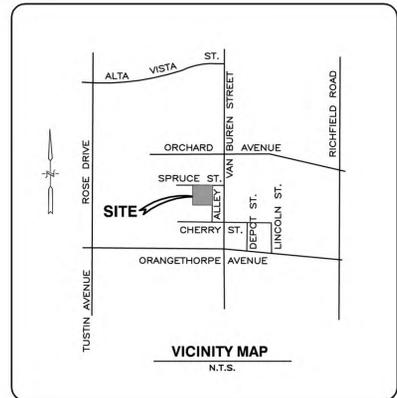
30 PARKING SPACES

SITE AREA: 0.52 ACRES  
 FLOOR AREA OF PROP. BUILDINGS: 8830 SF  
 OPEN SPACE: 6649 SF



EXISTING CONDOMINIUMS

ALLEY



SPRUCE STREET  
 PLACENTIA, CA

SITE PLAN

HQT HOMES  
 13821 NEWPORT AVE., SUITE 120  
 TUSTIN, CA 92780

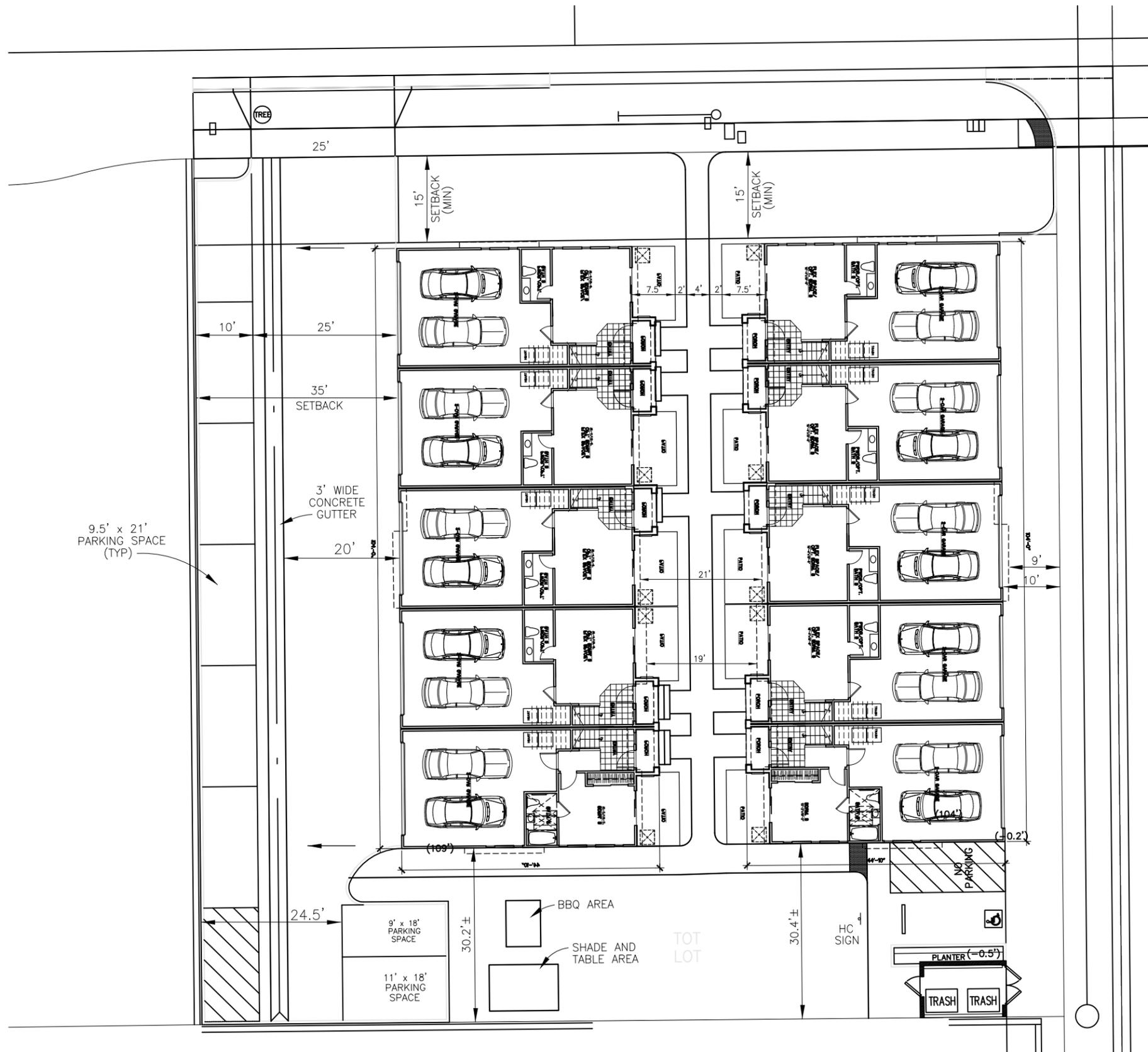
SCALE = 1/8"=1'-0"

9/3/14  
 13004



ARCHITECTURE • PLANNING • INTERIOR DESIGN  
 470 WALD, IRVINE, CALIFORNIA 92618-4638  
 (949) 789-7335 FAX (949) 789-7540

1.0



**SPRUCE STREET**  
PLACENTIA, CA

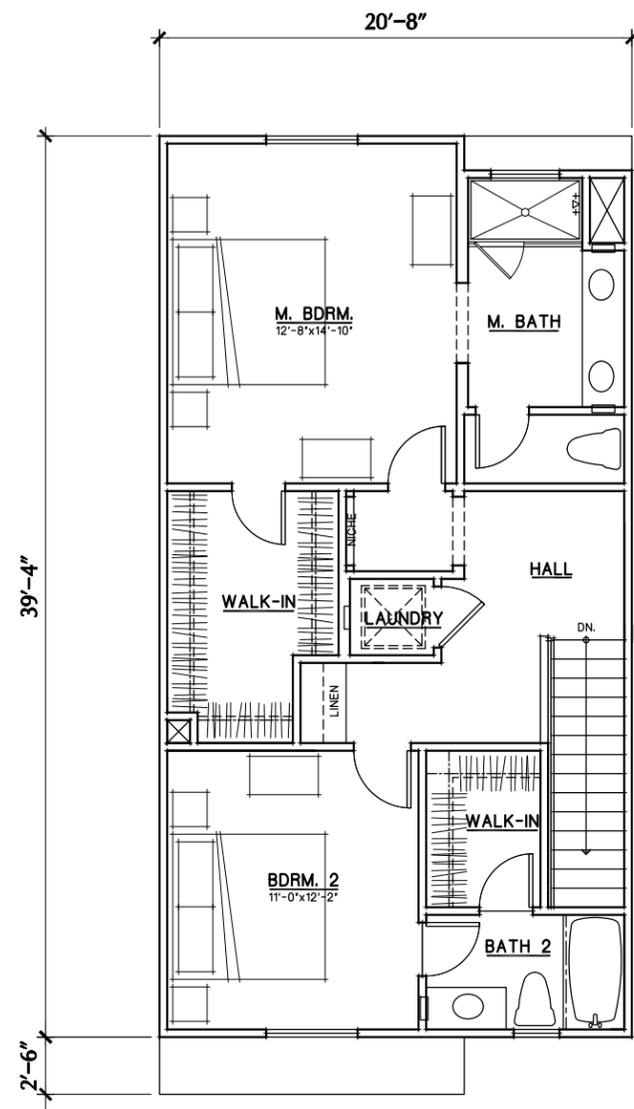
**HQT HOMES**  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

5/6/14  
13004

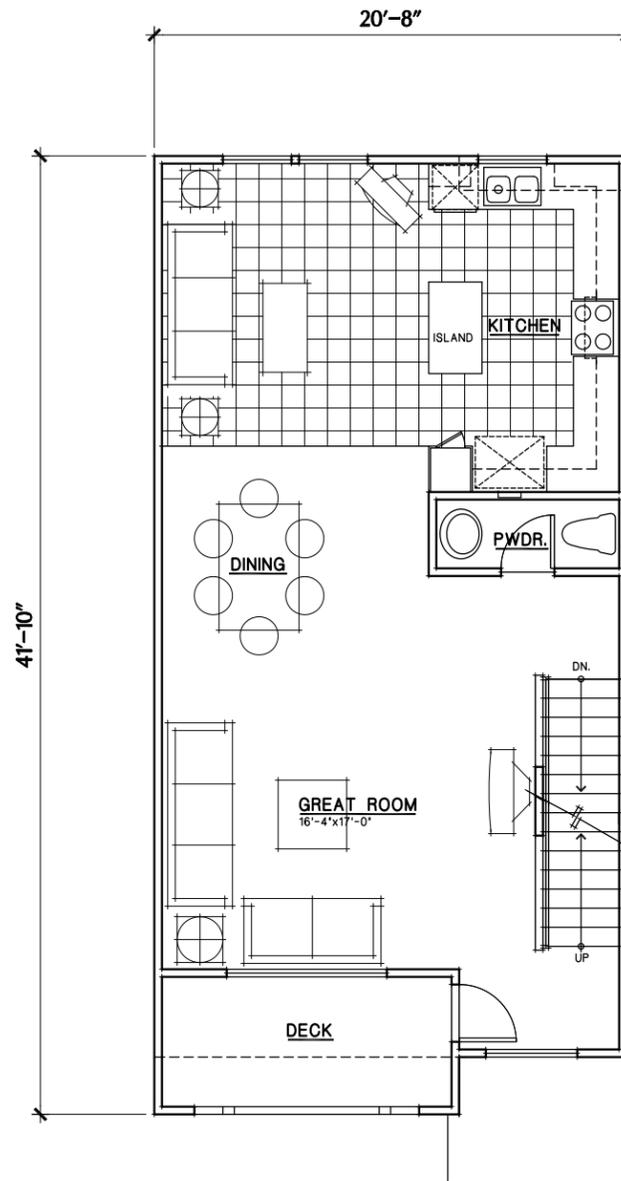
**FLAIR**  
**ARCHITECTS**

Architecture • Planning • Interior Design  
470 WALD, IRVINE, CALIFORNIA 92618  
(949) 789-7535 FAX (949) 789-7540

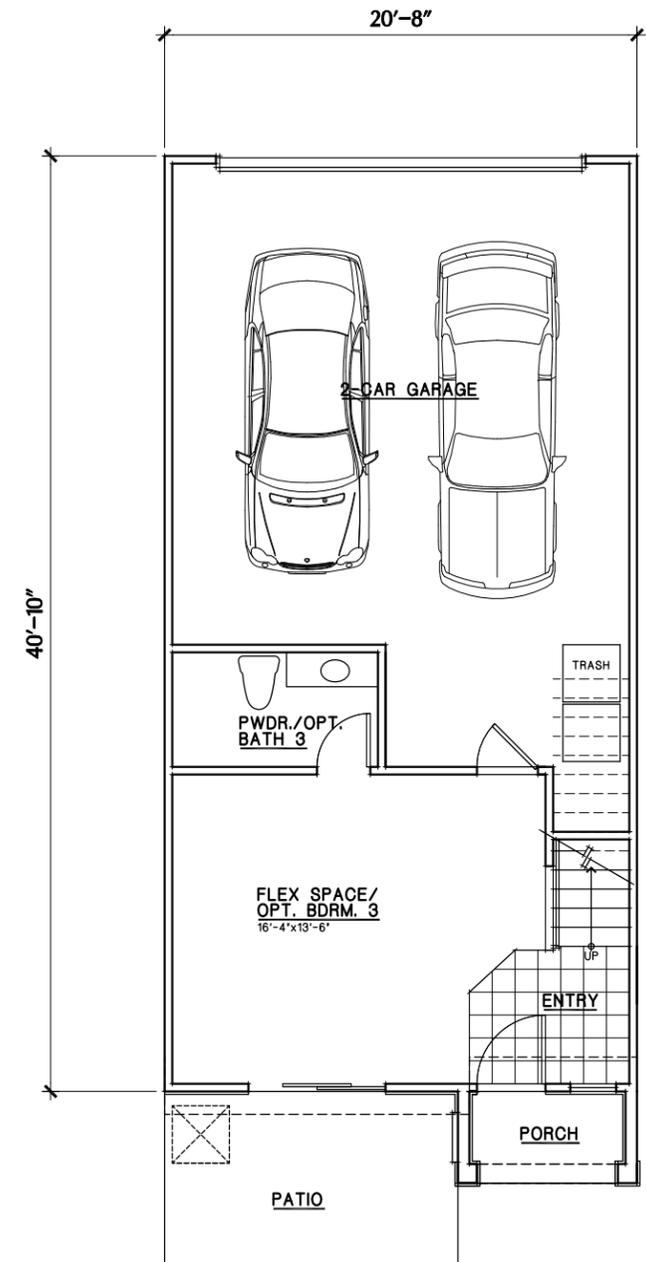
**1.0**



THIRD – 759 SQ. FT.



SECOND – 767 SQ. FT.



FIRST – 332 SQ. FT.

PLAN 1 – 1858 SQ. FT.

**SPRUCE STREET**  
PLACENTIA, CA

**HQT HOMES**  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

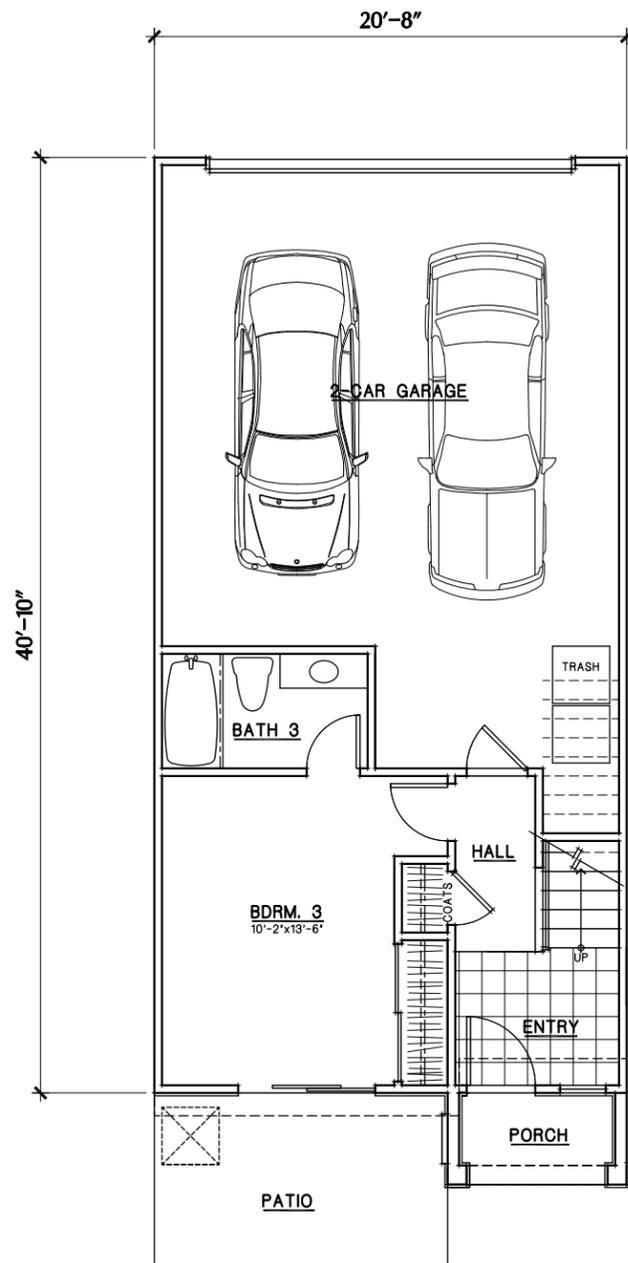
SCALE = 1/8"=1'-0"

8/11/14  
13004

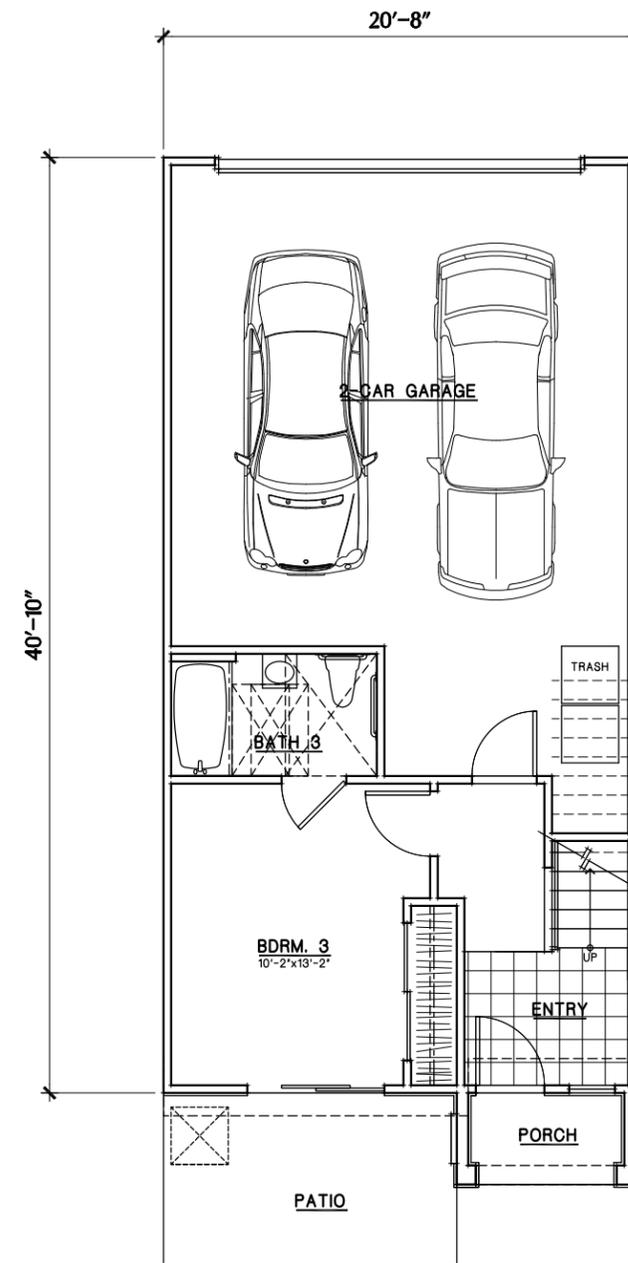
**FLAIR**  
**ARCHITECTS**

Architecture · Planning · Interior Design  
470 WALD, RYVINE, CALIFORNIA 92668  
(949) 789-7335 FAX (949) 789-7540

**1.1**



OPT. BDRM. 3 W/ OPT. BATH 3



ADA UNIT

PLAN 1 – OPTIONS

SPRUCE STREET  
PLACENTIA, CA

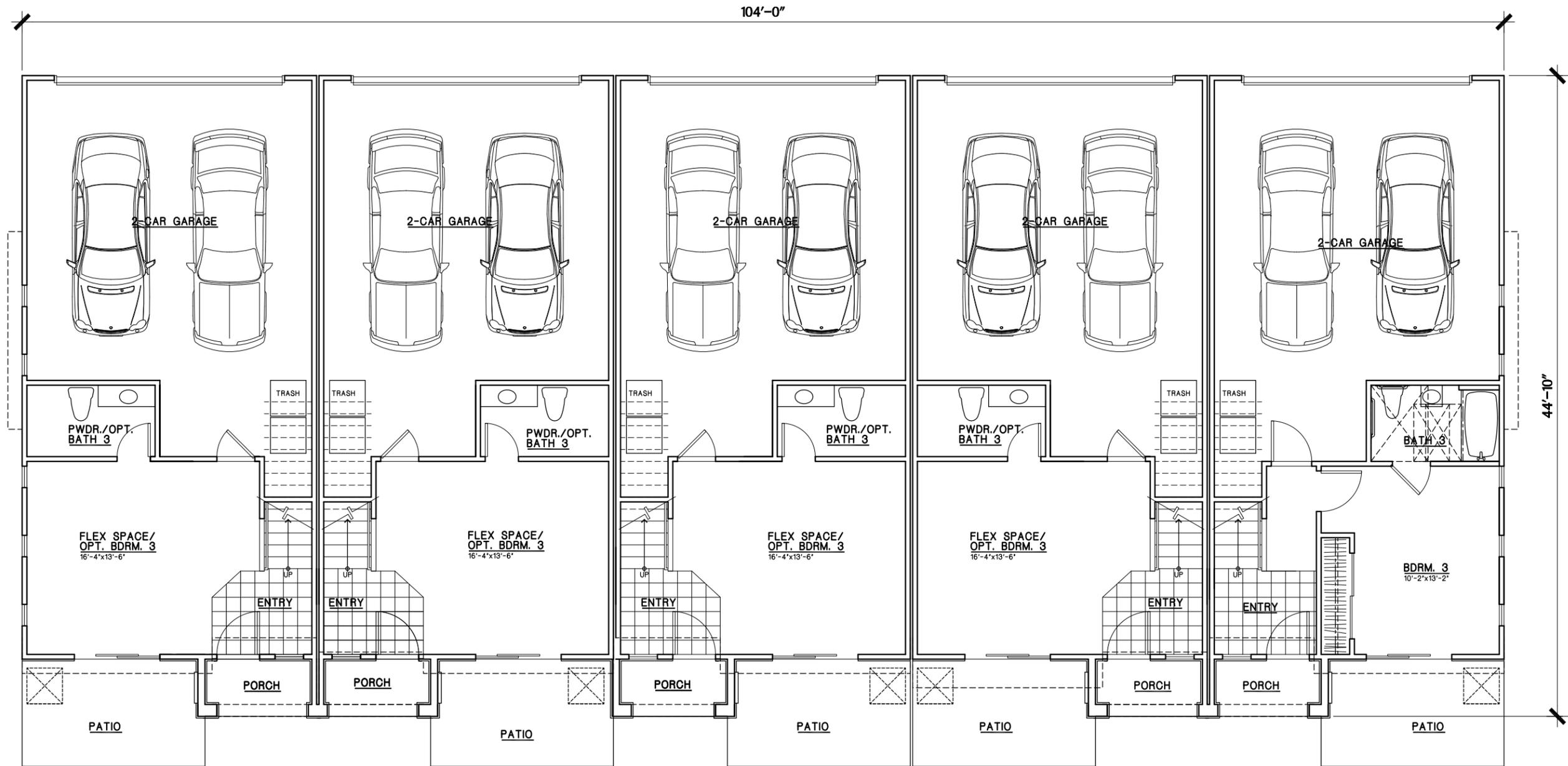
HQT HOMES  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

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

8/11/14  
13004

**FLAIR**  
**ARCHITECTS**  
Architecture · Planning · Interior Design  
470 WALD, RIVINE, CALIFORNIA 92668  
(949) 789-7335 FAX (949) 789-7540

1.2



## FIRST FLOOR – BUILDING PLAN

**SPRUCE STREET**  
PLACENTIA, CA

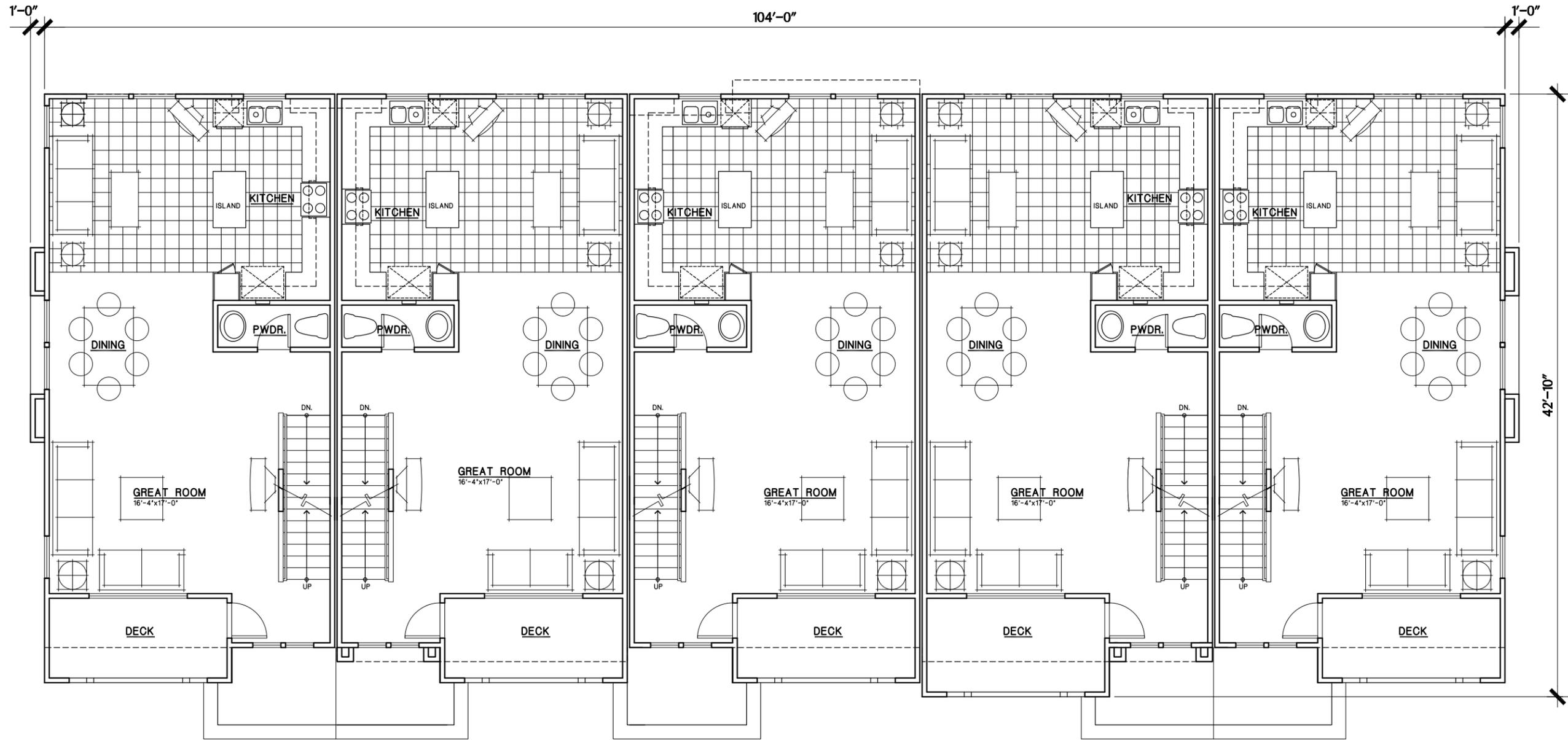
**HQT HOMES**  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

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

8/11/14  
13004

**FLAIR**  
**ARCHITECTS**  
Architecture · Planning · Interior Design  
470 WALD, RYNE, CALIFORNIA 92618  
(949) 789-7335 FAX (949) 789-7540

3.1



## SECOND FLOOR – BUILDING PLAN

**SPRUCE STREET**  
PLACENTIA, CA

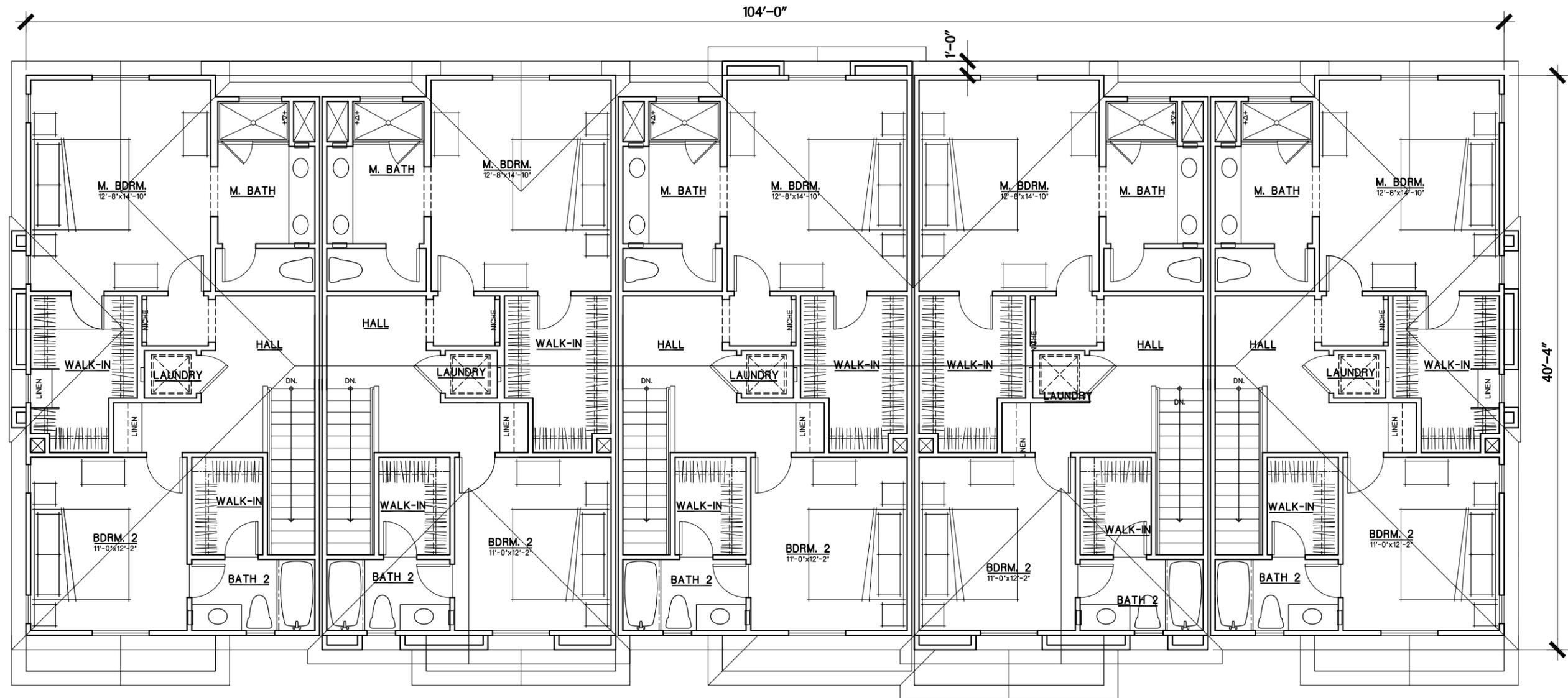
**HQT HOMES**  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

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

8/11/14  
13004

**FLAIR**  
**ARCHITECTS**  
Architecture · Planning · Interior Design  
470 WALD, RYNE, CALIFORNIA 92668  
(949) 789-7335 FAX (949) 789-7540

**3.2**



## THIRD FLOOR – BUILDING PLAN

**SPRUCE STREET**  
PLACENTIA, CA

**HQT HOMES**  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

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

8/11/14  
13004

**FLAIR**  
**ARCHITECTS**  
Architecture · Planning · Interior Design  
470 WALD, RYVINE, CALIFORNIA 92668  
(949) 789-7335 FAX (949) 789-7540

3.3



FRONT ELEVATION – OPTION 1

SPRUCE STREET  
PLACENTIA, CA

HQT HOMES  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

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

8/11/14  
13004

FLAIR  
ARCHITECTS  
Architecture · Planning · Interior Design  
470 WALD, IRVINE, CALIFORNIA 92618  
(949) 789-7335 FAX (949) 789-7540

3.4



REAR ELEVATION

## REAR ELEVATION

**SPRUCE STREET**  
PLACENTIA, CA

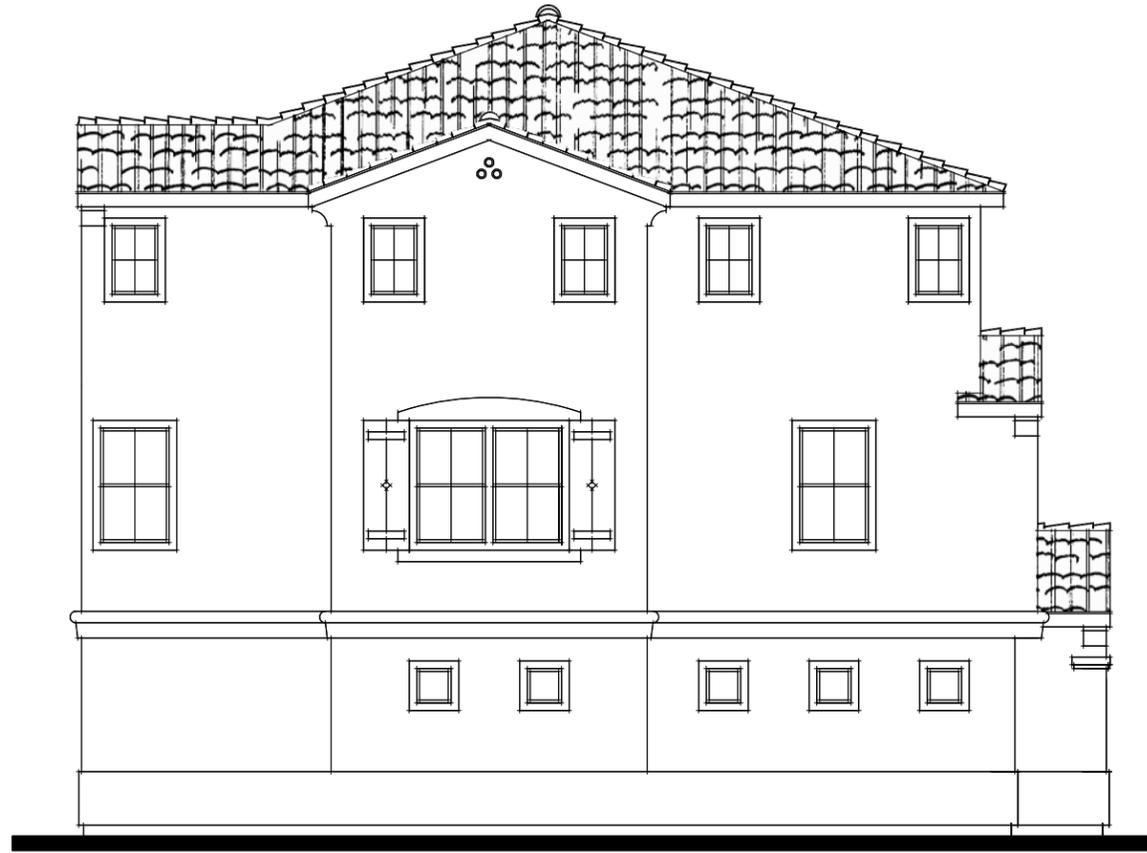
**HQT HOMES**  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

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

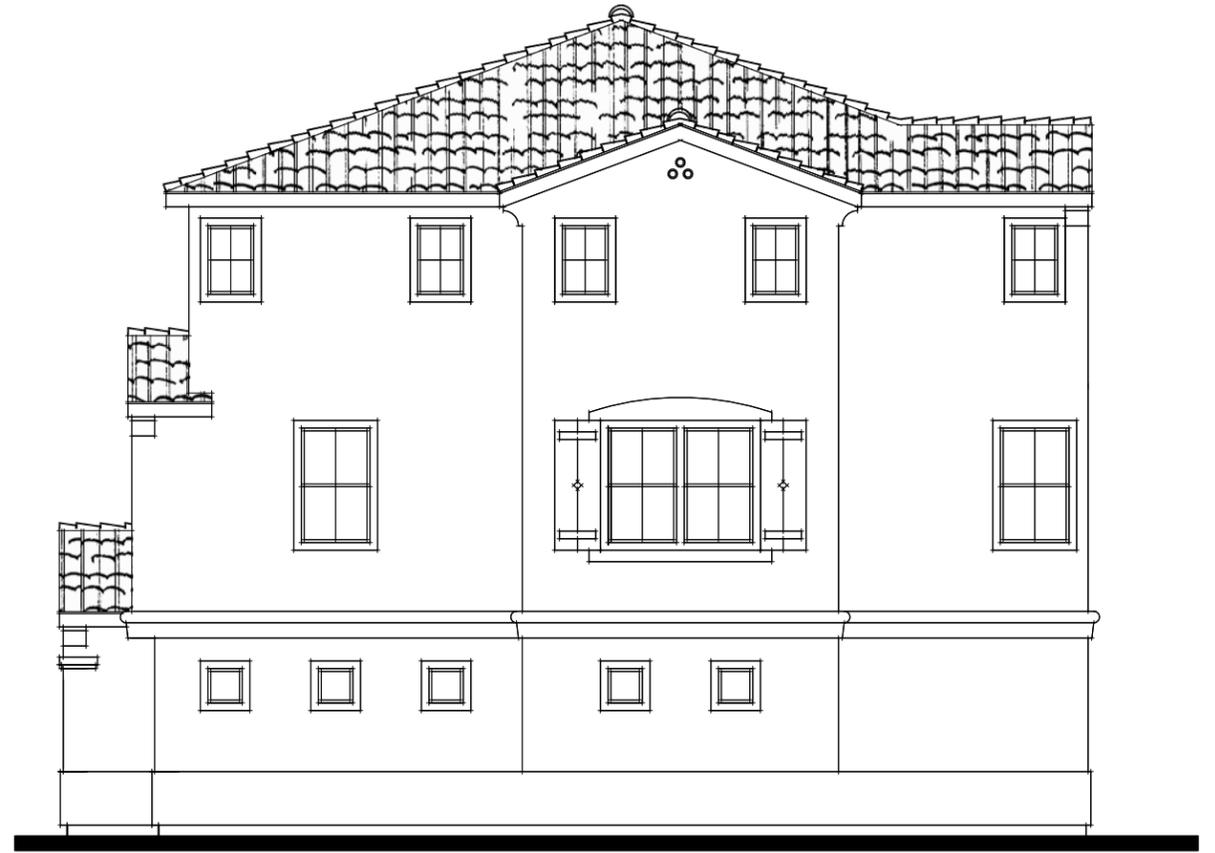
8/11/14  
13004

**FLAIR**  
**ARCHITECTS**  
Architecture · Planning · Interior Design  
470 WALD, IRVINE, CALIFORNIA 92618  
(949) 789-7335 FAX (949) 789-7540

3.5



LEFT ELEVATION



RIGHT ELEVATION

**SPRUCE STREET**  
PLACENTIA, CA

**HQT HOMES**  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

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

8/11/14  
13004

**FLAIR**  
**ARCHITECTS**  
Architecture · Planning · Interior Design  
470 WALD, IRVINE, CALIFORNIA 92618  
(949) 789-7335 FAX (949) 789-7540

3.6



FRONT ELEVATION – OPTION 2

SPRUCE STREET  
PLACENTIA, CA

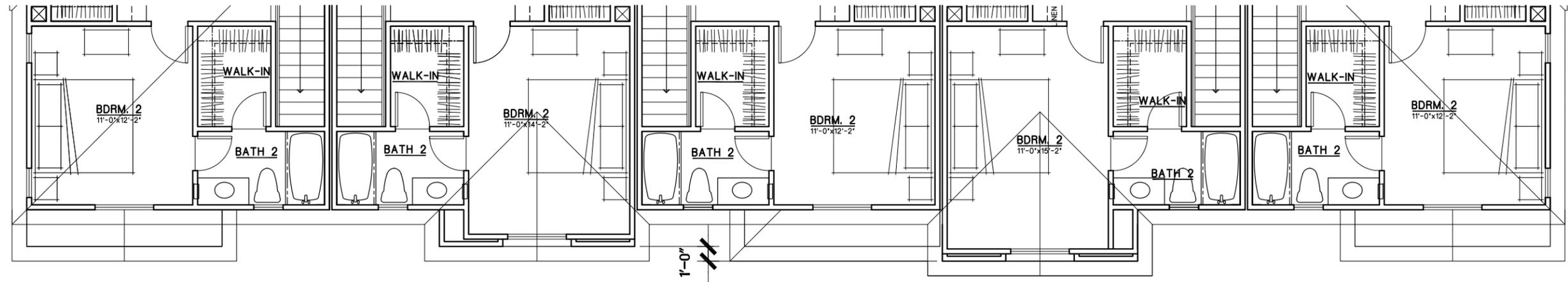
HQT HOMES  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

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

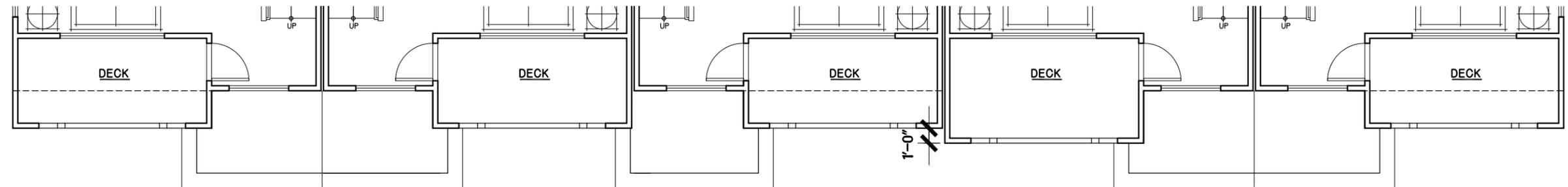
8/11/14  
13004

FLAIR  
ARCHITECTS  
Architecture · Planning · Interior Design  
470 WALD, IRVINE, CALIFORNIA 92618  
(949) 789-7335 FAX (949) 789-7540

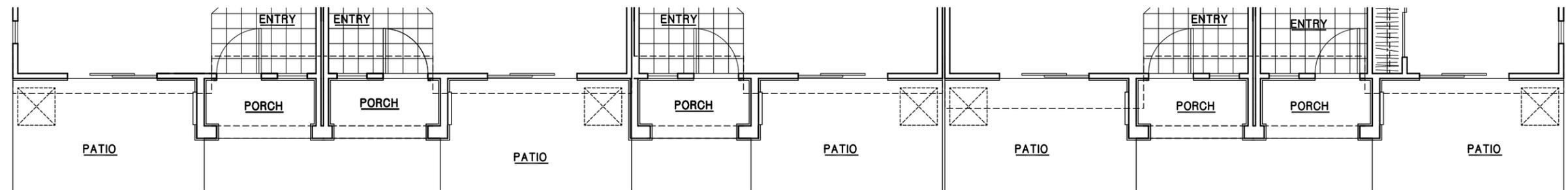
3.7



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

OPTION 2 – BUILDING PLAN PARTIALS

SPRUCE STREET  
PLACENTIA, CA

HQT HOMES  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

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

8/11/14  
13004

**FLAIR**  
**ARCHITECTS**  
Architecture · Planning · Interior Design  
470 WALD, RIVNE, CALIFORNIA 92660  
(949) 789-7335 FAX (949) 789-7540

3.8



FRONT ELEVATION  
SCALE = 3/16"=1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SPRUCE STREET  
PLACENTIA, CA

HQT HOMES  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

COLOR ELEVATIONS

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

9/3/14  
13004



4.0



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

**SPRUCE STREET**  
PLACENTIA, CA

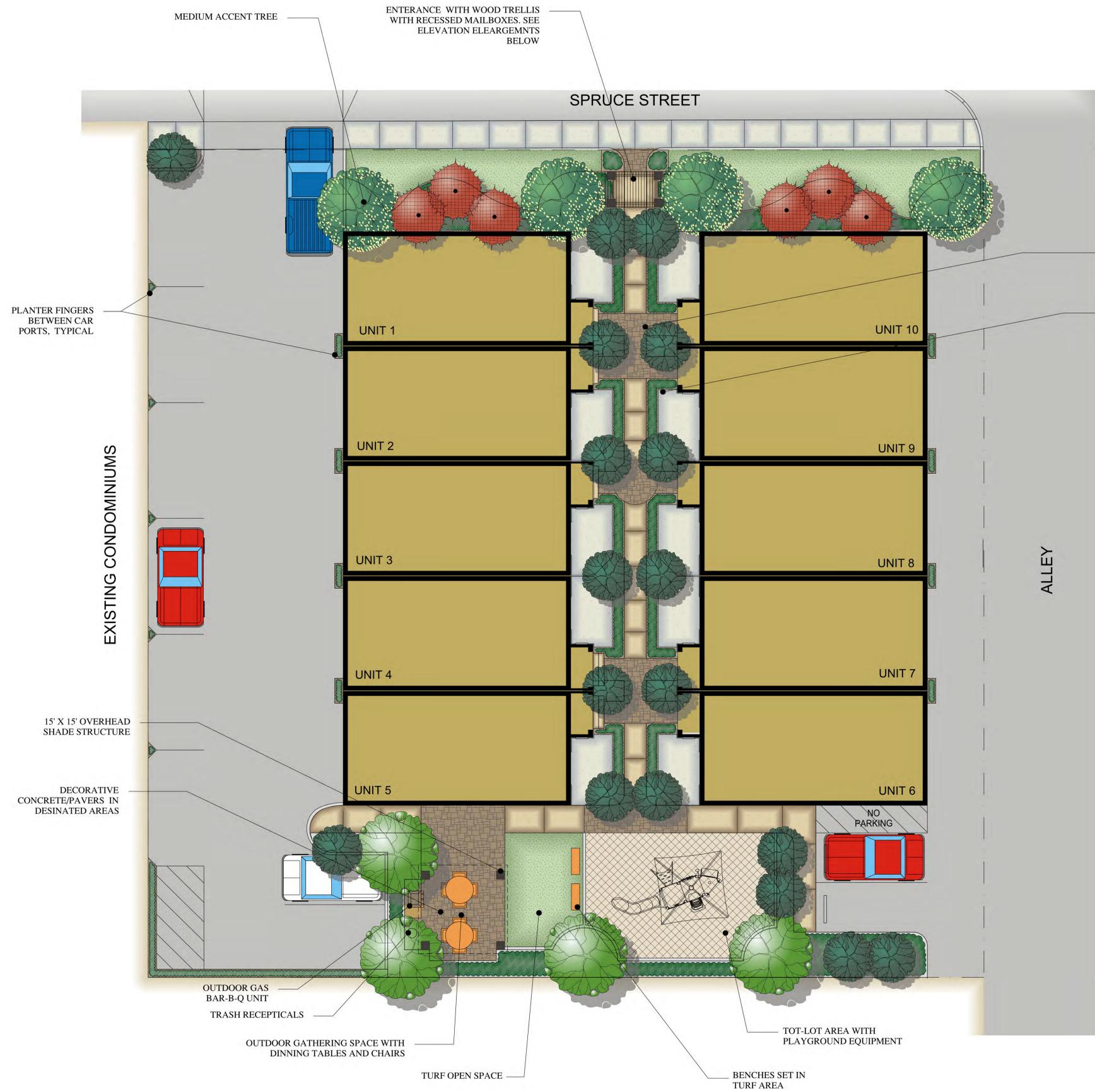
HQT HOMES  
13821 NEWPORT AVE., SUITE 120  
TUSTIN, CA 92780

**COLOR RENDERING**

12/1/14  
13004

**FLAIR**  
**ARCHITECTS**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
470 WALD, IRVINE, CALIFORNIA 92618-4638  
(949) 789-7535 FAX (949) 789-7540

**6.0**

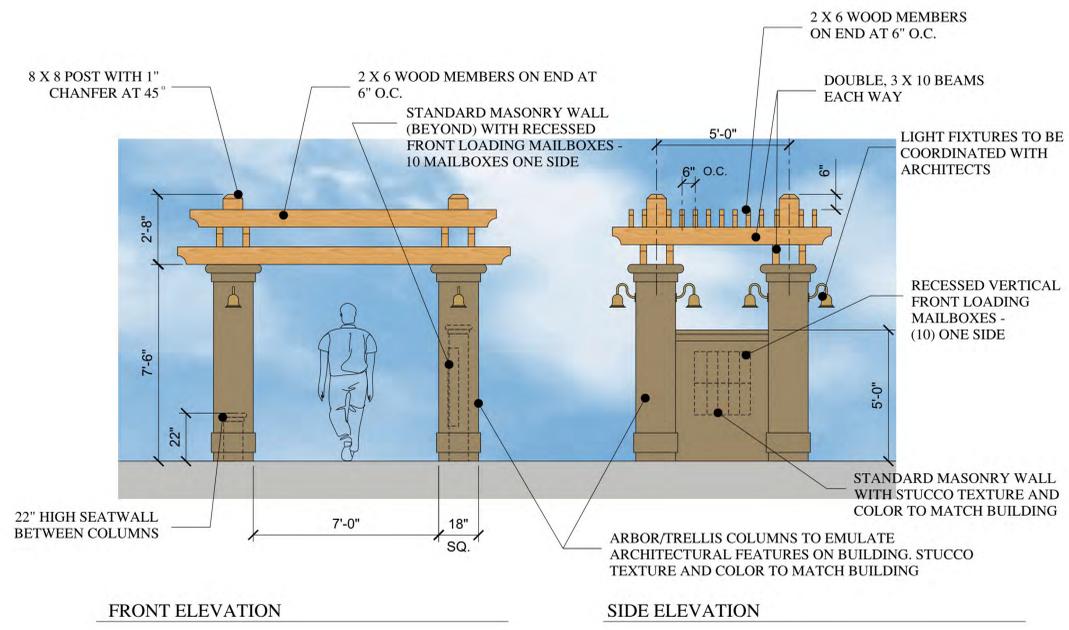


**PLANTING LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	COMMENTS
<b>TREES:</b>					
	MAGNOLIA GLAUCA	MAGNOLIA VIRGINIANA	24" BOX	-	'STANDARD'
	LAGERSTROEMIA INDICA	LAGERSTROEMIA INDICA	15 GAL	-	-
	PRUNUS C.	FLOWERING PLUM	24" BOX	-	'BLUREIANA'
	SCHINUS TEREBINTHIOLIUS	BRAZILIAN PEPPER	24" BOX	-	-
<b>SHRUBS:</b>					
	BACCHARIS PILLULARIS	COYOTE BRUSH	5 GAL	QTY	COMMENTS
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	QTY	COMMENTS
	GARDENIA CV.	GARDENIA	SIZE	QTY	COMMENTS
	FESTUCA GLAUCA	FESCUE	SIZE	QTY	COMMENTS
	HEMEROCALLIS CV.	DAYLILY	SIZE	QTY	COMMENTS
	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	QTY	COMMENTS
	LIRIOPE MUSCARI	VARIEGATED LILY TURF	SIZE	QTY	COMMENTS
	MYRSINE AFRICANA	AFRICAN BOXWOOD	SIZE	QTY	COMMENTS
	MYRTUS COMMUNIS	DWARF MYRTLE	5 GAL	QTY	'COMPACTA'
	NANDINA DOMESTICA	DWARF BAMBOO	SIZE	QTY	COMMENTS
	OSMANTHUS FRAGRANS	SWEET OLIVE	SIZE	QTY	COMMENTS
	RHAPHIOLIS INDICA	NEW ZEALAND FLAX	15 GAL	QTY	'RUBRUM'
	ROSA	DWARF HAWTHORNE	SIZE	QTY	'BALLERINA'
	ROSMARINUS OFFICINALIS	WHITE ROSE	5 GAL	QTY	'CARPET ROSE'
	TRACHELOSPERMUM	DWARF MYRTLE	1 GAL	QTY	'HUNTINGTON BLUE'
	STAR JASMINE	STAR JASMINE	1 GAL	QTY	COMMENTS
<b>GROUNDCOVERS:</b>					
	MYOPORUM	EVERGREEN MYOPORUM	-	-	-
	LESS WATER FESCUE BLEND	TALL FESCUE	FROM SOD	-	-

**IRRIGATION & PLANTING NOTES:**

1. ALL LANDSCAPE AREAS SHALL RECEIVE A WATER CONSCIOUS AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE UTILIZED WHERE EVER APPROPRIATE.
2. ALL ON - SITE PLANTING AND IRRIGATION SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY AND HEALTH APPEARANCE.
3. ALL UNSIGHTLY SITE APPARATUS SHALL BE SCREENED WITH 5 GALLON SHRUBS OR GREATER (BACK FLOW PREVENTERS, TRANSFORMERS, GAS METERS, AC UNITS ETC.)



ENTRY ARBOR/TRELLIS STRUCTURE - ELEVATIONS

SCALE: 3/8" = 1'-0"

CLIENT:  
**HQT HOMES**  
 13821 NEWPORT AVE., SUITE 120  
 TUSTIN, CA 92780  
 DUANE HUENNEKENS

# PRELIMINARY LANDSCAPE PLAN

**SPRUCE CONDOS**  
 1548 SPRUCE ST. PLACENTIA, CALIFORNIA

## OVERALL PLAN



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

**Segura Associates, Inc.**  
 Landscape Architecture • Land Planning • Urban Design  
 PO Box 964 T. (909) 624-2700  
 La Verne, CA 91750 E. info@segurala.com

DATE 08-22-14 PROJECT # 14.19

# Exterior Color Scheme

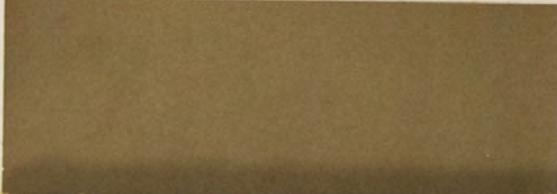


ROOF TILE - LOW "S" Profile EAGLE ROOFING

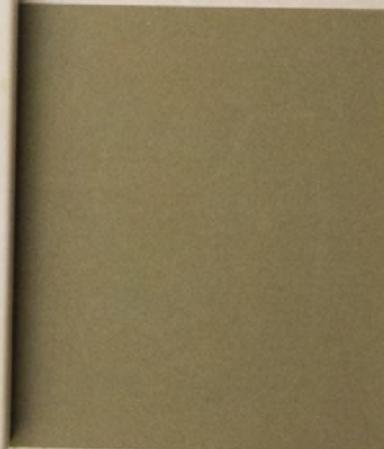


CLAY DECOR PIPES  
AT GABLES

FASCIA / EAVES / GARAGE DOORS / TRIM 2



STUCCO  
BODY



STUCCO  
BODY  
ACCENT 1



STUCCO  
BODY  
ACCENT 2 /  
TRIM 1



ENTRY DOOR 1 /  
SHUTTERS 1



ENTRY DOORS 2 /  
SHUTTERS 2

**SPRUCE STREET - PLACENTIA, CA**



Exterior Colors and Materials by:  
**Michelle Bridges - Architectural Colors**  
ECS 8-28-2014 for City approval

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

---

**City of Placentia**  
**Spruce Street Condominiums**

---

LEAD AGENCY:

City of Placentia  
401 East Chapman Avenue  
Placentia, California 92870  
*Contact: Mr. Charles Rangel, Contract Senior Planner*  
(714) 993-8124

PREPARED BY:

**Keeton Kreitzer Consulting**  
P. O. Box 3905  
Tustin, California 92781-3905  
*Contact: Mr. Keeton K. Kreitzer, Principal*  
(714) 665-8509

March 2015

This page intentionally left blank

# TABLE OF CONTENTS

---

	<u>Page</u>
<b>1.0 INTRODUCTION .....</b>	<b>1</b>
1.1 STATUTORY AUTHORITY AND REQUIREMENTS .....	1
1.2 PURPOSE.....	1
<b>2.0 PROJECT DESCRIPTION.....</b>	<b>3</b>
2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING .....	3
2.2 PROJECT BACKGROUND.....	3
2.3 PROJECT CHARACTERISTICS .....	9
<b>3.0 ENVIRONMENTAL SUMMARY.....</b>	<b>21</b>
3.1 BACKGROUND.....	21
3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED .....	22
3.3 EVALUATION OF ENVIRONMENTAL IMPACTS .....	22
<b>4.0 ENVIRONMENTAL ANALYSIS.....</b>	<b>25</b>
4.1 AESTHETICS.....	25
4.2 AGRICULTURE AND FOREST RESOURCES.....	27
4.3 AIR QUALITY.....	39
4.4 BIOLOGICAL RESOURCES .....	36
4.5 CULTURAL RESOURCES.....	38
4.6 GEOLOGY AND SOILS .....	40
4.7 GREENHOUSE GAS EMISSIONS .....	44
4.8 HAZARDS AND HAZARDOUS MATERIALS .....	47
4.9 HYDROLOGY AND WATER QUALITY.....	50
4.10 LAND USE AND PLANNING .....	54
4.11 MINERAL RESOURCES .....	58
4.12 NOISE .....	60
4.13 POPULATION AND HOUSING .....	63
4.14 PUBLIC SERVICES.....	64
4.15 RECREATION .....	67
4.16 TRANSPORTATION/TRAFFIC.....	68
4.17 UTILITIES AND SERVICE SYSTEMS.....	71
4.18 MANDATORY FINDINGS OF SIGNIFICANCE.....	75
4.19 REFERENCES .....	76
4.20 REPORT PREPARATION PERSONNEL.....	77
<b>5.0 CONSULTANT RECOMMENDATION .....</b>	<b>79</b>
<b>6.0 LEAD AGENCY DETERMINATION .....</b>	<b>81</b>

This page intentionally left blank

## 1.0 INTRODUCTION

Following preliminary review of the proposed Spruce Street 10-Unit Condominium Project, the City has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the Project, as proposed.

### 1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), 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. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed Project would not have a significant effect on the environment and shall prepare a Negative Declaration for that project. Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such impacts may occur (Section 21080[c], Public Resources Code).

The environmental documentation, which is ultimately selected by the City of Placentia in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the project. The resulting documentation is not, however, a policy document and its adoption and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

The environmental documentation and supporting analysis is subject to a public review period. The proposed Project is not a project "of statewide, regional, or areawide significance" as prescribed in Section 15206 of the CEQA Guidelines because it does not meet the criteria for such projects. Furthermore, project implementation does not require any action by a State Agency (i.e., "responsible" or "trustee" agency). Therefore, the document will not be submitted to the State Clearinghouse for review and the review period is determined to be 20 days in accordance with Section 15073 of the CEQA Guidelines. Following review of any comments received, the City of Placentia will consider these comments as a part of the project's environmental review and include them with the Initial Study documentation for consideration by the City in accordance with Section 15074(b) of the CEQA Guidelines.

### 1.2 PURPOSE

The purposes of the Initial Study/Environmental Checklist are to: (1) identify environmental impacts; (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or Negative Declaration; (3) enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared; (4) facilitate environmental assessment early in the design of the project; (5) provide documentation of the factual basis for the finding in a Negative Declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for the project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

Section 15063 of the CEQA Guidelines identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include: (1) a description of the project, including the location of the project; (2) an identification of the environmental setting; (3) an identification of environmental effects by use of a checklist, matrix or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and (6) the name of the person or persons who prepared or participated in the preparation of the Initial Study.

## **2.0 PROJECT DESCRIPTION**

### **2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING**

#### **PROJECT LOCATION**

The project site encompasses approximately 0.52-acre of land located at 1548 Spruce Street, in the City of Placentia, California (refer to Exhibit 2-1). It is located north of Orangethorpe Avenue and west of Van Buren Street. A U.S.G.S. Map is included as Exhibit 2-2.

#### **PROJECT SETTING**

##### Project Site

As indicated above, the project site is flat and it is located within a predominantly residential area of the City. The property has been developed and it supports five (5) small single-family residential dwelling units. Each of the existing homes dates back to the 1940s. The one-story “cottages” are approximately 750 square feet in size. Vehicular access to the homes on the property is from Spruce Street via a private drive on the west side of the property and an alley adjacent to the east side. The property supports only very limited landscaping, consisting primarily of grass yards, although three trees are located within the limits of the site. Walls separate the five homes from the adjacent condominiums to the west and apartments to the south.

##### Surrounding Area

The project site is surrounded by residential development on all sides. Single-family –attached residential development is located north of Spruce Street and along the western property boundary. Single-family attached development along with two single-family detached residential homes abut the property on the east. Multiple-family residential development is located adjacent to the site on the south. Two properties in the project area, including one north of Orchard Drive and a larger lot located south of Cherry Street, continue to support oil extraction. These oil-production lots are physically separated from the project by intervening residential development.

### **2.2 PROJECT BACKGROUND**

The subject property is part of the East Placentia Specific Plan (SP-7), which was adopted by the City of Placentia in 1989, and which encompasses approximately 317 acres. The boundaries of SP-7 extend from Buena Vista Avenue on the north to Orangethorpe Avenue on the south and the Specific Plan area extends from Rose Drive on the west to Richfield Road on the east; a small area east of Richfield Road and south of Pine Street is also included within SP-7. The majority of the 317 acres is currently developed.

The East Placentia Specific Plan was adopted by the City to provide for a mix of different residential densities with neighborhood commercial, institutional, and parks/open space, while retaining the existing oil extraction uses. In order to preserve the potential for oil extraction, an “Oil Resource Reserve District” was applied to a portion of the Specific Plan area and a “resource production overlay” was also adopted that encompasses the entire area, including the project site, within SP-7.

As indicated above, SP-7 allows for a variety of land uses, including residential densities than range up to 25 dwelling units per acre, which comprise the High Density Residential land use category in the Specific Plan. The project site is located in the southeastern quadrant of SP-7, south of the Richfield Channel, which is designated as High Density Residential in the Specific Plan. As indicated previously, this land use category allows residential development up to 25 dwelling units per acre, including a range of apartments and/or condominiums.

**This page intentionally left blank**

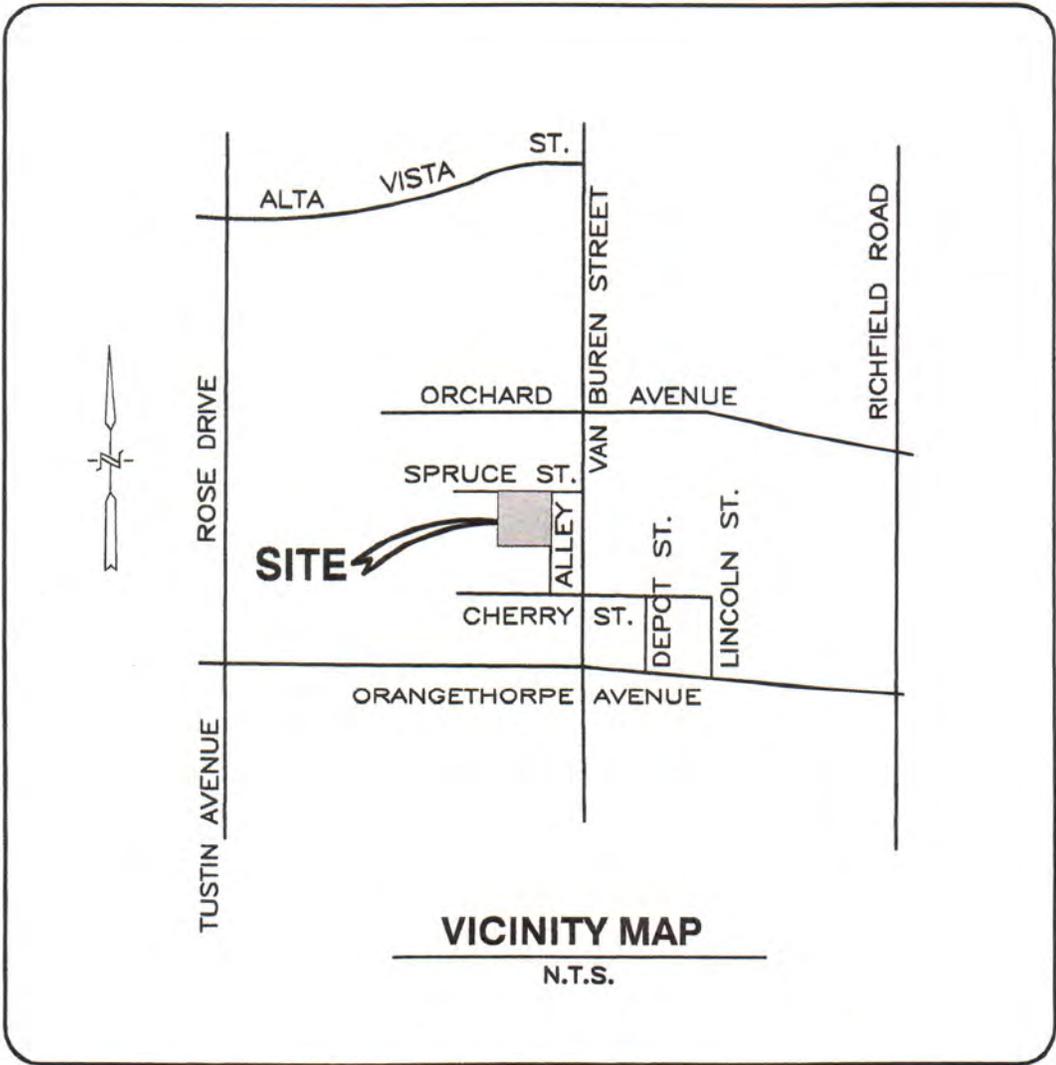
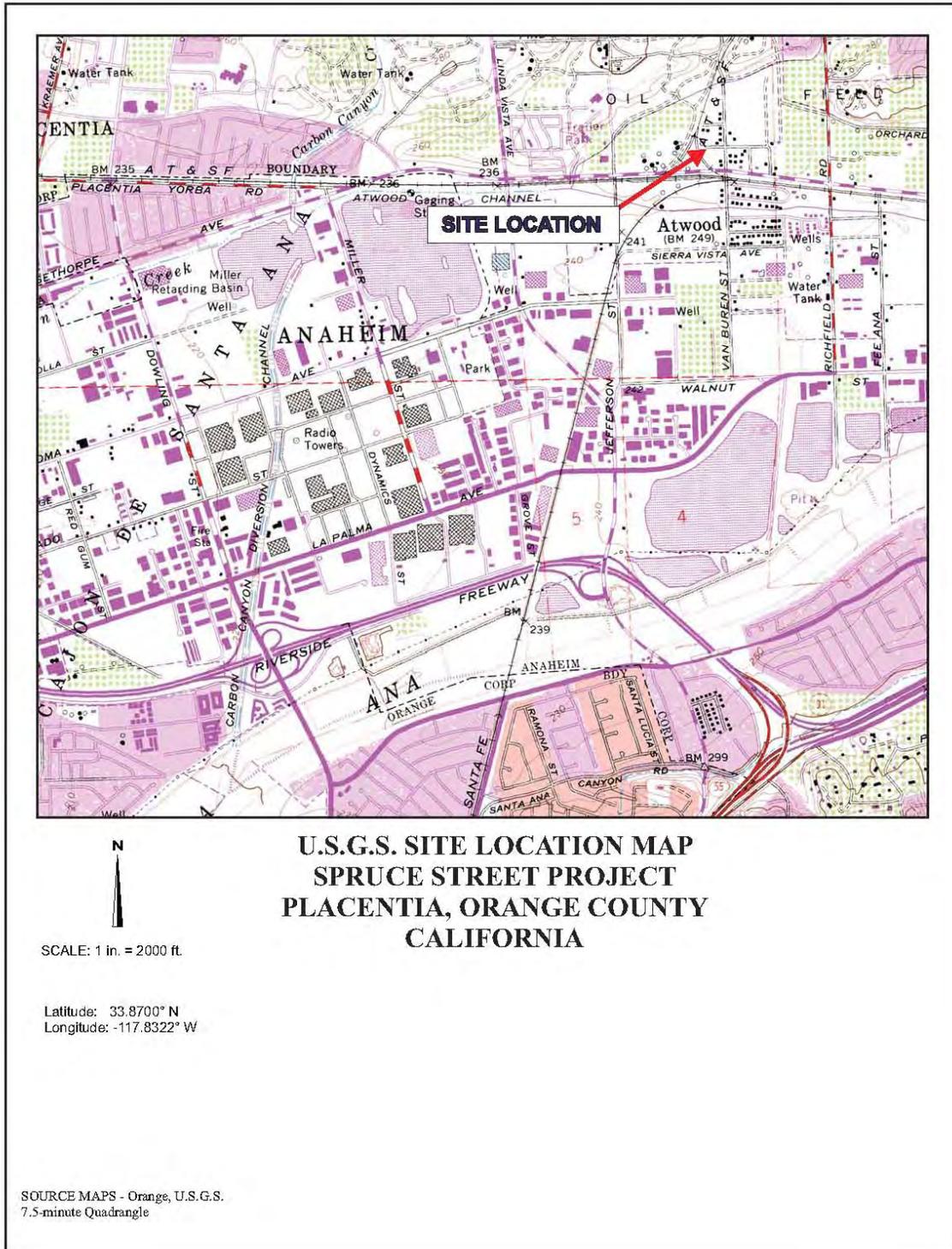


Exhibit 2-1  
Vicinity Map

**This page intentionally left blank**



**Exhibit 2-2  
U.S.G.S. Map**

**This page intentionally left blank**

## 2.3 PROJECT CHARACTERISTICS

### PROJECT DESCRIPTION

The project applicant, Villa Picae LLC, is proposing to redevelop the existing 0.52-acre site with ten (10) residential condominium dwelling units. Two structures are proposed that will include five (5) units in each structure. As illustrated in the Conceptual Site Plan (refer to Exhibit 2-3), vehicular access to the garages of each unit will be provided from Spruce Street via an existing alley on the east side and a private drive on the west side. Each unit will have two covered parking spaces in the attached garage. Guest parking is also included and will include six (6) parallel parking spaces along the western property boundary and two perpendicular spaces at the southern property boundary; two additional perpendicular parking spaces, including one handicap space, will also be provided in the southeastern corner of the site at the terminus of the alley.

The two buildings will be three stories and a maximum of 35 feet high as shown in Exhibit 2-4 (Rendering and Elevation). The Elevations (refer to Exhibit 2-5) illustrate the character of the proposed structures. The interior facades of the buildings include covered entries. Low profile concrete tiles will be used for the roofs and the buildings will be painted with colors that are compatible with the surrounding residential development. In addition, shutters will also be provided with some windows. Decks, which open to the central courtyard area, are proposed on the second floor off the “great room” of the units. All of the dwelling units will be two bedrooms and will have a floor area of 1,858 square feet. A 3-bedroom option is also available and ADA unit floor plans will also be included in the project.

Project amenities include a 15-foot landscaped “parkway” separating Spruce Street from the proposed structures. A pedestrian walkway is proposed between the two buildings and will extend from Spruce Street to the southern ends of the structures. An entry arbor/trellis is proposed over the walkway at the Spruce Street entry. Walkways will extend from the central walkway to each unit and all of the units will have private patios oriented to the central walkway. Additional amenities, including a gas barbeque unit, a grass area with benches, and a tot lot, are proposed at the southern end of the two buildings. The Conceptual Landscape Plan (refer to Exhibit 2-6) illustrates the proposed landscaping and the amenities.

### PROJECT PHASING

The proposed Project will encompass two phases, including demolition/site preparation and construction. The initial phase includes demolition and removal of the five homes and debris from the site, after which site preparation would take place. It is anticipated that demolition and site preparation will take approximately two weeks. Construction of the new structures will commence once the site is graded. Construction of the two buildings will be slightly staggered, with construction of the first building initiated immediately; construction of the second building will begin approximately one month after the initiation of construction of the first building. It is anticipated that construction will be completed within seven to eight months, with occupancy anticipated by the end of 2015.

### DISCRETIONARY APPROVALS

The applicant is requesting approval of the following discretionary actions, which are necessary to implement the proposed Project.

- Development Agreement
- Tentative Tract 17775

Because the proposed Project does not meet the minimum lot size requirement stipulated in SP-7, the applicant is requesting approval of a Development Agreement that will establish the minimum lot size and related development conditions. In addition, the applicant is also requesting approval of a Tentative Tract Map (refer to Exhibit 2-7).

**This page intentionally left blank**

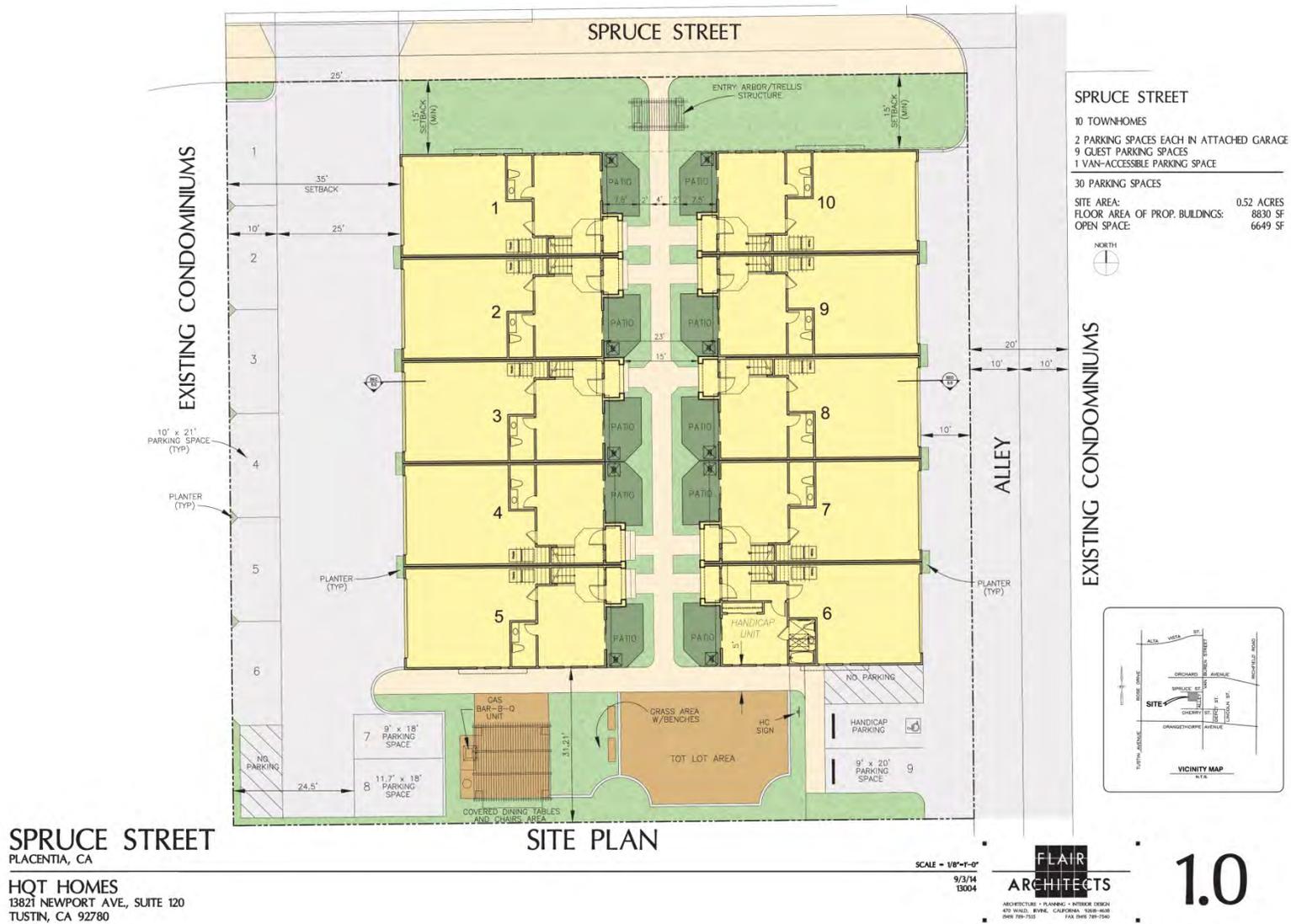


Exhibit 2-3  
 Conceptual Site Plan

**This page intentionally left blank**



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

SPRUCE STREET  
PLACENTIA, CA

HQT HOMES  
13821 NEWPORT AVE, SUITE 120  
TUSTIN, CA 92780

COLOR RENDERING



6.0

Exhibit 2-4  
Rendering and Elevations

**This page intentionally left blank**



FRONT ELEVATION  
 SCALE = 3/16"=1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SPRUCE STREET  
 PLACENTIA, CA

HQT HOMES  
 13821 NEWPORT AVE., SUITE 120  
 TUSTIN, CA 92780

COLOR ELEVATIONS

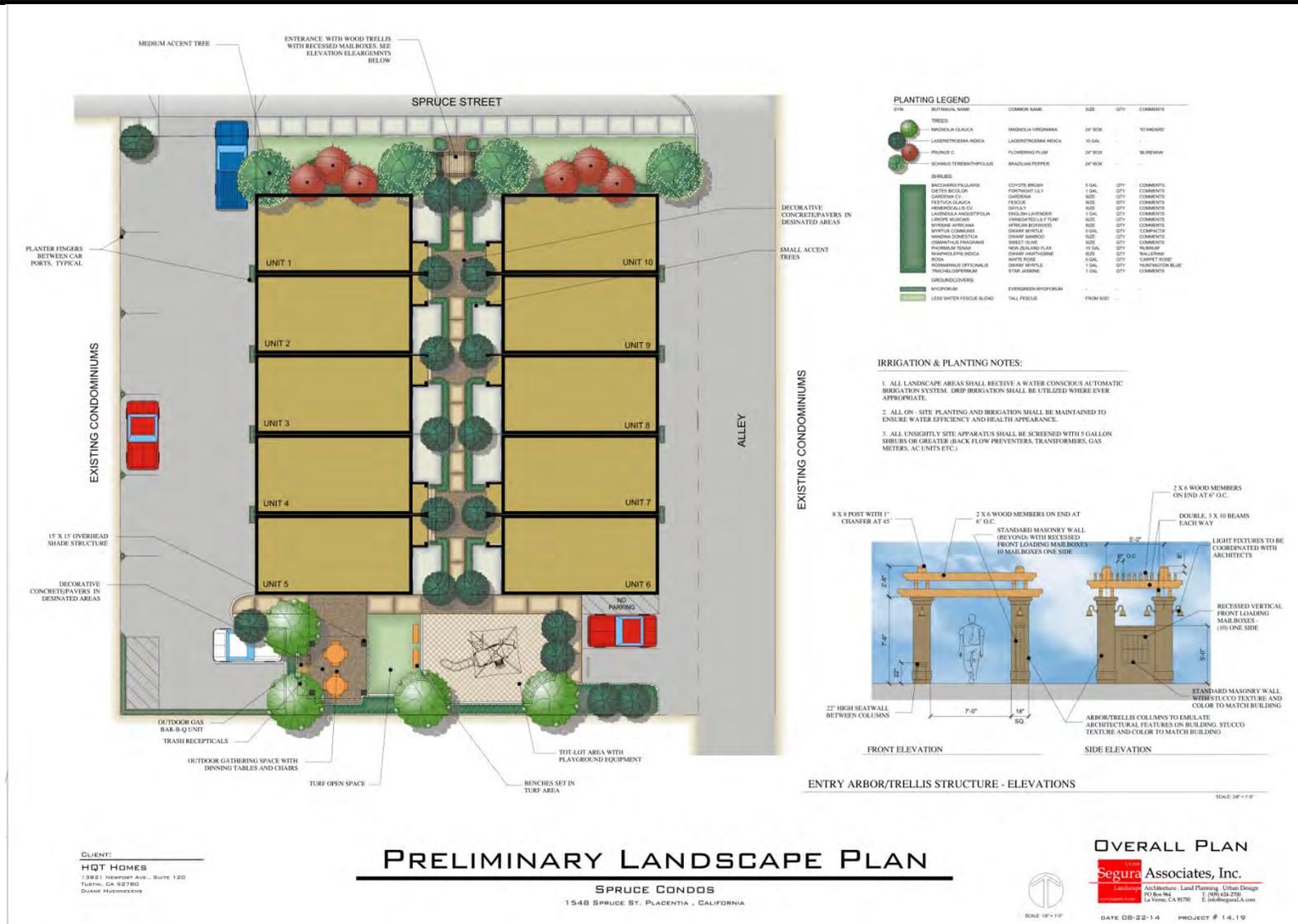
SCALE = 1/8"=1'-0"  
 9/3/14  
 1004



4.0

Exhibit 2-5  
 Elevations

**This page intentionally left blank**



**PRELIMINARY LANDSCAPE PLAN**  
 SPRUCE CONDOS  
 1548 SPRUCE ST., PLACENTIA, CALIFORNIA

**OVERALL PLAN**  
 Segura Associates, Inc.  
 Landscape Architecture, Land Planning, Urban Design  
 400 N. Main St., Suite 200  
 La Brea, CA 90038  
 T: (310) 424-2700  
 E: info@segura.com

DATE: 08-22-14 PROJECT # 14-119

CLIENT:  
**HQT HOMES**  
 13821 NEWPORT AVE., SUITE 120  
 TUSTIN, CA 92780  
 DUANE HUNTER@HQT.COM

**This page intentionally left blank**

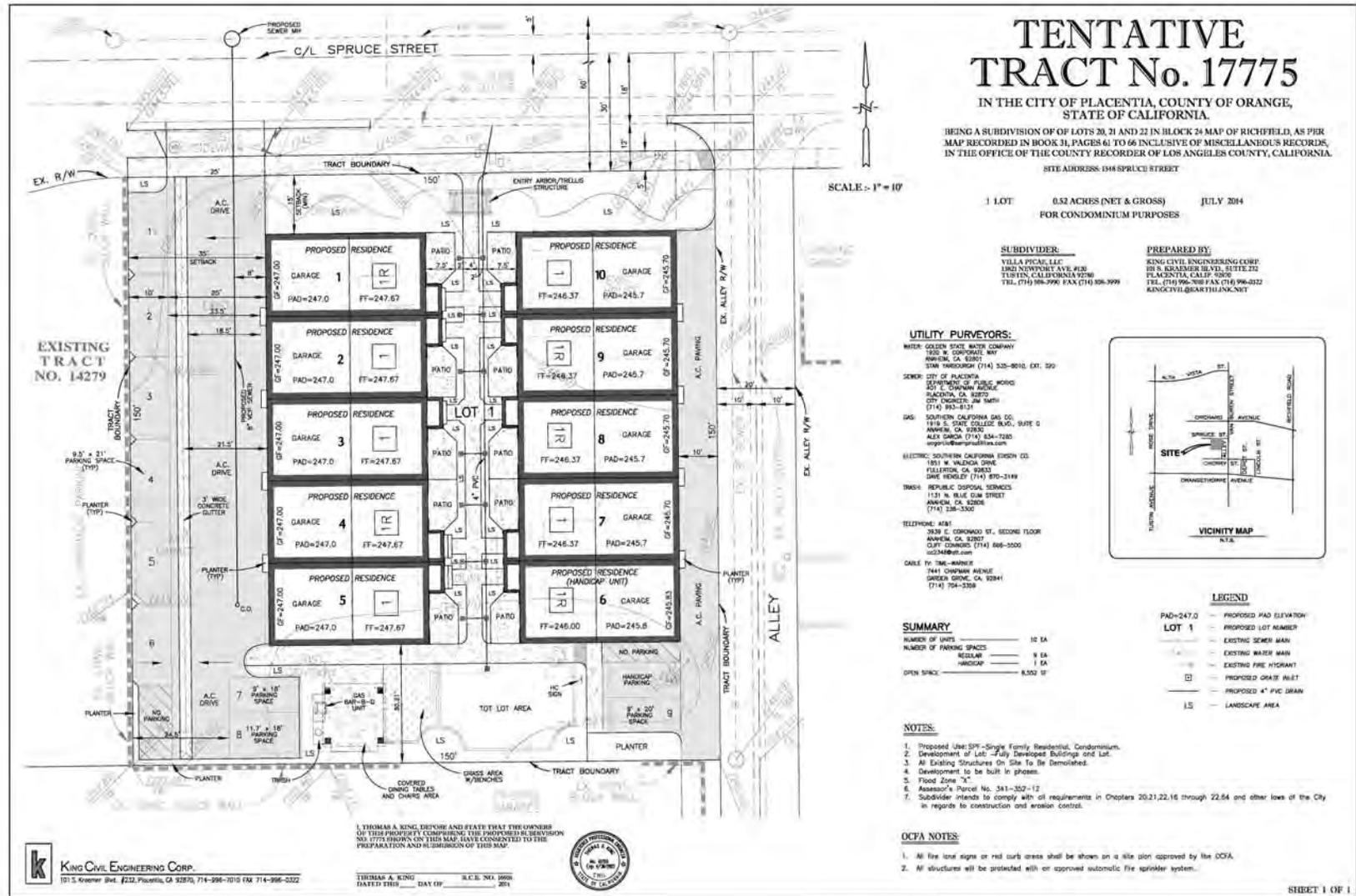


Exhibit 2-7  
 Tentative Tract Map 17775

**This page intentionally left blank**

## 3.0 ENVIRONMENTAL SUMMARY

### 3.1 INTRODUCTION

1.	<b>Project Title:</b> Spruce Street Condominiums
2.	<b>Lead Agency Name and Address:</b> City of Placentia 401 East Chapman Avenue Placentia, California 92870
3.	<b>Contact Persons and Phone Numbers:</b> Mr. Charles Rangel, Contract Senior Planner, (714) 993-8124
4.	<b>Project Location:</b> 1548 Spruce Street Placentia, CA 92870
5.	<b>Project Sponsor's Name and Address:</b> Villa Picae LLC 13821 Newport Avenue Tustin, CA 92780
6.	<b>General Plan Designation:</b> Specific Plan
7.	<b>Zoning:</b> Residential High Density (25 du/ac maximum) pursuant to SP-7
8.	<b>Description of the Project:</b> The project applicant, Villa Picae LLC, is proposing to demolish five (5) existing single-family residential dwelling units and construct ten (10) single-family attached condominium units in two buildings containing five (5) dwelling units each. The applicant is requesting approval of a tentative tract map and a development agreement.
9.	<b>Surrounding Setting and Land Uses:</b> The project site is surrounded by residential development on all sides. Single-family attached condominiums are located north of Spruce Street and west of the subject property; multiple-family residential development is located to the south and single-family attached condominiums and a single-family residential dwelling unit is located east of the project along Van Buren Avenue.
10.	<b>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):</b> None

### 3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Potentially Significant Impact With Mitigation Incorporated,” as indicated by the checklist on the following pages.

	Aesthetics		Land Use and Planning
	Agriculture and Forest Resources		Mineral Resources
	Air Quality	■	Noise
	Biological Resources		Population and Housing
	Cultural Resources		Public Services
■	Geology and Soils		Recreation
	Greenhouse Gas Emissions		Transportation/Traffic
■	Hazards and Hazardous Materials		Utilities and Service Systems
	Hydrology and Water Quality		Mandatory Findings of Significance

### 3.3 EVALUATION OF ENVIRONMENTAL IMPACTS

Section 4 (following) analyzes the potential environmental impacts associated with the proposed General Plan Amendment and Zone Change. The issue areas evaluated in this Initial Study include:

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

The environmental analysis in Section 4 is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines*, as amended, 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.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. 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 to be 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 could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.

**This page intentionally left blank**

## 4.0 ENVIRONMENTAL ANALYSIS

The following analysis includes an assessment of the proposed Project and the identification of potential project impacts as identified in the Initial Study. Explanations are provided for each item in the environmental checklist.

### 4.1 AESTHETICS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				■
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			■	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				■
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			■	

#### Impact Analysis

##### 4.1(a) *Have a substantial adverse effect on a scenic vista?*

**No Impact.** The subject property is not located along a scenic highway or other designated scenic vista. The site is located within a single- and multiple-family residential area in the eastern limits of the City of Placentia. The project site is not located near any designated scenic highways or scenic routes, and no scenic vistas exist in the project area. The project is located within a highly urbanized area of Orange County and none of the nearby roadways are designated as or located near any scenic corridors acknowledged by the Placentia General Plan. The area in which the project site is located is intensively developed residential land uses on all sides. The project site and environs are urbanized and neither the subject property nor the adjacent areas possess any significant visual or aesthetic resources and, furthermore, the site is not located within a scenic vista that would be adversely affected, either directly or indirectly, by redevelopment of the existing single-family residential property with higher density condominiums. No significant adverse visual impacts to scenic vistas are anticipated as a result of converting the site that currently supports five residential dwelling units to condominiums. It is anticipated that the proposed single-family residential condominium development would be aesthetically compatible with the existing, adjacent mixed residential development. Furthermore, the proposed residential use and the density would also be consistent and compatible with the residential development in the immediate vicinity of the project site. As a result, project implementation would not result in any impact on an existing scenic vista.

##### 4.1(b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**Less than Significant Impact.** As indicated above, the proposed Project site is located in an urbanized area and the site neither possesses nor would affect any significant aesthetic resources, including rock outcroppings and/or historic buildings. The subject property currently supports five (5) single-family detached “bungalow” homes. With the exception of a two non-native trees on the property and one tree in the Spruce Street right-of-way, the site does not support any significant vegetation that possess any scenic or aesthetic value. Although conversion of the existing single-family residential property to a condominium subdivision will change the

visual character of the site, conversion of the subject property as proposed would not result in substantial damage to any important open space or scenic resources.

The project would result in the elimination of five existing homes, which would be redeveloped by the project applicant. Although the proposed Project would result in the potential removal of the three trees, they are non-native species. As a result, project implementation will not result in the loss of any significant or important trees, rock outcroppings, and/or historic buildings. Therefore, no impacts to scenic resources are anticipated; no mitigation measures are required.

**4.1(c)      *Substantially degrade the existing visual character or quality of the site and its surroundings?***

**No Impact.** As indicated above, project implementation will result in the development of the site with two condominium structures with five single-family attached residential dwelling units in each building. Although conversion of the site as proposed will change the character of the site (i.e., convert the existing single-family residential site to a residential condominium subdivision), it will not result in potentially significant damage to the aesthetic character of the site and project area or adversely affect any important scenic resources as discussed above. Neither the site nor the surrounding area is designated as a scenic amenity by the City of Placentia. As previously described the project area is characterized by single- and multiple-family residential development in the neighborhood. The proposed condominium structures are similar in character to the residential single-family attached and detached residential development in the surrounding neighborhood. The architectural character of the proposed residential development, including the landscaping, has been designed to be compatible with the existing development and would not create any visual or aesthetic impacts. As indicated in the elevations (refer to Exhibit 2-5 in Section 2.0 – Project Description) of the proposed structures, both colors and building materials would be complimentary to those of the existing residential development. In addition, landscaping will also be provided to enhance the character of the proposed development as illustrated in Exhibit 2-6 (refer to Section 2.0 – Project Description).

**4.1(d)      *Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?***

**Less than Significant Impact.** With the exception of security lighting on the existing buildings in the neighborhood and adjacent and nearby streets, the subject property does not support any significant sources of light. Implementation of the proposed Project will result in the creation of additional lighting in the neighborhood adjacent to and in the vicinity of the project site. However, the lighting will be similar in nature to that occurring in the adjacent neighborhoods. Lighting must comply with the lighting standards prescribed in SP-7, which stipulate that lighting must include but not be limited to high-pressure sodium elements that shall be shielded to direct light downward to avoid extending beyond the property boundary. As a result, the lighting associated with the proposed residential subdivision will be less than significant; no mitigation measures are required.

**Cumulative Impacts**

Project implementation will not contribute to any significant cumulative impacts because the project site is not located along any designated scenic roadway or within a designated important view corridor. Furthermore, the proposed Project will comply with applicable development standards and requirements and also incorporates landscaping that complements the site design and enhances the aesthetic character of the proposed development. Therefore, no potential significant cumulative impacts to aesthetics will occur as a result of project implementation.

**Standard Conditions**

SC 4.1-1      The residential development shall be required to comply with the lighting standards prescribed in SP-7, which include:

- All onsite lighting systems shall use architectural standards and devices that provide down-lighting and lighting that is shielded from abutting public streets, residential areas, or adjoining properties.
- Exterior pole and wall-mounted lighting shall be high-pressure sodium.
- Lighting shall be indirect and subtle. Overhead pole-mounted mixtures that direct light downward shall be used.
- Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. The parking lot illumination level shall achieve a uniformity ratio of 2 to 1 (average to minimum) with a maintained average of 1-foot candle and a minimum of 0.3 foot-foot candle.
- Outdoor pedestrian use areas (courtyards, entryways, walkways, etc.) shall have sufficient illumination for safety and security. Primary pedestrian use area lighting should achieve a uniformity ratio of 3.5 to 1 average illumination of 0.60-foot candle and a minimum of 0.18-foot candle.
- Serviced area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.
- All exterior building lights shall be integrated into the design of a building.

**Mitigation Measures**

As indicated above, compliance with the SP-7 development regulations prescribed for lighting will ensure that no significant light and/or glare impacts will occur; no mitigation measures are required.

**4.2 AGRICULTURE AND FOREST RESOURCES**

<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				■
d. Result in the loss of forest land or conversion of forest land to non-forest use?				■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				■

**Impact Analysis**

**4.2(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.** There is no designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance located within the City of Placentia. Furthermore, the subject property is not currently used for agricultural production. Therefore, project implementation would not result in the conversion of farmland to non-agricultural use. No impacts will occur as a result of project implementation and no mitigation measures are required.

**4.2(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?**

**No Impact.** The only area in Placentia that is zoned to allow agriculture is located in the extreme northern limits of the City (i.e., R-A/Residential Agricultural) zone); however, there are no existing Williamson Act Contracts covering property within the City of Placentia, including the subject property. Since there are no existing agricultural uses in the vicinity of the project site or Williamson Act contracts present in the City, project implementation would not result in any significant impacts to potential agricultural uses. Therefore, no mitigation measures are required.

**4.2(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** There is no zoning for forest land in the City of Placentia and no areas within the City are classified as forest or timberland as defined by PRC section 4526. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, any forest or timberland. No significant impacts would occur and no mitigation measures are required.

**4.2(d) Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** As indicated above, there are no forest lands present either on the subject property or in the City. Therefore, project implementation would not result in the loss of forest land or conversion of forest land to non-forest use. No impacts would occur and no mitigation measures are required.

**4.2(e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

**No Impact.** As previously indicated, no important farmland, agricultural activity, or forest and/or timberlands exist within the City of Placentia. Therefore, the proposed Project would not result in environmental changes that would convert farmland to non-agricultural uses or forest land to non-forest uses. No impacts would occur and no mitigation measures are required.

**Cumulative Impacts**

Project implementation will not result in the loss of either prime or locally important farmlands or designated forest lands. Therefore, no cumulative impacts will occur.

**Standard Conditions**

No standard conditions are required.

**Mitigation Measures**

No significant impacts to either agricultural or forest resources will occur as a result of project implementation; no mitigation measures are required.

**4.3 AIR QUALITY**

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Conflict with or obstruct implementation of the applicable air quality plan?			■	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			■	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			■	
d. Expose sensitive receptors to substantial pollutant concentrations?			■	
e. Create objectionable odors affecting a substantial number of people?			■	

**Impact Analysis**

**4.3(a) *Conflict with or obstruct implementation of the applicable air quality plan?***

**Less than Significant Impact.** The subject property is designated as “Specific Plan” on the Placentia General Plan Land Use Map and “High Density Residential” in SP-7 (East Placentia Specific Plan), which would permit the proposed single-family attached residential condominiums proposed by the project applicant. As a result,

the long-range air quality projections reflect air emissions associated with the continued and expanded residential development on the subject property. As a result, the increase in traffic associated with the proposed residential and park uses have been accounted for in the analysis of potential air quality impacts anticipated to occur as a result of buildout of the City's General Plan .

Generally, if a project is planned in a way that results in the minimization of vehicle miles traveled, both within the project area and the surrounding area in which it is located, and consequently the minimization of air pollutant emissions, that aspect of the project is considered consistent with the 2007 AQMP. As provided for in the Placentia General Plan, goals and policies adopted by the City are intended to achieve reductions in air emissions by enabling the implementation of an efficient roadway system; supporting multi-modal transportation, improving transit service in the City; and encouraging walking, biking, and use of transit. The City also has a goal of encouraging infill development near activity centers and transportation corridors to increase participation in alternative modes of travel and reduce trip length and rates. The project is considered "in-fill" development that is close to shopping, schools, and employment; furthermore, future residents would have access to public transportation that serves Orangethorpe Avenue (OCTA Route 30). The combination of these factors would contribute to a reduction in vehicle trips and, consequently, the emissions of project-related air pollutants associated with mobile sources.

**4.3(b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

***Less than Significant Impact.*** As indicated above, the proposed Project is consistent with the land use designation prescribed in the City's General Plan and the East Placentia Specific Plan for the project site. Development of the single-family attached residential condominiums would be consistent with the relevant policies and requirements established by the Land Use Element and SP-7 objectives. Furthermore, the proposed Project would be consistent and compatible with the existing land use in the surrounding area. Project implementation includes the demolition of the five single-family homes currently located on the subject property, in addition to the site preparation and construction activities. However, neither demolition nor construction activities, which are short-term in nature, will result in any pollutant emissions that exceed the significance threshold established by the South Coast AQMD as documented in the following text. Furthermore, although the project would result in the generation of 57 vehicle trips per day,<sup>1</sup> that total is only an increase of nine trips per day when compared to the vehicle trips generated by the five single-family detached homes occupying the site, which also generate pollutant emissions. As a result, the net increase in operational emissions would not exceed the significance thresholds established for each air pollutant during post-development operations of the proposed Project.

**Construction Activities**

Dust is typically the primary concern during construction of new buildings. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). These parameters are not known with any reasonable certainty prior to project development and may change from day to day. Any assignment of specific parameters to an unknown future date is speculative and conjectural.

Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values. This assumption may or may not be totally applicable to site-specific conditions on the proposed Project site. As noted previously, emissions estimation for project-specific fugitive dust sources is therefore characterized by a considerable degree of imprecision.

---

<sup>1</sup>Based on 5.81 trips/dwelling unit (condominium/townhome) from Institute of Transportation Engineers (ITE) Trip Generation (9<sup>th</sup> Edition)

Average daily PM<sub>10</sub> emissions during site grading and other disturbance are estimated to be about 10 pounds per acre. This estimate presumes the use of reasonably available control measures (RACMs). The SCAQMD requires the use of best available control measures (BACMs) for fugitive dust from construction activities. Implementation of such measures are effective in reducing project-related fugitive dust emissions even though the project would not exceed any of the SCAQMD significance criteria and, therefore, not result in a potentially significant impact.

Current research in particulate-exposure health suggests that the most adverse effects derive from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A national clean air standard for particulate matter of 2.5 microns or smaller in diameter (called "PM<sub>2.5</sub>") was adopted in 1997. A limited amount of construction activity particulate matter is in the PM<sub>2.5</sub> range. PM<sub>2.5</sub> emissions are estimated to comprise 10-20 percent of PM<sub>10</sub>.

Although exhaust emissions will result from on and off-site heavy equipment, the exact types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Construction emissions, including demolition, were estimated and reflect the maximum daily emissions for each pollutant during project construction. Construction emissions include all emissions associated with the construction equipment, worker trips, and supply truck deliveries. The project-related construction emissions are summarized in Table 4.3-1.

**Table 4.3-1**

**Estimated Construction Emissions  
 Spruce Street Condominium Project**

Maximal Construction Emissions <sup>1</sup>	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2016 Construction Emissions	9.2	13.8	9.7	0.0	1.7	1.2
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold (Yes/No)						
<sup>1</sup> Emissions are expressed in pounds per day.  SOURCE: Giroux & Associates (January 2015)						

Peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds with mitigation. The only model-based mitigation measured applied for this project include:

- Water exposed dirt surfaces two times per day to minimize the generation of fugitive dust generation during grading, and

**Operational Impacts**

As indicated previously, five single-family homes exist on the subject property. Mobile-source and area emissions are currently being generated by the existing homes as summarized in Table 4.3-2. As indicated in the table, the emissions would not exceed the established SCAQMD significance thresholds.

**Table 4.3-2**

**Daily Operational Air Pollutant Emissions  
 Spruce Street Condominium Project**

Source	Operational Emissions <sup>1</sup>						
	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Area	1.5	0.1	2.9	0.0	0.4	0.4	141.5
Energy	0.0	0.0	0.0	0.0	0.0	0.0	46.8
Mobile	0.2	0.6	2.4	0.0	0.3	0.1	472.5
<b>Total</b>	<b>1.7</b>	<b>0.7</b>	<b>5.3</b>	<b>0.0</b>	<b>0.7</b>	<b>0.5</b>	<b>660.8</b>
SCAQMD Threshold	55	55	550	150	150	55	--
Exceeds Threshold (Yes/No)	No	No	No	No	No	No	N/A
<sup>1</sup> Emissions are expressed in pounds per day SOURCE: Giroux & Associates (January 2015)							

Implementation of the proposed Project would generate 57 daily trips per day resulting in a net increase of nine trips per day when compared to the existing single-family residential homes occupying the site. The post-development (operational) impacts are summarized in Table 4.3-3, with a “net increase” in air pollutant emissions presented in Table 4.3-4.

**Table 4.3-3**

**Daily Operational Air Pollutant Emissions  
 Spruce Street Condominium Project**

Source	Operational Emissions <sup>1</sup>						
	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Area	2.9	0.1	5.8	0.0	0.8	0.8	283.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0	51.3
Mobile	0.2	0.6	2.6	0.0	0.4	0.1	542.5
<b>Total</b>	<b>3.1</b>	<b>0.7</b>	<b>7.4</b>	<b>0.0</b>	<b>1.2</b>	<b>0.9</b>	<b>876.8</b>
SCAQMD Threshold	55	55	550	150	150	55	--
Exceeds Threshold (Yes/No)	No	No	No	No	No	No	N/A
<sup>1</sup> Emissions are expressed in pounds per day SOURCE: Giroux & Associates (January 2015)							

**Table 4.3-4**

**Net Increase in Operational Air Pollutant Emissions  
 Spruce Street Condominium Project**

Source	Operational Emissions <sup>1</sup>						
	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Area	1.4	0.0	2.9	0.0	0.4	0.4	141.5
Energy	0.0	0.0	0.0	0.0	0.0	0.0	4.2
Mobile	0.0	0.0	0.2	0.0	0.1	0.0	70.0
<b>Total</b>	<b>1.4</b>	<b>0.0</b>	<b>3.1</b>	<b>0.0</b>	<b>0.5</b>	<b>0.4</b>	<b>216.0</b>
SCAQMD Threshold	55	55	550	150	150	55	--
Exceeds Threshold (Yes/No)	No	No	No	No	No	No	N/A
<sup>1</sup> Emissions are expressed in pounds per day  SOURCE: Giroux & Associates (January 2015)							

As shown in the tables, although the proposed Project would result in an increase in operational air pollutant emissions, neither the absolute increase nor the net increase would exceed applicable SCAQMD operational emissions thresholds of significance. Thus, project implementation would not result in any potentially significant operational air quality impacts. No mitigation measure are required.

**4.3(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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 indicated above, although project implementation would result in a small incremental increase in the number of vehicular trips, the amount of pollutants emitted into the air basin associated with long-term, operations would not exceed any of the SCAQMD significance thresholds. Although the SCAQMD is currently designated a “non-attainment” area for ozone and PM<sub>10</sub> and PM<sub>2.5</sub>, project implementation will not contribute to the regional degradation of the air basin due to the reduction in long-term emissions when compared to the existing emissions generated on the site by the existing land use. The proposed Project will comply with the applicable SCAQMD rules during construction to ensure that incremental impacts are minimized. As a result, potential impacts will be less than significant.

**4.3(d) Expose sensitive receptors to substantial pollutant concentrations?**

**Less than Significant Impact.** The sensitive receptors in the vicinity of the site are the occupants of single - family attached and multiple-family residential dwelling units located adjacent to and in the vicinity of the subject property. Pollutants resulting from project implementation will occur during the construction phase and following completion and occupancy/use of the single-family residential condominium development. The emissions will be comprised mostly of dust and particulate materials during the construction phase (refer to Table 4.3-1) that will be dispersed in the area of operations. As indicated above, such emissions will be controlled through the implementation of standard conditions and rules prescribed by the SCAQMD and mitigation measures intended to reduce such emissions. As a result, no significant impacts will occur and no additional mitigation measures are required.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief construction period due to the lack of health risk associated with such a brief exposure. Therefore, no significant impact will occur and no mitigation measures are required.

**4.3(e) Create objectionable odors affecting a substantial number of people?**

**Less than Significant Impact.** Odors are one of the most obvious forms of air pollution to the general public. Odors can present significant problems for both the source and the surrounding community. Although offensive odors seldom cause physical harm, they can cause agitation, anger and concern to the general public. Most people determine an odor to be offensive (objectionable) if it is sensed longer than the duration of a human breath, which is typically 2 to 5 seconds. Land uses that result in or create objectionable odors typically include agriculture (e.g., livestock and farming), wastewater treatment plants, food processing plants, composting operations, refineries, landfills, etc.). The proposed Project includes the conversion of an existing five single-family residential dwelling units on the site to 10 residential condominium units in two structures on the 0.5-acre property. The only potential odors associated with the project are from site construction from the use of diesel fueled heavy trucks and equipment during demolition and construction and during the application of asphalt and paint. Diesel exhaust may be perceptible during demolition and construction; however, it would be short-term and would not result in a significant odor. Any asphalt and paint odors, if perceptible, are common in the environment and would be of very limited duration. Therefore, any odor impacts would be considered less than significant and no mitigation measures are necessary.

**Cumulative Impacts**

Redevelopment of the subject property with the proposed single-family attached residential condominiums will not result in an exceedance of either the construction or operational emissions threshold adopted by the SCAQMD and therefore, will not contribute to potentially significant cumulative air quality impacts. Compliance with the applicable SCAQMD rules will ensure that dust emissions are minimized during construction to further reduce short-term cumulative impacts. Operational air emissions will likewise not be significant because the project would not exceed the City's long-range projections anticipated for the subject property, which are the basis for air emissions forecasts in the Air Quality Management Plan (AQMP). As a result, mobile source emissions would not exceed the projections in that document. Therefore, potential cumulative air quality impacts are less than significant.

**Standard Conditions**

- SC 4.3-1      The project applicant will comply with SCAQMD Rule 1113 on the use of architectural coatings. Emissions associated with architectural coatings should be reduced by using pre-coated/natural colored building materials using water-based or low-VOC (volatile organic compounds) coating and using coating transfer or spray equipment with high transfer efficiency (or using manual application methods).
  
- SC 4.3-2      The project applicant shall comply with regional rules that assist in reducing short-term air pollutant emissions. SCAQMD Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rule 403 are summarized below, which shall be implemented as determined feasible.

Applicable Rule 403 Measures:

- Apply non-toxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- Water active sites at least twice daily (locations where grading is to occur will be thoroughly watered prior to earth moving).
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered.
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.

Additional dust suppression measures in the SCAQMD CEQA Air Quality Handbook are included as part of the project's standard conditions.

- Revegetate disturbed areas as quickly as possible.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept a minimum of at least once a day (or more if required by the Public Works Director or Chief Building Official) if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip. Water shall be kept on-site and not allowed to run into the street system.
- All on-site roads shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.
  
- The Construction Contractor should select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. Proof of maintenance shall be provided to the Chief Building Official prior to equipment being brought on-site.
- The Construction Contractor should utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.
- The Construction Contractor should ensure that construction grading plans include a statement that indicates work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- The Construction Contractor should time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagger shall be retained to maintain safety adjacent to existing roadways.
- The Construction Contractor should support and encourage ridesharing and transit incentives for the construction crew.

#### 4.4 BIOLOGICAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, 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?				■
b. Have a substantial adverse effect 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?				■
c. Have a substantial adverse effect 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?				■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			■	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				■

#### Impact Analysis

**4.4(a)** *Have a substantial adverse effect, 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.** The project site is developed with five single-family residential dwelling units, which are surrounded on the east, west, north and south by single-family attached and detached and multiple-family residential development. All of the limited vegetation that exists on the site and within the project area is introduced (i.e., non-native) plant materials that are common in urban landscapes. There are no species identified as candidate, sensitive, or special status species within the limits of either the site or in the immediate project area, which has been completely altered by development. Therefore, no significant impact would occur to any sensitive species designated by the resources agencies as a result of project implementation. Further, the Project is not directly affected by any regional plans, or policies of other resource agencies. No significant impacts are anticipated and no mitigation measures are required.

**4.4(b) *Have a substantial adverse effect 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.** As indicated above, the subject property is located within an urbanized area and the site does not contain riparian habitat or other sensitive natural community. Although some small rodents and mammals that adapt to urban development may exist on the site, no native habitat or grasslands exist on the subject property that would represent an important source of foraging for raptors and other sensitive or protected species. No significant biological resources are identified in the Placentia General Plan either for the site or for the immediate project area. Due to the location and nature of the proposed Project, implementation will not result in significant adverse impacts to riparian or other sensitive natural community; no mitigation measures are required.

**4.4(c) *Have a substantial adverse effect 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.** There are no federally protected wetlands as defined by Section 404 of the Clean Water Act located within the limits of the project site. Further, no marshes, vernal pools, or coastal habitats exist in the project area according to the Open Space Element adopted by the City of Placentia. Therefore, there will be no significant impacts resulting from project implementation and no mitigation measures are required.

**4.4(d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

**No Impact.** As previously indicated, the site is located in an area of the City that is largely urbanized and devoid of natural habitat and/or species. The site has been improved and supports five single-family residential dwelling units; the site does not serve as a wildlife migratory corridor. Redevelopment of the site as proposed would not alter the existing biological character of the area since no native species exist. Project implementation would result in intensifying the development that exists on the site by demolishing the existing dwelling units and replacing the units with two condominium structures that contain five dwelling units in each structure. Due to the urbanized nature of the area and lack of natural habitat and native species and the distance of the subject property from any natural habitat, implementation of the project will not interfere with the movement of any native resident species of wildlife or with the migratory patterns of fish or other wildlife species. No significant impacts will occur as a result of project implementation and no mitigation measures are required.

**4.4(e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

**Less than Significant Impact.** Implementation of the Project will result in physical changes to the affected property; however, project implementation will not result in any potential impacts to biological resources as a result of redeveloping site with 10 condominium units. The City's General Plan does not identify the project site as one that supports sensitive habitat and/or important biological resources. The City of Placentia does not have an ordinance that identifies and/or regulates heritage trees on private property. As indicated in Section 4.1(b), only three mature trees exist on the site. While the existing introduced landscaping, including the trees, would be eliminated as a result of project implementation (i.e., construction of 10-unit condominium project), none of the introduced species occupying the site are significant. Furthermore, the landscape concept plan prepared for the proposed residential project will enhance the character of the development through the introduction of introduced landscaping, including the trees along the Spruce Street frontage and also in the rear portion of the property. Therefore, impacts resulting from the elimination of the existing trees that occupy the site would be less than significant; no mitigation is required.

**4.4(f) Conflict 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.** The project site and surrounding area are urbanized and do not support any sensitive habitat and/or species that are protected by an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. Project implementation will not conflict with local, regional, or state resource preservation and/or conservation policies. Therefore no significant impacts will occur as a result of project implementation; no mitigation measures are required.

**Cumulative Impacts**

As indicated in the preceding analysis, the site is devoid of native and/or sensitive habitat. Project implementation will not result in any impacts to biological resources and would neither contribute to nor result in any potentially significant cumulative impacts to biological resources.

**Standard Conditions**

No standard conditions are required.

**Mitigation Measures**

Project implementation will not result in any potentially significant impacts to sensitive biological resources; no mitigation measures are required.

**4.5 CULTURAL RESOURCES**

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

**Impact Analysis**

**4.5(a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?**

**No Impact.** The project site has been significantly altered as a result of site alteration caused by grading and development of the five existing single-family residential dwelling units. The City of Placentia conducted a review of potential historic properties in the City in 2002. Although approximately 40 properties were identified and included on the list of historic structures, neither the subject property nor the five homes were included on that list. As such, none of the existing structures possess historic value or significance. Neither the subject site and existing bungalow homes nor the surrounding properties are identified as historic resources by

the City of Placentia. Although Project implementation includes the construction of 10 single-family attached residential dwelling units in two buildings, no significant adverse changes to any historical resources will occur. Project implementation will necessitate some grading and site alteration in order to implement the residential development; however, it is not anticipated that any historic resources will be affected. Therefore, significant impacts to historical resources will not occur as a result of project implementation and no mitigation measures are required.

**4.5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?**

**Less than Significant Impact.** The property that is the subject of the proposed Project and the surrounding area are urbanized and characterized by development that involved extensive grading and significant landform modification in order to accommodate that development. Any archaeological sites that may have existed near the surface of the ground would have been disturbed and/or destroyed by past grading activities that were necessary to accommodate the existing development. It is unlikely that significant impacts to cultural or archaeological resources would occur as a result of project implementation due to the nature and extent of past landform alteration. Nonetheless, as a standard condition, in the event cultural materials are encountered during grading, the applicant will be required to notify a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission. As a result no significant impacts will occur to archaeological resources and no mitigation measures are required

**4.5(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Less than Significant Impact.** As indicated above, the proposed Project site is located within an urbanized area of the City of Placentia and the site and surrounding area have been previously graded and developed. Any near-surface paleontological resources that may have existed at one time have likely been disturbed and/or destroyed by prior development activities. Therefore, it is unlikely that potentially significant impacts are anticipated and no mitigation measures are required. Although it is not likely that implementation of the project will result in any potentially significant impacts to paleontological resources because of the prior development activities that have taken place on the site, should fossils be encountered the applicant will be required to notify a qualified paleontologist to evaluate the significance of the resources. As a result, no significant impacts will occur to paleontological resources and no mitigation measures are required.

**4.5(d) Disturb any human remains, including those interred outside of formal cemeteries?**

**No Impact.** As indicated previously, it is unlikely that project implementation will affect any sites or properties that possess known cultural values because the subject property and surrounding area have been developed/improved and are substantially altered. It is not utilized by any Native Americans for religious or other culturally important rites and no important cultural resource sites have been identified within the City of Placentia. Further, no formal cemeteries are located on the site or in the project environs and no human remains are known to exist in the project area. Although project implementation will require grading and excavation to implement the proposed improvements (i.e., single-family attached residential development (i.e., condominiums), the discovery of human remains is not anticipated. Therefore, no significant impacts are anticipated with the implementation of the mitigation measure identified below.

**Cumulative Impacts**

As indicated above, the subject property has been extensively altered as a result of prior site development and remediation. As a result, no cultural and/or paleontological resources are expected to occur that would result in significant cumulative impacts.

**Standard Conditions**

Although no significant impacts to historic, cultural or paleontological resources are anticipated as a result of the proposed Project because there is a low potential for encountering such resources, the applicant will be required to comply with the following:

- SC 4.5-1 During excavation and grading activities of any future development project, if archaeological resources are discovered, the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission.
- SC 4.5-2 Paleontological resources found prior to or during construction shall be evaluated by a qualified paleontologist, and appropriate mitigation measures applied, pursuant to Section 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting accepted industry standards.
- SC 4.5-3 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area of the find shall be protected and the project applicant shall immediately notify the Orange County Coroner of the find and comply with the provisions of the California Health and Safety Code Section 7050.5, including P.R.C. Section 5097.98, if applicable. In the event that human remains are determined to be Native American human remains, the applicant shall consult with the Most Likely Descendent to determine the appropriate treatment for the Native American human remains.

**Mitigation Measures**

No significant impacts are anticipated to occur as a result of project implementation. Implementation of the standard conditions identified above, which reflect adopted City policies regarding cultural/scientific resources, will ensure that impacts remain less than significant.

**4.6 GEOLOGY AND SOILS**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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? Refer to Division of Mines and Geology Special Publication 42.			■	
2) Strong seismic ground shaking?		■		
3) Seismic-related ground failure, including liquefaction?			■	
4) Landslides?				■
b. Result in substantial soil erosion or the loss of topsoil?			■	

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		■		
d. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?		■		
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				■

**Impact Analysis**

Advanced Geotechnical Solutions, Inc. (AGS) prepared a geotechnical investigation of the project site in order to provide an assessment of feasibility of the proposed 10-unit condominium project and identify geotechnical design constraints as well as develop preliminary geotechnical recommendations for grading, infiltration, and anticipated improvements. The geotechnical investigation included an analysis of seismic hazards and provided preliminary geotechnical recommendations for development. The “Geotechnical Investigation, Proposed Condominium Project” prepared by AGS is included as Appendix B and the findings and recommendations presented in that report are summarized in the following analysis.

**4.6(a)(1) *Expose 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? Refer to Division of Mines and Geology Special Publication 42.***

**Less than Significant Impact.** Primary ground rupture or fault rupture is defined as the surface displacement that occurs along the surface of a fault during an earthquake. The Project is located in the seismically active southern California region. The nearest known active faults are the Whittier Section of the Elsinore Fault Zone (3.3 miles northeast of the site), the Puente Hills Fault (3.3 miles north-northwest of the site), and the Chino Central Avenue Fault System of the Elsinore Fault Zone (9.9 miles northeast of the site). Given the proximity of the site to these and numerous other active and potentially active faults, the site will likely be subject to earthquake ground motions in the future. There are no active faults or fault systems known to exist on or in the immediate vicinity of the project site. In addition, the project site is not located within an Alquist-Priolo Earthquake Fault Zone as illustrated on the maps issued by the State Geologist for the area. Therefore, the potential for fault rupture in the City is considered low. As a result, proposed structures and future residents and park users would not be exposed to fault rupture during a seismic event. No significant impacts will occur and no mitigation measures are required.

**4.6(a)(2) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?***

**Less than Significant with Mitigation Incorporated.** As indicated above, California is a seismically active region, with numerous faults located throughout. The Whittier Section of the Elsinore Fault zone has a slip rate of about 2.5 mm per year, with a maximum magnitude of 6.8. The slip rate for the Puente Hills Fault is about 0.7 mm per year, with a maximum magnitude of 7.1 and the slip rate for the Chino Central Avenue Fault Section of the Elsinore Fault Zone is about 1.0 mm annually with a maximum magnitude of 6.7. As a result, future development of the proposed Project would expose structures and residents to potentially significant

groundshaking effects associated with earthquakes occurring on one or more of the active regional faults. Based on the analysis prepared by AGS, the maximum moment magnitude ( $M_w$ ) is estimated to be 7.0 with a probabilistic peak ground acceleration (pga) estimated to be 0.673g. Although the future development proposed would potentially be subject to strong ground shaking associated with seismic activity in the region, it should be recognized that much of southern California is subject to some level of damaging ground shaking as a result of movement along the major active (and potentially active) fault zones that characterize this region, including the existing homes, which are older and not designed to current seismic standards. Design utilizing the 2013 California Building Code (CBC) is not meant to completely protect against damage or loss of function. The project will be designed to comply with all applicable building code requirements, including the California Building Code (CBC) and other recommendations prescribed in the Geotechnical Investigation. Implementation of the mitigation measures will ensure that potential earthquake groundshaking impacts will be reduced to a less than significant level.

**4.6(a)(3) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?**

**Less than Significant Impact.** Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during a seismic event and is associated primarily with relatively loose, saturated fine- to medium-grained unconsolidated soils. Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause the soils to liquefy and temporarily behave as a dense fluid. Liquefaction is caused by a sudden temporary increase in pore-water pressure due to seismic densification or other displacement of submerged granular soils. Liquefiable soil conditions are not uncommon in alluvial deposits in moderate to large canyons and could also be present in other areas of alluvial soils where the groundwater level is shallow (i.e., 50 feet below the surface).

The site is identified as being located within a zone of required investigation for liquefaction on the State of California Seismic Hazard Zone Map. Although historic groundwater depths as reflected in the Seismic Hazard Report for the Orange Quadrangle in the area have been reported to be approximately 10 to 15 feet below the ground surface, groundwater was not encountered during the geotechnical investigation conducted by AGS.

A liquefaction and dynamic settlement analysis was performed and presented in the geotechnical investigation prepared for the project. The results of that analysis indicated that the underlying soils are generally resistant to liquefaction. Upon completion of remedial grading, seismically-induced dynamic settlement in non-saturated deposits (dry sand settlement) is not expected to adversely impact the site. As a result, potential impacts associated with liquefaction are determined to be less than significant. No mitigation measures are required.

**4.6(a)(4) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?**

**No Impact.** Landslides typically occur along preexisting zones of weakness within bedrock (i.e., previous failure surfaces). Additionally, landslides have the potential to occur on over-steepened slopes, especially where weak layers, such as thin clay layers, are present and dip out-of-slope. Landslide potential in the area of Placentia in which the project is located is considered to be low due to the flat topography of the site. The property proposed for development of the single-family attached residential homes is generally flat and devoid of any natural or man-made slopes. Therefore, no potential impacts associated with landslides and slope instability will occur and no mitigation measures are required.

**4.6(b) Result in substantial soil erosion or the loss of topsoil?**

**Less than Significant Impact.** Clearing, excavation, and grading associated with future development and improvements proposed for the site could expose soils to substantial short-term soil erosion or loss of topsoil, since fill material of unknown origin and varying composition currently covers most of the City. Future development would be subject to compliance with the City's standards erosion control, grading, and soil remediation. Grading Plans prepared for proposed development must include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading. Therefore,

because the proposed Project would be subject to compliance with the City's standards, best management practices (BMPs) shall be implemented during construction that are prescribed by the City of Placentia as a standard condition that minimize the potential for erosion and control sediment/runoff. As a result, project-related impacts are anticipated to be less than significant with the implementation of the BMPs.

**4.6(c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

***Less than Significant with Mitigation Incorporated.*** The site is comprised of young alluvial fan deposits, which consist predominantly of silty fine to medium-grained sands. The soils are soft/loose to firm/medium density with density typically increasing with depth. As previously indicated, the liquefaction analysis concluded that the potential for collapse, lateral spreading or subsidence is considered to be low. Similarly, the site and surrounding area are flat and devoid of slopes; thus, on- or off-site seismically-induced landsliding would not occur. The hydro-consolidation process is a singular repose to the introduction of water into collapse-prone alluvial soils. The geotechnical report determined that upon initial wetting, the soil structure and apparent strength are altered and a virtually immediate settlement response occurs. Thus, the testing results concluded that some of the alluvial soils are prone to hydro-consolidation, necessitating mitigation.

Compliance with the 2013 California Building Code (CBC) and implementation of measures prescribed in the geotechnical report will ensure that the potential for adverse geologic conditions to affect the proposed development are minimized. No significant impacts will occur as a result of project implementation with the implementation of the mitigation measures.

**4.6(d) *Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?***

***Less than Significant with Mitigation Incorporated.*** Testing for expansive soils was also conducted as part of the geotechnical investigation. According to the test results, the expansion potential of the on-site materials is "very low." The geotechnical report concluded that the majority of the fills derived primarily from on-site materials, resulting in a very low expansion potential. Nonetheless, because it is possible that there could be a variation in expansion potential, further testing is recommended to confirm the specific as-graded conditions or to modify the design recommendations accordingly.

The on-site soils that are compressible include the young alluvial fan deposits. Highly compressible materials could adversely affect future development and, therefore, will require removal from fill areas prior to placement of fill and were exposed at grade in cut areas.

The geotechnical report includes recommendations to address the soils conditions to avoid not only the potentially adverse expansive soils effects but also the adverse effects associated with compressibility and collapse..

**4.6(e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

***No Impact.*** The subject property and environs are currently served by a sanitary sewer system. Sewer facilities, which are located in the adjacent streets, will continue to serve the proposed single-family residential condominium project. Raw sewage generated on two the site by the proposed uses will continue to be collected and conveyed by the existing sanitary sewage collection and conveyance system and not a septic system or other alternative means of collecting and treating raw sewage. As a result, potential impacts associated with a septic system are not anticipated and no mitigation measures are required.

**Cumulative Impacts**

Project implementation will not result in any significant cumulative impacts associated with site soils or geology because the project will be designed to meet current CBC and City Building Code requirements to ensure that loss of property and life is minimized. In addition, mitigation measures have also been prescribed to ensure that no significant cumulative loss of property and/or lives will occur. Therefore, cumulative impacts are anticipated to be less than significant.

**Standard Conditions**

- SC 4.6-1            The project shall comply with all applicable City Building Code requirements as stipulated in Chapter 20.04 of the City’s Municipal Code as well as those prescribed in the California Building Code (CBC).
  
- SC 4.6-2            All activities associated with the implementation of the proposed 10-unit condominium project shall comply with Section 24.40.050 (Grading and Excavation Code) and all other applicable development requirements prescribed by the City.

**Mitigation Measures**

- MM 4.6-1            The project applicant shall implement all applicable design recommendations presented in Section 7.0 (Earthwork Recommendations) and Chapter 8.0 (Design Recommendations) of the Geotechnical Investigation prepared by Advanced Geotechnical Solutions, Inc. in order to address the adverse soils and geotechnical constraints identified for the project, including earthquakes, liquefaction, compressibility, expansive soils, and structural design of the project.

**4.7 GREENHOUSE GAS EMISSIONS**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			■	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■	

**Impact Analysis**

**4.7(a)            *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

**Less than Significant Impact.** “Greenhouse gases” (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as “global warming.” These greenhouse gases contribute to an increase in the temperature of the earth’s atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation in some parts of the infrared spectrum. The principal greenhouse gases (GHGs) are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous

oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statutes and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California's reputation as a "national and international leader on energy conservation and environmental stewardship." It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate "early action" control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California's GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, over the next 13 years (by 2020).
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Additionally, through the California Climate Action Registry (CCAR now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources and indirect sources. Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources. Because the proposed Project is consistent with the Placentia General Plan and adopted long-range plans and, further, because the emissions do not exceed SCAQMD thresholds, GHG impacts are anticipated to be less than significant.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO<sub>2</sub> equivalent/year. In September 2010, the Working Group released revisions which recommended a threshold of 3,500 MT CO<sub>2</sub>e for residential type projects. This 3,500 MT/year recommendation has been used as a guideline for this analysis. In the absence of an adopted numerical threshold of significance, project related GHG emissions in excess of the guideline level are presumed to trigger a requirement for enhanced GHG reduction at the project level.

### **Construction Emissions**

Greenhouse gas (GHG) emissions will also be generated by the proposed Project; however, like air pollutant emissions, the 8.9 MTCO<sub>2</sub>(e) of GHG emissions (amortized) will not exceed the 1,400 metric tons/year recommended threshold, as reflected in Table 4.7-1. Therefore, construction-related GHG emissions will be less than significant and no mitigation measures are required.

**Table 4.7-1**

**Potential Maximum Construction Emissions<sup>1</sup>  
Spruce Street Condominium Project**

	<b>MTCO<sub>2</sub>(e)</b>
Year 2016	70.4
Amortized <sup>2</sup>	2.4
<sup>1</sup> Emissions expressed in Metric Tons (MT) <sup>2</sup> Construction emissions are amortized over a 30-year period.  SOURCE: Giroux & Associates (November 2014)	

**Operational Emissions**

Table 4.7-2 provides operational emissions estimates associated with the proposed residential use. GHG emissions associated with the proposed Project are less than the 3,500 CO<sub>2</sub>(e) residential project threshold. GHG impacts are anticipated to be less than significant based on the GHG analysis conducted for the proposed Project and summarized below in Table 4.7-2.

**Table 4.7-2**

**Operational GHG Emissions  
Spruce Street Condominium Project**

<b>Consumption Source</b>	<b>Proposed Condominiums 2016</b>	<b>Existing SFD 2015</b>	<b>Net Difference (Increase) MTCO<sub>2</sub>(e)</b>
Area Sources	3.4	1.7	1.7
Energy Utilization	20.9	17.9	3.0
Mobile Source	86.2	74.0	12.2
Solid Waste Generation	2.1	2.6	-0.5
Water Consumption	4.6	2.3	2.3
Annualized Construction	2.4	--	2.4
<b>Total</b>	<b>119.5</b>	<b>98.5</b>	<b>21.0</b>
Significance Threshold	3,500	3,500	3,500
SOURCE: Giroux & Associates (November 2014)			

Based on the estimated pollutant and GHG emissions analysis, the proposed Project will result in an overall net increase in operational emissions. However, the net increase in CO<sub>2</sub>(e) emissions will not exceed the 3,500 metric tons/year recommended threshold. Therefore, no potentially significant air quality or GHG impacts will occur as a result of project implementation.

**4.7(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Less than Significant Impact.** As indicated above, the project is consistent with the Land Use Element of the Placentia General Plan and the SP-7 zoning adopted for the site, relevant policies related to land use and with applicable plans and/or programs adopted by the City. AB 32 requires California to reduce its GHG emissions by approximately 28.5 percent below business as usual. CARB identified reduction measures to achieve this goal as set forth in the CARB Scoping Plan.

**Cumulative Impacts**

Project-related cumulative impacts will not be significant because neither the short-term (i.e., demolition, grading, and construction) emissions of GHG nor the operational GHG emission would exceed recommended significance thresholds. Furthermore, the contribution of project-related GHG emissions to the cumulative impact of global climate change is considered less than significant because of the adoption of a new low carbon fuel standard and through increased fuel efficiency as mandated in AB 32 and related programs adopted by the State of California.

**Standard Conditions**

No standard conditions are required.

**Mitigation Measures**

No significant impacts are anticipated and no mitigation measures are required.

**4.8 HAZARDS AND HAZARDOUS MATERIALS**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		■		
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		■		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				■
d. Be located on a site, which is included on a list of hazardous materials 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?				■
e. For a project located within 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 result in a safety hazard for people residing or working in the project area?				■

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				■
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■

**Impact Analysis**

**4.8(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**Less than Significant with Mitigation Incorporated.** Project implementation includes the redevelopment of an existing site that is occupied by five single-family residential dwelling units. The existing structures, which may contain asbestos-containing materials (ACM) and lead-based paint (LBP), will be demolished in order to implement the proposed Project. Without proper remediation, it is possible that ACM could be released into the environment. According to the Environmental Protection Agency (EPA), ACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) program until removal is dictated by renovation, demolition, or deteriorating material conditions. In addition to ACM, it is also possible that LBP may also exist within the existing structures. Similar to ACM, the release of LBP into the environment could pose a potential health risk, given the proximity of the residential uses in the project environs. The project will also comply with SCAQMD asbestos and lead management procedures to ensure that potential hazards are voided. Therefore, appropriate measures have been prescribed to ensure that potential health risks associated with the release of ACM and/or LBP are reduced to a less than significant level (refer to MM 4.8-1 and MM 4.8-2).

**4.8(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less than Significant with Mitigation Incorporated.** As indicated above, without proper remediation, it is possible that ACM and/or LBP could be released into the environment; however, according to the Environmental Protection Agency (EPA), ACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) program until removal is dictated by renovation, demolition, or deteriorating material conditions. Therefore, prior to any disturbance of the structures and construction materials within the project site, a comprehensive ACM and LBP survey shall be conducted and appropriate measures prescribed to ensure that no release of either ACM or LBP occurs, including during remediation and transport and disposal of those materials. Remediation shall comply with all applicable regulatory requirements. Air emissions of asbestos fibers and leaded dust would be reduced to below a level of significance through compliance with existing federal, state, and local regulatory requirements and implementation of the mitigation measures prescribed below.

**4.8(c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

**No Impact.** No schools are located within one-quarter mile of the subject property. Furthermore, with the exception of emissions of particulates and other air pollutant emissions that would not exceed significance thresholds established by the SCAQMD, no other hazardous materials would be emitted as a result of project implementation. Therefore, no significant impacts will occur and no mitigation measures are required.

**4.8(d) *Be located on a site which is included on a list of hazardous materials 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 subject property is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Although oil extraction activities have occurred in the project area and continue to in some areas within SP-7, no such oil extraction operations and/or related activities have occurred on the site. As previously indicated, the area surrounding the project site is urbanized and developed with single-family attached condominium units and multiple-family apartments. The proposed Project includes the construction of 10 condominium units in two buildings on the site that would not be impacted by potential hazardous materials and/or contamination. Therefore, no significant impacts are anticipated and no mitigation measures are required.

**4.8(e) *For a project located within 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 result in a safety hazard for people residing or working in the project area?***

**No Impact.** Fullerton Airport, located approximately 11 miles east of the site, is the nearest public airport to the subject property. The subject property is not located within the Airport Environs Land Use Plan (AELUP) for Fullerton Municipal Airport (FMA) and the site is not subject to either noise or safety hazards associated with aviation activities associated with that facility. As a result, project implementation will not result in any airport land use compatibility impacts, including those associated with noise and/or safety. No significant impact will occur and no mitigation measures are required.

**4.8(f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?***

**No Impact.** The nearest airport to the project site is FMA; however, no private airstrips are located within the project environs. Future development as proposed would not be subject to any safety hazards associated with operations at a private airstrip. No significant impacts will occur and no mitigation measures are required.

**4.8(g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

**Less Than Significant Impact.** The project represents “in-fill” development on a site that is currently developed with five single-family residential dwelling units. The project has been designed with two vehicular access locations, including one for each 5-unit building. Development of the site as proposed would not interfere or conflict with the City’s Emergency Preparedness Division, which is responsible for the following:

- Coordinating Community Emergency Response Team (CERT) and Radio Amateur Civil Emergency Service (RACES) activities
- Coordinating intergovernmental cooperation
- Maintaining plans for mitigation, preparedness, response, and recovery to natural and man-made disasters and emergencies
  
- Preparing, coordinating, and implementing pertinent grant and funding requests

- Providing and/or coordinating training, drills, and exercises for all departments
- Providing public assistance and information programs

**4.8(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No Impact.** The subject property is located neither within nor adjacent to a designated wildland area and would not, therefore, be exposed to the potential for wildland fire. The OCFA provides fire protection and would respond to fire and/or emergency situations occurring in the project area, including the subject site. No significant wildland fire impacts would occur and no mitigation measures are required.

**Cumulative Impacts**

Implementation of the mitigation measures will ensure that any potential hazard is eliminated or reduced to a less than significant level, which will also eliminate the potential for cumulative hazards to occur. Furthermore, project implementation does not include any feature that would be considered a hazard or create hazardous conditions. As a result, no cumulative impacts will occur.

**Standard Conditions**

No standard conditions are required.

**Mitigation Measures**

- MM 4.8-1 Prior to the issuance of a demolition permit, an asbestos survey shall be conducted at each of the onsite structures. The asbestos survey must be overseen by a California-Certified Asbestos Consultant. The results of this survey should provide a description of the asbestos-containing materials, their locations, estimated quantity, and recommendations for removal, containment, and off-site transportation and disposal.
- MM 4.8-2 Prior to issuance of a demolition permit, onsite building structures (with the exception of the childcare building and portable classroom buildings) shall be assessed for the possible presence of lead-based paint. This study must be conducted by trained and/or licensed professionals. The results of this study should provide a description of the lead-based paint locations, estimated quantity, and recommendations for removal, containment, and off-site transportation and disposal.

**4.9 HYDROLOGY AND WATER QUALITY**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Violate any water quality standards or waste discharge requirements?			■	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be 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)?			■	

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?			■	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			■	
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			■	
f. Otherwise substantially degrade water quality?			■	
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			■	
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			■	
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			■	
j. Inundation by seiche, tsunami, or mudflow?				■

**Impact Analysis**

**4.9(a) Violate any water quality standards or waste discharge requirements?**

**Less than Significant Impact.** Construction of the project has the potential to produce pollutants such as nutrients, heavy metals, pesticides and herbicides, toxic chemicals related to construction and cleaning, waste materials including wash water, paints, wood, paper, concrete, food containers and sanitary wastes, fuel, and lubricants. Without proper/adequate treatment, the addition of these pollutants into the environment could adversely affect both surface and groundwater. Generally, standard safety precautions for handling and storing construction materials can adequately reduce the potential pollution of stormwater by these materials.

**4.9(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be 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)?**

**Less than Significant Impact.** Although project implementation will change the existing runoff conditions (i.e., potential decrease in the amount of impervious surfaces on the site), the subject property does not contribute significantly to the basin groundwater resources due to the small size and limited pervious surface area. . It is anticipated that there will be an increase in impervious coverage; however, the increase in impervious surface would not significantly affect groundwater supplies in the region; however, potential impacts to the groundwater supplies is less than significant.

**4.9(c)      *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?***

***Less than Significant Impact.*** No stream or river exists on the project site. As previously indicated, the subject site supports five single-family homes and circulation facilities. Conversion of the property to a 10-unit single-family attached residential condominium development will not result in substantial alteration that could adversely affect existing drainage conditions. No significant impacts are anticipated and no mitigation measures are required.

**4.9(d)      *Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?***

***Less than Significant Impact.*** As indicated above, project implementation will result in the alteration of the existing single-family site that would result in an increase in the amount of impervious coverage, which may result in a small increase in the rate and amount of surface runoff. However, site alterations would not substantially change the drainage pattern of the site or area and surface flows would be directed to existing storm drainage facilities to convey the water away from the site. Project would not result in flooding either on- or off-site. Therefore, no significant impacts would occur and no mitigation measures are required.

**4.9(e)      *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?***

***Less than Significant Impact.*** As indicated above, project implementation would result in a small increase in both the volume and velocity of surface water from an increase in area of impervious surfaces. The project has been designed to maintain the existing drainage patterns. Surface runoff would be directed to the existing storm drain facilities, which are adequate to collect and convey the surface runoff. No potentially significant impacts are anticipated and no mitigation measures are required.

**4.9(f)      *Otherwise substantially degrade water quality?***

***Less than Significant Impact.*** Conversion of the existing single-family residential homes to condominiums as proposed will not result in any unique or unusual water quality impacts. Project implementation includes the demolition of the existing single-family residential dwelling units, site preparation and construction of the two 5-unit condominium structures. Although site preparation, grading and construction could result in some erosion potential and the potential for a discharge of silt and other pollutants associated with the proposed development into the surface waters, the applicant will be required to implement Best Management Practices (BMPs) as required by the City of Placentia, which will ensure that water quality impacts are minimized. Therefore, no significant water quality impacts will occur and no mitigation measures are required.

**4.9(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.*** Although implementation of the project will result in construction of additional residential development, no portion of the development will be located within a 100-year flood hazard area. Therefore, no impacts are anticipated as a result of project implementation; no mitigation measures are required.

**4.9(h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?**

**No Impact.** As indicated above, no portion of the site is located within the limits of a 100-year flood zone as designated by the Federal Emergency Management Agency (FEMA). Further, no significant increases in impervious surfaces or structures that could potentially impede or redirect flood flows will occur in a FEMA-designated 100-year flood zone as a result of project implementation. Therefore, no impacts are anticipated and no mitigation measures are required.

**4.9(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**Less than Significant Impact.** Project implementation will not expose either people or structures to flood hazards as a result of the failure of a dam or levee. The site is not subject to inundation as a result of the failure of a dam or levee because no such structure is located near the subject property that would adversely affect the site in the event of a failure. Therefore, no flooding or inundation impacts will result from implementation of the project.

**4.9(j) Inundation by seiche, tsunami, or mudflow?**

**No Impact.** A seiche involves the oscillation of a body of water in an enclosed basin, such as a reservoir, storage tank, or lake. According to the City's General Plan, no enclosed bodies of water are located in the immediate vicinity of the site; therefore, no impacts from seiches are anticipated as a result of project implementation. A tsunami, commonly referred to as a tidal wave, is a sea wave generated by submarine earthquakes, major landslides, or volcanic action. The City of Placentia is located well inland, away from the Orange County coastline. Due to the elevation and the distance from the coastline, tsunami hazards do not exist for the project site and vicinity. Similarly, the site is essentially flat and devoid of steep slopes (either natural or manmade) that could be undermined by seismic activity or other instability to cause mudflows. Implementation of the proposed single-family attached residential condominium project will not expose people or structures to seiches, tsunamis or mudflows. Therefore, no impacts will occur as a result of project implementation.

**Cumulative Impacts**

Project implementation will not result in a significant increase in surface runoff that would contribute to potential cumulative impacts. The project has been designed to maintain the same drainage patterns. Moreover, surface flows will be direct to existing drainage facilities that have capacity to accommodate post-development runoff. In addition, the project will incorporate construction BMPs to ensure that that potential erosion and water quality impacts are minimized. Post-development hydrology and water quality characteristics of the project will comply with all City and regulatory requirements to ensure that no significant cumulative impacts occur.

**Standard Conditions**

SC 4.9-1 BMPs shall be implemented during construction that are prescribed by the City of Placentia as a standard condition that minimize the potential for erosion and control sediment/runoff.

**Mitigation Measures**

No significant impacts are anticipated and no mitigation measures are required.

#### 4.10 LAND USE AND PLANNING

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?			■	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			■	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				■

#### Impact Analysis

##### 4.10(a) *Physically divide an established community?*

**Less than Significant Impact.** The 0.52-acre property is located in a residential area within the southeastern limits of the City. The introduction of single-family attached residential development, which will replace the five existing single-family detached “cottages” occupying the site, would not divide or otherwise disrupt an established community. The area surrounding the project is predominantly condominiums and apartments. The proposed condominiums would be integrated into the existing residential neighborhood without any adverse impact on the community. Therefore, no significant impacts will occur and no mitigation measures are required.

##### 4.10(b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

**Less than Significant Impact.** As previously indicated, the project site is designated “Specific Plan” (High Density Residential) on the Land Use Element of the Placentia General Plan. As previously indicated, zoning for the site is subject to that stipulated in the East Placentia Specific Plan (SP-7), which indicates High Density Residential (up to 25 dwelling units per acre). Table 4.10-1 provides an assessment of the consistency of the proposed Spruce Street Condominium project with the objectives articulated in the adopted SP-7.

**Table 4.10-1**

**SP-7 Objectives Consistency Analysis  
 Spruce Street Condominium Project**

Objective	Consistency Assessment
Provide an adequate mixture of residential, commercial and open space/recreational opportunities with the Specific Plan Area	The applicant is proposing 10 condominium dwelling units on 0.52 acre located in the southeastern quadrant of SP-7 designated as “High Density Residential.” The proposed density of the project is 19.2 dwelling units per acre, which is consistent with the maximum 25 dwelling units per acre permitted by the High Density Residential designation. In addition, the applicant is proposing approximately 6,650 square feet of open space/recreational amenities that

Objective	Consistency Assessment
	include passive amenities and a tot lot as well as a covered outdoor dining area with barbeque facilities. Other amenities include private patios and a landscaped frontage with an entry arbor.
Promote future development which is compatible with existing and future surrounding land uses and sensitive to characteristics of the land.	As indicated above, the proposed Project is consistent and compatible with the adjacent development. The site is surrounded by condominiums on the west, north and east and apartments on the south. The proposed condominium buildings have been designed to be consistent with the architectural character existing within the surrounding area. The building materials, colors, and landscape design will enhance the aesthetic character of the existing site, which is devoid of landscaping.
Promote innovative development concepts within the East Placentia Specific Plan area to create an aesthetically pleasing, identifiable area.	Redevelopment of the project site will convert the older single-family dwelling units occupying the property to single-family attached residential condominiums, which are similar in character and density to the residential development in the surrounding area. Furthermore, the high density residential development would be consistent with the long-range plan for the area as envisioned by SP-7. Integration of the site into existing land use character is achieved through its architectural character and landscape design. The building height would not exceed 35 feet and the use of similar building materials and landscape treatment would enhance the aesthetic character create an aesthetic character as envisioned in the specific plan.
Minimize impacts to the natural and urban environments through the incorporation of appropriate mitigation measures. Allow for coexistence of residential and recreational uses within oil extraction use, continuing residential character of the surrounding area to the Orangethorpe Avenue boundary between residential and commercial or industrial land uses.	Where potentially significant impacts have been identified in the environmental analysis, appropriate mitigation measures have been prescribed that will ensure the protection of the environment. Specifically, standard conditions and/or mitigation measures addressing hazards (ACM and LBP abatement), soils and geology, air quality, water quality and construction traffic have been prescribed to ensure that potentially significant impacts are avoided or reduced to a less than significant level, consistent with this objective.

As reflected in Table 4.10-1, the proposed Project is consistent with the long-range objectives articulated in SP-7. The proposed Project is consistent with the High Density Residential land use designation and the SP-7 zoning district regulations with only one exception. Because the lot encompasses a total area of 22,500 square feet, the project does not meet the minimum site size requirement of 24,000 square feet.

In addition, the project is also consistent with the goals and policies articulated in the Placentia General Plan. The relevant General Plan policies are identified in Table 4.10-2 and the manner in which the projects is consistent in provided.

**Table 4.10-2**

**Placentia General Plan (Land Use Element) Consistency Analysis  
 Spruce Street Condominium Project**

Policy No.	Land Use Element Policy	Consistency Assessment
	<b>Goal 1: A suburban community atmosphere should be maintained as the City experiences future growth.</b>	
1-1	Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City's suburban atmosphere	At the time SP-7 was adopted by the City in 1989, the area was suburban. SP-7 was adopted to provide a comprehensive, long-term plan for future development within 137 acres in the southeasterly limits of the City. Although the site is only on-half acre in size, it is underutilized with five small single-family detached homes in an area designated as High Density Residential

**City of Placentia  
Spruce Street Condominiums  
Initial Study/Mitigated Negative Declaration**

Policy No.	Land Use Element Policy	Consistency Assessment
		(up to 25 du/ac). Since adoption of SP-7, the area has urbanized in accordance with that plan. With the exception of not meeting the minimum lot size requirement (because the site is a remnant parcel surrounded by development on all sides), the proposed Project is consistent with all of the development standards prescribed in SP-7 for High Density Residential development (e.g., setbacks, building height, parking, building coverage, etc.) Thus, the substandard lot size does not result in a significant land use conflict. Development of the site as proposed is not only consistent with the land use designation and intended use of the subject property but also with the type and character of existing adjacent land uses.
1-2	Reinvestment should occur in targeted areas to maintain the suburban image.	N/A
1-3	Preserve neighborhood integrity by routing extraneous traffic around neighborhoods.	As indicated above, the project site is a small “island” supporting five single-family dwelling units surrounded by apartment and condominiums on all sides. The project would not generate a significant number of vehicular trips (57 trips per day) compared to 48 currently generated by the existing homes. The project-generated traffic would not adversely affect the integrity of the existing neighborhood and was anticipated when SP-7 was adopted.
1-4	Minimize traffic generated during peak hours by future developments to ensure that existing traffic level of service is not decreased.	As indicated above, projects implementation would result in a “net” increase in traffic generated on the site by 9 trips. The density of the project is approximately 19 du/ac, which is less than the 25 du/ac maximum density permitted by SP-7 for the site. The minor increase in traffic would not only be less than anticipated but would not adversely affect the operational capacity of either the nearby intersections or roadways.
<b>Goal 2: Provide and maintain an adequate level of service for all community public services and facilities,</b>		
2-1	The distribution of land uses within the general plan shall be such as to achieve an economical community which will not require added public expenditures per household, per commercial establishment, or per employee to finance new development or to update existing development	The site is currently developed and is served by the existing public service infrastructure in the City. Although implementation of the project would increase the density of the site, the increase of five additional dwelling units would not create a burden on any of the public services currently provided to the site. In addition, the project must comply with applicable fees (e.g., park in-lieu fees, school fees, etc.) which would offset the incremental increase in demands for public services.
2-2	Increase the tax base of the City through land use planning while maintaining the City’s suburban atmosphere.	Redevelopment of the site would result in an increase in the amount of property tax revenue that would be generated by the new development. A portion of the property tax would accrue to the City not only to provide public services but also infrastructure and related improvements to serve both the proposed Project but also the City of Placentia.
2-3	Development commercial centers to provide employment and a strong fiscal base for the City.	N/A2-4
2-4	Work closely with developers and other interested parties to develop means by which needed capital facilities can be provided on a long-term basis at little or no capital costs to the City. This could include the use of special assessment districts, developer reimbursement techniques, private-public joint ventures, tax increment financing (redevelopment_ and such.	The project is considered an “infill” project that is consistent with the long-range goals and policies of the General Plan as well as the objectives of SP-7). Project implementation would not result in the need for new or additional infrastructure and related facilities. As indicated above, the project would be subject to all applicable fees imposed by the City.
2-5	Ensure new developments provide adequate improvements, dedications, and fees to the City to fully cover the project’s demand costs on City services.	As indicated above, the project must comply with all applicable regulatory requirements for improvements to infrastructure as well as pay all requisite development fees in order to ensure that the project’s impact on City services is minimized.
<b>Goal 3: Promote future development which is compatible with existing and future surrounding land uses.</b>		
3-1	Orient land uses that create employment opportunities toward major and primary arterial streets so that activities associated with these uses will have a minimal effect upon adjacent residential neighborhoods.	N/A
3-2.	Plan for phasing which provides incremental development	The project is small and would be developed in a single phase;

**City of Placentia  
Spruce Street Condominiums  
Initial Study/Mitigated Negative Declaration**

<b>Policy No.</b>	<b>Land Use Element Policy</b>	<b>Consistency Assessment</b>
	that is coordinated with the existing adjacent development, infrastructure and market opportunities	however, all necessary public services and utilities exist to serve the project.
3-3	Ensure new development provides an appropriate buffer to adjacent existing uses of less intensity.	The project site is located in an area of SP-7 that is designated high density residential (up to 25 du/ac). The project has been designed to be consistent and compatible with the adjacent and nearby apartments and condominiums. Landscaping and fencing would provide the buffers necessary to minimize impacts to existing development in the project environs.
3-4	Protect those areas planned for residential development from the encroachment of incompatible or unrelated land uses.	The project site is designated High Density Residential. As indicated above, the “infill” project is consistent and compatible with the high density apartments and condominiums in the project area.
3-5	Ensure new developments provided sufficient noise barriers to adjacent existing uses of less intensity.	The project is proposing similar densities as those in the project area. Nonetheless, adequate setback and walls are included in the project design to minimize potential noise impacts.
3-6	Limit noise sensitive land uses within noise impacted areas.	The project site is not located in an area that is subject to high noise levels. Orangethorpe Avenue, a high volume arterial, is located south of the project site and noise levels occurring along that roadway would not significantly affect the sensitive residential use as proposed.
3-7	Promote exterior signage and lighting to be subdued in character and non-intrusive upon neighboring uses.	With the exception of security lighting, the proposed Project does not include lighting that would be intrusive in adjacent residential properties. All lighting will comply with existing City requirements and those articulated in SP-7.
3-8	Repeat or complement in new developments, a strong design theme that has been established in a particular neighborhood.	The project has been designed to be consistent and compatible with the high density residential development existing in the surrounding area. The proposed character and density of the two residential structures would be both consistent and compatible with the existing character of the surrounding high density development in the project area.
3-9	Protect the privacy of adjacent uses with building mass that reflect lot size.	The project includes the construction of two residential condominium buildings containing five dwelling units in each. The two buildings have been designed in such a way as to orient views within the development to a central “corridor” and not to adjacent residential uses.
3-10	Actively pursue to change legal non-conforming uses and buildings into conformance with the City of Placentia General Plan Land Use Element.	The project site is a “remnant” parcel, which was developed with five small single-family detached residential dwelling units, is surrounded entirely by higher density condominiums and apartments. Redevelopment of the site as proposed with the 10 condominium units would be consistent with the density prescribed for the site and surrounding area in SP-7. Although the existing lot is less than the minimum lot size prescribed in development standards for high density residential development in SP-7, the project is consistent with not only the objectives of the specific plan but also the long-range goals and policies articulated in the Placentia General Plan.
<b>Goal 4: Promote the development of activity centers to be conveniently located for residents within the City.</b>		
4-1	Encourage neighborhood shopping centers that are conveniently accessible to neighborhoods.	N/A
4-2	Promote the redevelopment and revitalization of older commercial areas to serve the needs of the community as a whole, as well as adjacent residential neighborhoods.	N/A
4-3	Reduce the number of existing isolated commercial outlets through consolidation, where appropriate, and discourage strip commercial development.	N/A
4-4	Establish and maintain recreational open space areas in close proximity to residential areas.	N/A
4-5	Ensure adequate school space is provided for City schools.	The project applicant will be required to pay the applicable developer fee established by the Placentia-Yorba Linda Unified School District.

As indicated in Table 4.12-1 and 4.12-2, the proposed Project is consistent with not only the Placentia General Plan long-range goals and policies but also with the objectives in the East Placentia Specific Plan. Although the

project would not comply with the minimum lot size requirement, this conflict is less than significant because the project is consistent with the adopted long-range plans for the site and SP-7. Therefore, no significant land use impacts are anticipated and no mitigation measures are required.

**4.10(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.** The Placentia General Plan identifies the City’s open space and conservation areas. However, because the area of the City in which the subject property is located is nearly completely developed, natural open space and habitat are limited in the project environs. The subject property encompasses approximately 0.52 acre, which is currently developed with five single-family detached residential dwelling units. The site has been entirely altered in order to accommodate the existing structures and other amenities that remain on the site. As a result, no natural features and/or habitat that would support sensitive species exist on the site. In particular, neither the site nor the surrounding areas is located within a Natural Community Conservation Plan or Habitat Conservation Plan area. Therefore, project implementation will not adversely affect such a plan, sensitive habitat and/or resources. No significant impacts are anticipated as a result of project implementation.

**Cumulative Impacts**

As indicated above, the proposed Project is consistent with the adopted long-range plans and programs for the subject property. In addition, the proposed single-family attached residential condominium project is consistent with the objectives adopted for the East Placentia Specific Plan as reflected in Table 4.10-1. The proposed Project does not exceed the maximum intensity of development currently permitted on the site and the residential dwelling units proposed on the site are consistent and compatible with the surrounding land uses in the project environs. Therefore, implementation of the proposed Project will not result in any cumulative land use impacts.

**Standard Conditions**

No standard conditions are required.

**Mitigation Measures**

No significant conflicts with adopted long-range goals and/or policies of the City of Placentia will occur. Therefore, no significant impacts will occur and no mitigation measures are required.

**4.11 MINERAL RESOURCES**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				■

## Impact Analysis

**4.11(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?***

**No Impact.** The project site is currently developed with five single-family detached residential dwelling units. In addition, the area in which the site is located is largely extensively urbanized and developed with a mix of single- and multiple-family residential. The project site is located within SP-7, adopted by the City of Placentia in 1989. SP-7 includes an Oil Resources Overlay over the entire East Placentia Specific Plan to ensure that oil extraction/production activities could continue until the reserves were diminished. Areas within the SP-7 limits continue to produce oil; however, the subject property was developed in the early 1940s and did not support oil production. Redevelopment of the site with the single-family residential condominium project would neither result in a loss of oil production nor adversely affect existing oil production activities in the outlying area. In addition, neither the Placentia General Plan nor the State of California has identified the project site or environs as a potential source of other mineral resources of Statewide or regional significance. No other mineral resources are known to exist and, therefore, project implementation will not result in any significant impacts either on oil production or other mineral resources.

**4.11(b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

**No Impact.** As indicated above, the area in which the project is located has been the source of oil production activities in the past; however, the subject property was not a source of oil production. Furthermore, besides oil resources, the Placentia General Plan does not identify the project environs as having potential value as a locally important mineral resource site. Project implementation (i.e., conversion of the five single-family homes to a single-family attached residential condominium subdivision) as proposed will not result in the loss of any locally important mineral resource site and, therefore, no significant impacts will occur.

## Cumulative Impacts

As identified above, the subject property is not designated for mineral resources (other than oil) either by the State of California, County of Orange, or City of Placentia and, furthermore, it is not known to contain such resources. As a result, no mineral resources would be lost with site development and no cumulative impacts will occur.

## Standard Conditions

No standard conditions are required.

## Mitigation Measures

No impacts to mineral resources will occur as a result of project implementation and no mitigation measures are required.

**4.12 NOISE**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?			■	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		■		
e. For a project located within 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?				■
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?				■

**Impact Analysis**

**4.12(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 project site and vicinity are located within an urban area that is developed with a variety of land uses, including single- and multiple-family residential development. Ambient noise levels on the subject property and in the project environs are the result of vehicular traffic utilizing the surrounding roadways, including the Orangethorpe Avenue to the south and Van Buren Street to the east. Project implementation will increase the intensity of development above that currently existing on the subject property and would convert the existing single-family homes to a 10-unit condominium development. Although project implementation will result in the generation of additional vehicular traffic, that increase is expected to be nine vehicles per day (57 trips per day compared to 48 trips per day), which is insufficient to result in a significant increase in ambient noise levels. It is anticipated that when the additional vehicles are added to the existing and future traffic volumes on the nearby arterial and local roadway system, ambient noise levels in the project vicinity would not increase in the project area. It is anticipated that both on- and off-site noise levels would not increase enough to result in a detectable change in the ambient noise levels. Furthermore, the proposed residential use is virtually the same or similar to the surrounding residential development in the area. Even with the inclusion of open space amenities at the southern limits of the property, aside from noise associated with children playing in the tot lot and noise associated with use of the barbeque and related passive features, noise levels would not be intrusive and would not, therefore, result in a potentially significant impact. Potential long term noise impacts are anticipated to be less than significant; no mitigation measures are required.

**4.12(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Less than Significant Impact.** Although grading and construction of the site would employ heavy equipment, significant groundborne vibration impacts are not anticipated because pile driving and/or similar activities that typically generate vibration impacts would not be utilized in the construction of the proposed Project.

**4.12(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less than Significant Impact.** As indicated above, project implementation will result in the generation of only nine additional vehicular traffic when compared to the traffic generated by the existing single-family homes occupying the site (i.e., 57 trips versus 48 existing trips). Because the increase in traffic is very small, it is anticipated that ambient noise levels in the project vicinity would not increase above levels existing without the project. Furthermore, it is anticipated that use of the outdoor “open space” areas of the project site would also not result in a significant increase in noise levels when compared to the existing conditions. As a result, no significant increase in the ambient noise levels would occur and no mitigation measures are required.

**4.12(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less than Significant with Mitigation Incorporated.** Construction noise represents a short-term impact on ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers and portable generators can reach high noise levels. Grading and construction activities associated with project implementation will result in an increase in short-term noise levels in the vicinity of the site, which may potentially impact sensitive receptors (i.e. humans) located in the vicinity of the property. In particular, residential development abuts the property boundaries on three sides. Temporary construction noise impacts will vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by demolition activities, then foundation work followed by construction and paving activities.

Demolition or construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used which changes during the course of the project. Construction noise tends to occur in discrete phases dominated initially by demolition and/or earth-moving sources and later for finish construction. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB(A) at 50 feet from the source. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. The loudest earth-moving noise sources may, therefore, sometimes be detectable above the local background beyond 1,000 feet from the construction area. An impact radius of 1,000 feet or more pre-supposes a clear line-of-sight and no other machinery or equipment noise that would mask project construction noise. With buildings and other barriers to interrupt line-of-sight conditions, the potential “noise envelope” around individual construction sites is reduced. Construction noise impacts are, therefore, somewhat less than that predicted under idealized input conditions.

Construction noise exposure can be further worsened when several pieces of equipment operate in close proximity. Because of the logarithmic nature of decibel addition, two equally loud pieces of equipment will be +3 dB louder than either one individually. Three simultaneous sources are +5 dB louder than any single source. Thus, while average operational equipment noise levels are perhaps 5 dB less than at peak power, simultaneous equipment operation can still yield an apparent noise strength equal to any individual source at peak noise output. Whereas the average heavy equipment reference noise level is 85 dB(A), short-term levels from either peak power or from several pieces operating in close proximity can be as high as 90 dB(A).

During most intensive heavy equipment operations, the peak hourly average noise level from several pieces of equipment in simultaneous hourly operation is 85 dB Leq at 50 feet from the activity. Even with closed windows at an adjacent residence, such levels could interfere with quiet interior residential activity.

There are existing residences located within 50 feet of the project site which could experience a temporary construction noise nuisance. Although compliance with the City's Noise Control Ordinance (construction is permitted between 7:00 a.m. and 7:00 p.m. Monday through Friday and on Saturday between 9:00 a.m. and 6:00 p.m., noise may be excessive in the adjacent residential areas. Without a construction noise mitigation plan that outlines measures to minimize potential construction noise, short-term noise impacts associated with construction activities could be potentially significant. Therefore such a mitigation plan will be developed and implemented for activity occurring within the areas abutting the adjacent sensitive land uses. In addition, the use of smaller equipment and notification of potentially affected residents of the duration of adjacent heavy equipment operations can reduce construction noise.

**4.12(e)** *For a project located within 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.** As previously discussed (refer to Section 4.8(e)), the proposed Project is not located either within the noise impact area of Fullerton Municipal Airport, or within two miles of that facility, which is located approximately 11 miles west of the subject property. Therefore, no significant noise associated with aviation activities will affect the proposed Project; no mitigation measures are required.

**4.12(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.** No private airstrips are located within the project environs. Future development as proposed would not be subject to any excessive levels associated with operations at a private airstrip. No significant impacts will occur and no mitigation measures are required.

### **Cumulative Impacts**

Potential project-related noise impacts will not result in any potentially significant cumulative impacts. As indicated above, construction-related noise impacts are short-term and would cease upon completion of construction. In addition, construction activities that are the source of the noise are limited to those hours stipulated in the City's Noise Control Ordinance. Similarly, operational noise impacts caused by project-related traffic would be less than significant and would not result in any potential cumulative impacts.

### **Standard Conditions**

SC 4.12-1 In accordance with Section 23.81.170 of the Placentia Municipal Code that regulates construction hours, noise sources associated with construction grading of any real property shall only occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between the hours of 9:00 a.m. and 6:00 p.m. on Saturday. Construction is prohibited on Sunday or a Federal holiday.

### **Mitigation Measures**

MM 4.12-1 Prior to the issuance of a grading permit, the applicant shall prepare and submit a construction noise mitigation plan that includes measures that will reduce construction noise to the extent practicable where construction activity occurs in the areas adjacent to existing homes. The plan shall include but not be limited to the use of smaller construction equipment and notification of potentially affected residents and duration of adjacent activities when heavy equipment will be used.

- MM 4.12-2 During construction, only small bulldozers shall be permitted to operate within in close proximity of the nearest residences. In addition, the following construction practices shall be employed:
- Stockpiling and staging activities must be located as far as practicable from dwellings.
  - All mobile equipment shall have properly operating and maintained mufflers.

#### 4.13 POPULATION AND HOUSING

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			■	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			■	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			■	

#### Impact Analysis

**4.13(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**Less than Significant Impact.** The proposed Project proposes development 10 condominium dwelling units consistent with the adopted General Plan Land Use Element designation of Specific Plan and with the SP-7 High Density Residential zoning applicable to the site. Implementation of the proposed residential subdivision would not result in unplanned or unanticipated residential and/or population growth that could cause the need for expanded public services and facilities in the project area and/or the City of Placentia. The addition of 10 single-family attached residential dwelling units is consistent with the City’s long-range housing projections and will contribute to meeting the City’s above moderate housing allocation. No significant impacts will occur and no mitigation measures are required.

**4.13(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**Less than Significant Impact.** As previously indicated, the project site supports five existing single-family detached residential dwelling units. These dwelling units are not owner-occupied. Occupants residing the units would be displaced prior to the commencement of construction of the proposed condominium units. The elimination of the five rental units would not result in the need for replacement housing because there is adequate rental housing in Placentia (3% vacancy rate) and elsewhere in Orange County that would be available to those displaced by the project. As indicated above, implementation of the proposed Project would increase the number of dwelling units by five (10 new condominiums would replace five single-family homes), increasing the availability of for sale/rental housing in the City. Therefore, no significant impacts will occur and no mitigation measures are required.

**4.13(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**Less than Significant Impact.** As indicated above, project implementation will result in the demolition and elimination of five single-family residential dwelling units. Based on a population per household of 3.13 persons,<sup>2</sup> approximately 16 people may reside in the five existing dwelling units. Although the occupants would be displaced, both for-sale and rental housing is available elsewhere in the City and County of Orange to replace the housing that would be eliminated from the City’s inventory. Project implementation would result in a net increase of five dwelling units within Placentia that would become available for future residents. Therefore, no significant impacts will occur and no mitigation measures are required.

**Cumulative Impacts**

Although five dwelling units would be eliminated in the City, the units would be replaced by 10 single-family attached homes. The proposed Project is consistent with the long-range plans and policies adopted by the City of Placentia, and because the project is located in an area of the City that is predominantly residential, no cumulative impacts will occur as a result of project implementation.

**Standard Conditions**

No standard conditions are required.

**Mitigation Measures**

No existing dwelling units will be eliminated and no residents will be displaced as a result of project implementation. Therefore, no significant impacts to population and housing; no mitigation measures are required.

**4.14 PUBLIC SERVICES**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			■	
2) Police protection?			■	
3) Schools?			■	
4) Parks?			■	
5) Other public facilities?			■	

<sup>2</sup>California Department of Finance; Table 2: E-5 City/County Population and Housing Estimates, 1/1/2014.

## Impact Analysis

**4.14(a)** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

### **4.14(a)(1) Fire protection?**

**Less than Significant Impact.** Placentia is a member of the Orange County Fire Authority Joint Powers Authority. The Orange County Fire Authority (OCFA) provides fire protection to the City of Placentia. Fire Station 34 is located at 1530 North Valencia; Fire Station 35 is located at 120 South Bradford. Battalion 2 provides firefighting services at these locations. Services include structural fire protection, emergency medical and rescue services. It is anticipated that buildout of the project area based on the completion of development within SP-7, including the proposed Project, would result in additional demands on existing fire services, as individual projects are developed and associated increases in population are realized. However, it is important to note that fire protection service is currently provided to the subject property and the five existing single-family homes occupying the site. New developments associated with buildout would be required to comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire flows, and hydrants. In addition, individual projects, including the proposed single-family attached residential condominium development must be reviewed by the OCFA to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements in order to ensure that staffing, response times, and/or existing service levels within the City are not adversely affected. Compliance with the current fire code and applicable requirements, including adequate access, fire pressure, etc., will ensure that potential impacts will be less than significant.

### **4.14(a)(2) Police protection?**

**Less than Significant Impact.** The Placentia Police Department provides police protection services to the City, operating from 401 East Chapman Avenue. Similar to the potential impacts identified above for fire protection, buildout of the proposed Project would involve the anticipated increased growth and development as a result of the proposed Project which is consistent with the adopted General Plan and population and housing forecasts of the City. Because the site is currently developed, a significant increase in demand for police protection services would not be expected. Project plans are subject to review by the Placentia Police Department. No significant impacts would be expected to occur and no mitigation measures are required.

### **4.14(a)(3) Schools?**

**Less than Significant Impact.** The subject property is located within the boundaries of the Placentia-Yorba Linda Unified School District, which operates and maintains 30 schools, including 20 elementary schools (K-6), six middle schools (7-8), and four high schools (9-12). The site is currently located within the attendance area boundaries of Van Buren Elementary School, Kraemer Middle School, and Valencia High School. Based on student generation rates employed by the District, the proposed Project would result in approximately five K-12 students that would attend schools in the district (compared to two or three students that may reside in the existing five single-family residential dwelling units.<sup>3</sup> Payment of the applicable developer fee will ensure that potential impacts associated with the additional students will be adequate to mitigate potential impacts to school facilities. No mitigation measures are required.

---

<sup>3</sup>Placentia-Yorba Linda Unified School District student generation factors for single-family residential development: 0.2134 for elementary school, 0.1236 for middle school, and -.1826 for high school.

#### **4.14(a)(4) Parks?**

**Less than Significant Impact.** The City of Placentia Community Services Department is responsible for maintaining the parks and recreation facilities within Placentia. The City currently operates and maintains several parks and other recreational facilities that serve the residents of Placentia. The City has adopted a total parks acreage standard of 10 acres for each 1,000 residents, comprising local parks, schools, and regional park facilities. The City's local park standard is 4 acres per 1,000 population. Section 22.54.030 of the Placentia Municipal Code requires that 2.5 acres of City parks per 1,000 persons existing within the City be dedicated to local parks. Based on a population of 3.13 persons per dwelling unit,<sup>4</sup> the proposed Project would generate 31 new residents in Placentia, which would create a requirement for 0.08 acre of park acreage (3,376 square feet). Because there is no designated park identified in SP-7 or the Placentia General Plan on the subject property, the proposed Project is subject to the payment of in-lieu fees pursuant Title 5, Section 5.28.050 of the Municipal, which establishes the in-lieu fee for such development.

Although the proposed Project includes approximately 6,650 square feet of private open space,, including a small passive recreation area with benches and a tot lot, the project would be subject to the payment of the park in-lieu fee requirements. Because the project is located within a specific plan area and, furthermore, because the density of 19 dwelling units per acre falls within the range of 15 to 25 dwelling units per acre, the project applicant is subject to payment of \$3,628.00 per dwelling unit. Payment of the applicant in-lieu fee will ensure that potential impacts to parks and recreational facilities would be less than significant. No mitigation measures are required.

#### **4.14(a)(5) Other public facilities?**

**Less than Significant Impact.** Library service is available through the Placentia Public Library located at 411 East Chapman Avenue. As indicated previously, the proposed Project would result in the generation of new students and residents within the community that could create a small additional demand for library services when compared to that associated with the five existing dwelling units on the site. However, the potential increase in residents in the City is not anticipated to result in significant adverse impacts on the existing library services and facilities and/or other public services provided by the City due to the availability and accessibility of electronic library services, which reduce the need and demand for library facilities.

#### **Cumulative Impacts**

Project implementation would result in "in fill" development within an area of the City that is urbanized. The area in which the project is located is currently provided with adequate public services, including fire and police protection and related services. The proposed Project would not substantially affect the existing level of public services provided in the area. Therefore, no significant cumulative impacts will occur.

#### **Standard Conditions**

- SC 4.14-1      Prior to the issuance of any building permits, the project plans shall be subject to review and approval by the Orange County Fire Authority for compliance with all applicable OCFA standard conditions, including those for access, water supply and pressure, built-in fire protection systems, road grades and width, building materials, etc.
  
- SC 4.14-2      Prior to the issuance of any building permits, the project plans shall be subject to review and approval by the Placentia Police Department to ensure that it is designed in accordance with all applicable requirements of the Police Department, including but not limited to parking, security, lighting, and access.

---

<sup>4</sup>California Department of Finance, Table E-5 – County and State Population and Housing (2014).

- SC 4.14-3 Prior to issuance of the building permit, the applicant shall pay the applicable developer fee pursuant to SB 50 to the Placentia-Yorba Linda Unified School District.
- SC 4.14-4 Prior to issuance of the building permit, the applicant shall pay the applicable park in-lieu fee as prescribed in Section 5.28.050 of the Placentia Municipal Code.

**Mitigation Measures**

No significant impacts to public services are anticipated as a result of project implementation. No mitigation measures are required.

**4.15 RECREATION**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Would the project 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?			■	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			■	

**Impact Analysis**

**4.15(a) *Would the project 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 Community Services Department, which is responsible for maintaining parks and recreation facilities in the City, offers a wide variety of recreation, sports and cultural activities, senior programs, services, and events for all age groups. Implementation of the proposed Project will result in the generation of approximately 31 residents based on an average population per household of 3.13 persons as estimated by the California Department of Finance in 2014. The addition of 31 residents (a “net” increase of 15 residents because there are five existing, occupied homes on the site) would not significantly result in the physical deterioration of any existing park and recreational amenity. Furthermore, the project has been designed to incorporate private open space that includes a small passive recreation area with a total lot as well as an outdoor dining area. In addition, as previously indicated, the proposed Project will be subject to the payment of in-lieu park fees pursuant to Chapter 22.54 of the Placentia Municipal Code (Parks and Recreation Dedication Fees), which addresses parks and recreation facilities dedications for residential development. Specifically, if parkland has been designated within the property to be developed, the applicant is required to dedicate or set aside land adequate to serve the proposed development. However, if a park site is not designated on the property, the applicant must be the in-lieu park fee pursuant to Section 5.28.050. Payment of the applicable park in-lieu fees will offset potential impacts to recreation facilities.

**4.15(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

**Less than Significant Impact.** As indicated above, the proposed Project has been designed to include a recreation area located in the central portion of the subdivision (refer to Exhibit 2-3 – Conceptual Site Plan). This recreation/open space encompasses passive amenities that include an open turf area, a tot lot and benches, and outdoor dining facilities to serve residents of the proposed condominiums. Nonetheless, individual development projects, including the proposed Project, would be subject to the payment of fees in lieu of dedication of parkland, based on 2.5 acres per 1,000 persons for new residential development. The fees paid by the project applicant would help to reduce potential impacts of residential development on parks and recreational facilities. Implementation of the private recreation facilities, which have been analyzed along with the proposed residential component, would not result in any potentially significant effect on the environmental effects on the environment. Thus, with the implementation of the private recreation amenities and the payment of the in-lieu park fees, no significant recreation impacts will occur; no mitigation measures are required.

**Cumulative Impacts**

Although the proposed Project includes residential development that would create a demand for recreational amenities in the City resulting from the increase in population, the project will be subject to park dedication fees to address the incremental demand for recreational facilities and service. Therefore, with the payment of the park fees, project implementation would not result in any additional significant cumulative impacts to existing or future recreational facilities within the City.

**Standard Conditions**

Payment of the in-lieu park fees (refer to SC 4.14-4) will ensure that project-related demands for parks and recreation facilities are adequately addressed.

**Mitigation Measures**

With the implementation of SC 4.14.4 (payment of park in-lieu fees), project-related impacts to the City’s parks and recreational facilities will be reduced to a less than significant level. No significant impacts will occur.

**4.16 TRANSPORTATION/TRAFFIC**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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??			■	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			■	

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■	
e. Result in inadequate emergency access?			■	
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?			■	

### Impact Analysis

**4.16(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?**

**Less than Significant Impact.** Project implementation will result in the demolition of the five existing single-family detached residential dwelling units on the site and the construction of 10 condominium units. At the present time, the five residential dwelling units generate approximately 48 trips per day (9.52 trips/dwelling unit x 5 dwelling units).<sup>5</sup> However, the 10 proposed condominium units would generate a total of about 57 trips per day (5.72 trips/dwelling units x 10 dwelling units).<sup>6</sup> The increase of nine trips per day over the existing traffic volumes estimated for the five homes occupying the site would not result in potentially significant impacts to either the roadway segments or intersections in the project area. However, it is possible that heavy truck traffic generated by the demolition and construction activities could potentially create some minor delays for residents in the immediate vicinity of the site. Although the potential delays would not be significant, it is recommended that a demolition and construction management plan be prepared and implemented to minimize delays for local area drivers (refer to MM 4.16-1).

**4.16(b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**Less than Significant Impact.** The traffic impact analysis prepared for the proposed Project is consistent with the requirements and procedures outlined in the current *Orange County Congestion Management Program (CMP)*. The CMP requires that a traffic impact analysis be conducted for any project generating 2,400 or more daily trips, or 1,600 or more daily trips for projects that directly access the CMP Highway System (HS). In accordance with the CMP guidelines, this number is based on the desire to analyze any impacts that will be three (3) percent or more of the existing CMP highway system facilities' capacity. However, the proposed Project is expected to generate only 57 daily trips (i.e., a net increase of nine trips per day) and, thus, does not meet the criteria required for a CMP traffic analysis. Therefore, it is concluded that the proposed Project will not have any significant traffic impacts on the Congestion Management Program Highway System. No mitigation measures are required.

<sup>5</sup>Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Engineers; Washington, D.C. (2012).

<sup>6</sup>*ibid.*

**4.16(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**No Impact.** As discussed in Section 4. 8(e), the project site is not located within the FAA Part 77 Notification Area of any existing airport. As a result, project implementation would not result in any changes in air traffic patterns, either at Fullerton Municipal Airport, located 11 miles west of the project, or John Wayne Airport, located approximately 15 south of the site. Therefore, project implementation will not result in a change to air traffic patterns at the airport. No significant impacts are anticipated and no mitigation measures are required.

**4.16(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Less than Significant Impact.** The on-site circulation layout of the proposed Project, based upon the conceptual site plans, on an overall basis is adequate. Implementation of the proposed Project would not result in inadequate design features or incompatible uses. The project will be reviewed by the City to determine the appropriate land use permit for authorizing its use and the conditions for their establishment and operation. At a minimum, compliance with relevant Municipal Code standards would be required. The project will also be evaluated to ensure that adequate access and circulation to and within the development would be provided. Access to the site must comply with all City design standards and would be reviewed by the City, including the Placentia Police Department, and the Orange County Fire Authority to ensure that inadequate design features or incompatible uses do not occur. The City and the Orange County Fire Authority would review the development plans for proposed Project in order to ensure that it is designed to meet adopted standards and provide adequate emergency access. Therefore, implementation of the proposed Project would not result in significant impacts involving inadequate design features or incompatible uses.

**4.16(e) Result in inadequate emergency access?**

**Less than Significant Impact.** Primary access to the Project site will be provided via proposed full-access driveway on Spruce Street. As indicated above, the proposed Project would be required to comply with the City's development review process including review for compliance with the City's Zoning Code. The proposed development would be required to comply with all applicable fire code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Orange County Fire Authority to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments would provide adequate emergency access to and from the site. Further, the City and the Orange County Fire Authority would review any modifications to existing roadways to ensure that adequate emergency access or emergency response would be maintained. Additionally, emergency response and evacuation procedures would be coordinated through the City in coordination with the police and fire departments, resulting in less than significant impacts. Compliance with the requirements prescribed in the applicable codes and ordinances will ensure that no potentially significant impacts to emergency access would occur.

**4.16(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?**

**Less than Significant Impact.** The project site is located on Spruce Street, north of Orangethorpe Avenue, which is an arterial roadway in Placentia. The City of Placentia is currently served by local and regional bus service by the Orange County Transportation Authority (OCTA). OCTA Route 30 provides bus service between Cerritos and Anaheim Hills via Orangethorpe Avenue. In addition, OCTA Route 71 provides service from Yorba Linda to Balboa via Rose Drive/Tustin Avenue, Redhill Avenue and Newport Boulevard. Both of these routes provide serve in the vicinity of the proposed Project. Project implementation would not result in any potentially significant impact either to public transit or existing bicycle and/or pedestrian facilities. No mitigation measures are required.

**Cumulative Impacts**

The small, incremental increase in traffic generated by the proposed Project (i.e., 57 trips per day versus 48 trips per day for the existing five homes) would not result in any potentially significant cumulative impacts at any of the intersections in the project area. The project would not add significantly to the peak hour traffic at any signalized or unsignalized intersection in the project. As a result, potential project-related cumulative traffic impacts would be less than significant.

**Standard Conditions**

No standard conditions are required.

**Mitigation Measures**

Although no significant traffic impacts would occur, the following mitigation is recommended to minimize potential delays in the vicinity of the project caused by heavy truck traffic during the demolition and construction phases.

MM 4.16-1      Prior to issuance of the demolition permit, the applicant shall prepare a Demolition and Construction Management Plan for approval by the Public Works Department, which shall address issues pertaining to potential traffic conflicts during peak traffic periods, potential displacement of on-street parking, and safety. This plan shall identify the proposed construction staging area(s), construction crew parking area(s), estimated number and types of vehicles that will occur during each phase, the proposed arrival/departure routes and operational safeguards (e.g. flagmen, barricades, etc.) and hourly restrictions, if necessary, to avoid traffic conflicts during peak traffic periods and to ensure safety.

**4.17 UTILITIES AND SERVICE SYSTEMS**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			■	
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 effects?			■	
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?			■	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			■	
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			■	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal			■	

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
needs?				
g. Comply with federal, state, and local statutes and regulations related to solid waste?			■	

**Impact Analysis**

**4.17(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**Less than Significant Impact.** The Orange County Sanitation District (OCSD) has two operating facilities (Reclamation Plant No. 1 and Treatment Plant No. 2) that treat wastewater from residential, commercial, and industrial sources in central and northwest Orange County. Reclamation Plant No. 1 and Treatment Plant No. 2 are constructed together to treat 372 mgd of primary treated wastewater and 332 mgd of secondary treated wastewater. Fiscal Year 2011-2012 average daily ocean discharge under dry weather conditions was 207 mgd without (and 152 mgd with) reclamation.<sup>7</sup>

Implementation of the proposed Project would result in an increase of residential sewage generated by the 10 single-family attached residential condominium dwelling units. Based on a wastewater flow coefficient utilized to estimate wastewater generation by the OCSD of 5,474 gallons/acre for medium-high density residential development (17-25 du/ac),<sup>8</sup> the proposed Project would generate approximately 2,846 gallons of raw sewage per day (i.e., 5,474 gallons/acre x 0.52 acre). However, the project site is occupied by five single-family residential dwelling units, which generate 1,794 gallons per day of raw sewage based on the OCSD sewage rate of 3,451 gallons/acre for medium density (7-15 du/ac)<sup>9</sup> residential development. Therefore, project implementation would result in a net increase of approximately 1,052 gallons per day of raw sewage. Existing sewer facilities in the project area include an 8-inch sewer main in the alley on the east side of the project site. Sewage generated by the proposed Project would be conveyed to the existing 8-inch main and ultimate into an OCSD trunk facility before reaching the treatment plant.

Project implementation would result in a relatively small increase, the increase in raw sewage generated by the proposed use assuming either generation factor would neither exceed the treatment plant's capacity to accommodate the project nor exceed the existing treatment requirements imposed on the OCSD by the Regional Water Quality Control Board. The raw sewage generated by the proposed Project would be residential in nature and would not contain constituents that would affect the waste discharge requirements imposed on the treatment plant. The addition in sewage would be treated in accordance with the current treatment requirements. No significant impacts would occur and no mitigation measures are required.

**4.17(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 effects?**

**Less than Significant Impact.** As indicated above, there is approximately 41 mgd of excess primary treatment capacity at Treatment Plant No. 2 in Huntington Beach. The OCSD has indicated that no deficiencies exist within their facilities serving the City of Placentia and anticipates that available capacity would be available to serve the proposed Project. As a result, project implementation would not require the construction of any new water

<sup>7</sup>California Regional Water Quality Control Board – Santa Ana Region; Order No. R8-2012-0035, NPDES No. CA0110604; Waste Discharge Requirements and National Pollutant Discharge Elimination System for Orange County Sanitation District; Reclamation Plant No. 1 and Treatment Plant No. 2 (June 18, 2012).

<sup>8</sup>Orange County Sanitation District density category.

<sup>9</sup>Ibid.

or wastewater treatment facilities or the expansion of the existing facilities in Fountain Valley. No significant impacts are anticipated and no mitigation measures are required.

**4.17(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?***

***Less than Significant Impact.*** The change in the amount of impervious surfaces could affect the ability of the existing storm drainage facilities in the project area to accommodate and convey the post-development runoff. However, the site is currently developed with five single-family detached dwelling units. Redevelopment of the site will result in the demolition of the existing homes followed by the construction of 10 single-family attached condominium units in two buildings. Post-development surface runoff would increase as a result of the a small increase in impervious area; however, the project has been designed to direct post-development surface flows to two existing storm drain features located in the alley and drive aisle to the east and west, respectively, which would convey the surface runoff to the storm drain facilities in Spruce Street. The small increase in runoff would not require the construction of new off-site conveyance facilities. Potential impacts are anticipated to be less than significant and no mitigation measures are required.

**4.17(d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

***Less than Significant Impact.*** Water in the City of Placentia is provided by Golden State Water Company. Three water systems serve the Placentia Customer Service Area. Water delivered to customers in the Cowan Heights, Placentia, and Yorba Linda systems is a blend of groundwater pumped from the Orange County Groundwater Basin, and imported water from the Colorado River Aqueduct and the State Water Project (imported and distributed by Metropolitan Water District of Southern California). A water main exists in Spruce Street that serves not only the five existing single-family residential dwelling units but the adjacent single-family attached residential condominiums and other development on Spruce Street. The average monthly residential water usage in Golden State Water's Region 3 Service Area is approximately 1,200 cubic feet (8,976 gallons), which equates to approximately 300 gallons per day per dwelling unit. Based on that daily average demand, the existing homes current demand approximately 1,500 gallons per day. Redevelopment of the property with the 10 condominium units would create an additional demand for 1,500 gallons per day for a total demand estimated to be 3,000 gallons per day. It is anticipated that the increase in the number of dwelling units, which would create an additional demand for domestic water, would be less than significant. Potential project-related impacts to domestic water supplies and anticipated to be less than significant and no mitigation measures are required. However, the project would comply with Title 24 requirements related to water conservation, which would reduce water consumption.

**4.17(e) *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

***Less than Significant Impact.*** Similar to water supply discussed above, project implementation will result in the development of 10 single-family attached residential condominium dwelling units on the subject property, which would be in excess of the number of dwelling units currently existing on the project site. However, as indicated in Section 4.17(a), the proposed residential development would result in an increase of approximately 1,052 gallons of raw sewage per day over the amount estimated to be generated by the existing single-family homes on the site. As indicated in Section 4.18(d), there is adequate capacity at the existing treatment facilities to accommodate the minor increase in raw sewage generated by the 10 condominiums. Because the proposed Project is consistent with the density allocation prescribed in SP-7, it would be consistent with the design capacities of the Sanitation Districts' wastewater treatment facilities and a less than significant impact would occur; no mitigation measures are required.

**4.17(f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?***

**Less than Significant Impact.** OC Waste & Recycling, which is responsible for operating and maintaining sanitary landfills in the County, operates three landfills in the County: Frank R. Bowerman Landfill in Irvine; Olinda Landfill in Brea; and Prima Deshecha Landfill in San Juan Capistrano. Olinda Landfill is the facility closest to the City of Placentia. This 565-acre landfill has a permitted to accept 8,000 tons of solid waste per day and is currently accepting 5,000 tons per day (tpd). Although Olinda Landfill is expected to close in 2030, the remaining life of the landfill is evaluated annually. Frank R. Bowerman Landfill is permitted to receive a daily maximum of 11,500 tons per day. This landfill, which opened in 1990 and is scheduled to closed in approximately 2053, encompasses approximately 725 acres with 534 acres that are permitted for refuse disposal. The landfill opened in 1990 and is scheduled to close in approximately 2053. Prima Deshecha Landfill is approximately 1,530 acres , including 699 acres that permitted for refuse disposal. The landfill was opened in 1976 and is scheduled to close in approximately 2067. Prima Deshecha Landfill is permitted to accept up to 4,000 tons of waste per day.

Future development, including the proposed Project, would be reviewed on a project-by-project basis by the City of Placentia. Solid waste impacts would be evaluated based on existing and planned disposal facilities and capacities available. Based on a solid waste generate rate of 12.23 pounds per day per dwelling units,<sup>10</sup> the proposed Project would generate 122.3 pounds of solid waste per day, compared to 61.15 pounds per day currently generated by the five existing homes occupying the site. This small, incremental increase in solid waste would not constitute a significant impact. All development projects would be required to comply with Federal, State, and local statutes and regulations related to solid waste. Pursuant to AB 939, every city and county in the State is required to divert 50 percent of solid waste generated in its jurisdiction away from landfills. Implementation of source reduction measures, such as recycling and converting waste to energy, that would be implemented on a project-by-project basis would serve to divert solid waste away from landfills. The County currently has adequate landfill capacity to accommodate the incremental increase in residential development on the site. No significant impacts are required and no mitigation measures are required.

**4.17(g) *Comply with federal, state, and local statutes and regulations related to solid waste?***

**Less than Significant Impact.** The City of Placentia is required to comply with AB939, which requires reducing the amount of solid waste by 50 percent. Site development will be subject to the requirements established in the City's Source Reduction and Recycling Element (SRRE) that reflect the manner in which solid waste reduction will occur. Compliance with the SRRE will ensure that such reductions occur, not only at the project site but also throughout the City of Placentia. It is possible that some of the demolition debris generated by the proposed single-family attached residential condominium development could be recycled, which would result in a reduction in the amount of construction debris that would be landfilled. Therefore, no significant impacts are anticipated to occur as a result of project implementation.

**Cumulative Impacts**

Project implementation will create a demand for domestic water and would generate both raw sewage and refuse; however, the project is consistent with the long-range plans and policies adopted for the subject site and would not create demands for water or generate sewage and/or refuse that exceed what is anticipated as a result of development that is consistent with those plans. Therefore, because demand and generation rates associated with the proposed Project can be accommodated by the existing infrastructure, their potential cumulative impacts would be less than significant.

---

<sup>10</sup>OC Waste & Recycling.

**Standard Conditions**

SC 4.17-1 The project shall comply with Title 24 energy and water conservation requirements.

**Mitigation Measures**

Implementation of the proposed Project would not result in any potentially significant impacts to utilities, including sewer facilities, water facilities, and/or solid waste facilities. No mitigation measures are required.

**4.18 MANDATORY FINDINGS OF SIGNIFICANCE**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
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?			■	
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)?			■	
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		■		

**Impact Analysis**

**4.18(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?***

**Less than Significant Impact.** Although the proposed Project does not meet the minimize lot size as prescribed in SP-7 (i.e., zoning), it is consistent with the General Plan land use designation and the density parameters prescribed in that document. The project site been impacted by past activities that have modified the existing site features in order to accommodate the existing dwelling units that occupy the site. Project implementation will not result in the loss of any sensitive habitat or species. Further, no cultural or scientific resources are known to be located on the site and no known important historic resources would be adversely affected by the Project. Because the project is located in an urbanized area and is devoid of native habitat and does not support sensitive species of either plant or animals, project implementation will not substantially reduce the habitat of 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 major periods of California history or prehistory. Nonetheless, implementation of the project will result in the redevelopment of the site from a single-family detached residential use to a single-family attached residential (condominium) use. As a result of such redevelopment, it is anticipated that future traffic volumes associated with the proposed land use would increase only slightly (i.e., 9 additional trips/day) over that generated by the existing five homes. As a result no significant traffic impacts are anticipated. Similarly, increases in air pollutant emissions that contribute to the degradation of the ambient air quality would be less than significant. Finally, potential demands for public services and utilities and increases in noise levels that could affect the ambient noise levels in the project area would also be less than significant based on the analysis presented in the preceding assessment of the project.

**4.18(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)?**

**Less than Significant Impact.** Because the subject property has been substantially altered as a result of development that has occurred, no native habitat or other important or sensitive species and/or cultural/scientific resources would occur. Furthermore, implementation of the proposed Project would not result in significant cumulative impacts. In particular, incremental traffic, noise and air quality impacts would not exceed significance thresholds identified either by the City of Placentia or other adjacent municipality and/or responsible agency in the project area. Project-related impacts would not contribute significant to the cumulative degradation of the environment. Therefore, the proposed Project does not have the potential to generate other project-related impacts that may be cumulatively considerable.

**4.18(c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Less than Significant with Mitigation Incorporated.** Construction and operation of the proposed Spruce Street Condominium Project is consistent with the Placentia General Plan and zoning adopted for the subject property and all applicable plans and programs. Although the preliminary analysis of the proposed Project concluded that potentially significant impacts may occur that could cause substantial adverse effects on human beings, including geology and soils, compliance with standard conditions prescribed by the City of Placentia and incorporation of mitigation measures that have been prescribed in this initial study will ensure that the potentially significant impacts will be reduced to a less than significant level. Therefore, project implementation will not have environmental effects that would cause substantial direct or indirect adverse effects.

## 4.19 REFERENCES

The following references were utilized during preparation of this Initial Study. These documents are available for review at the City of Placentia, 401 East Chapman Avenue, Placentia, California 92780.

Placentia General Plan  
Housing Element  
Land Use Element  
Recreation Element

Placentia Municipal Code

Geotechnical Proposed Condominium Project, 1550 – 1568 Spruce Street, Placentia, CA; Advanced Geotechnical Solutions, Inc. (March 10, 2014).

East Placentia Specific Plan (SP-7); Michael Brandman Associates, Inc.; January 1989.

Placentia Historical Survey; City of Placentia; 2002.

#### **4.20 REPORT PREPARATION PERSONNEL**

##### **City of Placentia (Lead Agency)**

401 East Chapman Avenue  
Placentia, CA 92870  
(714) 562-3616

*Mr. Charles Rangel, Contract Senior Planner*

##### **Keeton Kreitzer Consulting (Environmental Analysis)**

P. O. Box 3905  
Tustin, CA 92781-3905  
(714) 665-8509

*Mr. Keeton K. Kreitzer, Principal*

##### **Giroux & Associates**

Mr. Hans Giroux, Principal

**This page intentionally left blank**

## 5.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in Section 3.0, *Initial Study Checklist*, and Section 4.0, *Environmental Analysis*, it is concluded that the proposed Spruce Street Condominium Project could have a significant effect on the environmental issues analyzed. However, where such potentially significant impacts have been identified, mitigation measures have been prescribed to reduce those impacts to a less than significant level. Therefore, it is recommended that the second category in Section 6.0 (Lead Agency Determination) be selected for the City's determination and that the City of Placentia prepare a Mitigated Negative Declaration for the proposed Project.

3.18.15

Date

  
Keeton K. Kreitzer, Principal  
Keeton Kreitzer Consulting

**This page intentionally left blank**

## 6.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

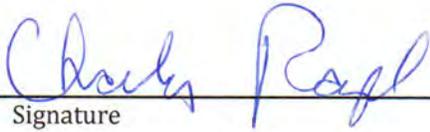
I find that the proposed use **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 have been added. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposal **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposal **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 attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that the proposal could have a significant effect on the environment, because all potentially significant effects a) have been adequately analyzed in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable legal 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

City of Placentia  
Agency

Charles Rangel, Contract Senior Planner  
Printed Name/Title

3-18-15  
Date

## Mitigation Monitoring and Reporting Program

### Spruce Street Condominiums Project Placentia, CA

PDF/SC/MM No.	Standard Condition/Mitigation Measure	Method of Verification	Timing of Implementation	Responsibility
<b>Aesthetics</b>				
SC 4.1-1	<p>The residential development shall be required to comply with the lighting standards prescribed in SP-7, which include:</p> <ul style="list-style-type: none"> <li>▪ All onsite lighting systems shall use architectural standards and devices that provide down-lighting and lighting that is shielded from abutting public streets, residential areas, or adjoining properties.</li> <li>▪ Exterior pole and wall-mounted lighting shall be high-pressure sodium.</li> <li>▪ Lighting shall be indirect and subtle. Overhead pole-mounted mixtures that direct light downward shall be used.</li> <li>▪ Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. The parking lot illumination level shall achieve a uniformity ratio of 2 to 1 (average to minimum) with a maintained average of 1-foot candle and a minimum of 0.3 foot-foot candle.</li> <li>▪ Outdoor pedestrian use areas (courtyards, entryways, walkways, etc.) shall have sufficient illumination for safety and security. Primary pedestrian use area lighting should achieve a uniformity ratio of 3.5 to 1 average illumination of 0.60-foot candle and a minimum of 0.18-foot candle.</li> <li>▪ Serviced area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.</li> <li>▪ All exterior building lights shall be integrated into the design of a building.</li> </ul>	Plan Check	Prior to Issuance of Building Permit	Public Works Engineering Planning
<b>Air Quality</b>				
SC 4.3-1	The project applicant will comply with SCAQMD Rule 1113 on the use of architectural coatings. Emissions associated with architectural coatings should be reduced by using pre-	Monitoring	During Grading and Construction	Development Services/Planning

PDF/SC/MM No.	Standard Condition/Mitigation Measure	Method of Verification	Timing of Implementation	Responsibility
	coated/natural colored building materials using water-based or low-VOC (volatile organic compounds) coating and using coating transfer or spray equipment with high transfer efficiency (or using manual application methods).			
SC 4.3-2	<p>The project applicant shall comply with regional rules that assist in reducing short-term air pollutant emissions. SCAQMD Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rule 403 are summarized below, which shall be implemented as determined feasible.</p> <p>Applicable Rule 403 Measures:</p> <ul style="list-style-type: none"> <li>▪ Apply non-toxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</li> <li>▪ Water active sites at least twice daily (locations where grading is to occur will be thoroughly watered prior to earth moving).</li> <li>▪ All trucks hauling dirt, sand, soil, or other loose materials are to be covered.</li> <li>▪ Pave construction access roads at least 100 feet onto the site from main road.</li> <li>▪ Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.</li> </ul> <p>Additional dust suppression measures in the SCAQMD CEQA Air Quality Handbook are included as part of the project's standard conditions.</p> <ul style="list-style-type: none"> <li>▪ Revegetate disturbed areas as quickly as possible.</li> <li>▪ All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</li> <li>▪ All streets shall be swept a minimum of at least once a day (or more if required by the Public Works Director or Chief Building Official) if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</li> <li>▪ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip. Water shall be kept on-site and not allowed to run into the street system.</li> </ul>	Monitoring	During Grading and Construction	Public Works Engineering Development Services Planning

PDF/SC/MM No.	Standard Condition/Mitigation Measure	Method of Verification	Timing of Implementation	Responsibility
	<ul style="list-style-type: none"> <li>▪ All on-site roads shall be paved as soon as feasible, watered periodically, or chemically stabilized.</li> <li>▪ The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.</li> <li>▪ The Construction Contractor should select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. Proof of maintenance shall be provided to the Chief Building Official prior to equipment being brought on-site.</li> <li>▪ The Construction Contractor should utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.</li> <li>▪ The Construction Contractor should ensure that construction grading plans include a statement that indicates work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</li> <li>▪ The Construction Contractor should time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagger shall be retained to maintain safety adjacent to existing roadways.</li> <li>▪ The Construction Contractor should support and encourage ridesharing and transit incentives for the construction crew.</li> </ul>			
<b>Cultural Resources</b>				
SC 4.5-1	<p>During excavation and grading activities of any future development project, if archaeological resources are discovered, the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission.</p>	Monitoring	During Grading	Development Services Planning
SC 4.5-2	<p>Paleontological resources found prior to or during construction shall be evaluated by a qualified paleontologist, and appropriate mitigation measures applied, pursuant to Section 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting accepted industry standards.</p>	Monitoring	During Grading	Development Services Planning

PDF/SC/MM No.	Standard Condition/Mitigation Measure	Method of Verification	Timing of Implementation	Responsibility
SC 4.5-3	In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area of the find shall be protected and the project applicant shall immediately notify the Orange County Coroner of the find and comply with the provisions of the California Health and Safety Code Section 7050.5, including P.R.C. Section 5097.98, if applicable. In the event that human remains are determined to be Native American human remains, the applicant shall consult with the Most Likely Descendent to determine the appropriate treatment for the Native American human remains.	Monitoring	During Grading	Development Services Planning
<b>Geology and Soils</b>				
SC 4.6-1	The project shall comply with all applicable City Building Code requirements as stipulated in Chapter 20.04 of the City's Municipal Code as well as those prescribed in the California Building Code (CBC).	Plan Check	Prior to Issuance of Building Permit	Development Services Building and Safety
SC 4.6-2	All activities associated with the implementation of the proposed 10-unit condominium project shall comply with Section 24.40.050 (Grading and Excavation Code) and all other applicable development requirements prescribed by the City.	Plan Check	Prior to Issuance of Grading Permit	Development Services Building and Safety
MM 4.6-1	The project applicant shall implement all applicable design recommendations presented in Section 7.0 (Earthwork Recommendations) and Chapter 8.0 (Design Recommendations) of the Geotechnical Investigation prepared by Advanced Geotechnical Solutions, Inc. in order to address the adverse soils and geotechnical constraints identified for the project, including earthquakes, liquefaction, compressibility, expansive soils, and structural design of the project.	Plan Check	Prior to Issuance of Grading Permit	Development Services Public Works Engineering Building and Safety
<b>Hazards and Hazardous Materials</b>				
MM 4.8-1	Prior to the issuance of a demolition permit, an asbestos survey shall be conducted at each of the onsite structures. The asbestos survey must be overseen by a California-Certified Asbestos Consultant. The results of this survey should provide a description of the asbestos-containing materials, their locations, estimated quantity, and recommendations for removal, containment, and off-site transportation and disposal.	Survey	Prior to Issuance of Demolition Permit	AQMD Development Services Building and Safety
MM 4.8-2	Prior to issuance of a demolition permit, onsite building structures (with the exception of the childcare building and portable classroom buildings) shall be assessed for the possible presence of lead-based paint. This study must be conducted by trained and/or licensed professionals. The results of this study should provide a description of the lead-based paint locations, estimated quantity, and recommendations for removal, containment, and off-site transportation and disposal.	Survey	Prior to Issuance of Demolition Permit	Development Services Building and Safety

PDF/SC/MM No.	Standard Condition/Mitigation Measure	Method of Verification	Timing of Implementation	Responsibility
<b>Hydrology and Water Quality</b>				
SC 4.9-1	BMPs shall be implemented during construction that are prescribed by the City of Placentia as a standard condition that minimize the potential for erosion and control sediment/runoff.	Plan Check	Prior to Issuance of Grading Permit	Public Works Engineering
<b>Noise</b>				
SC 4.12-1	In accordance with Section 23.81.170 of the Placentia Municipal Code that regulates construction hours, noise sources associated with construction grading of any real property shall only occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between the hours of 9:00 a.m. and 6:00 p.m. on Saturday. Construction is prohibited on Sunday or a Federal holiday.	Monitoring	During Demolition, Grading and Construction	Development Services Planning
MM 4.12-1	Prior to the issuance of a grading permit, the applicant shall prepare and submit a construction noise mitigation plan that includes measures that will reduce construction noise to the extent practicable where construction activity occurs in the areas adjacent to existing homes. The plan shall include but not be limited to the use of smaller construction equipment and notification of potentially affected residents and duration of adjacent activities when heavy equipment will be used.	Noise Mitigation Plan	Prior to Issuance of Grading Permit	Development Services/Planning
MM 4.12-2	During construction, only small bulldozers shall be permitted to operate within in close proximity of the nearest residences. In addition, the following construction practices shall be employed: <ul style="list-style-type: none"> <li>▪ Stockpiling and staging activities must be located as far as practicable from dwellings.</li> <li>▪ All mobile equipment shall have properly operating and maintained mufflers.</li> </ul>	Monitoring	During Grading and Construction	Development Services Building and Safety
<b>Public Facilities</b>				
4.14-1	Prior to the issuance of any building permits, the project plans shall be subject to review and approval by the Orange County Fire Authority for compliance with all applicable OCFA standard conditions, including those for access, water supply and pressure, built-in fire protection systems, road grades and width, building materials, etc.	Plan Check	Prior to Issuance of Building Permit	OCFA
4.14-2	Prior to the issuance of any building permits, the project plans shall be subject to review and approval by the Placentia Police Department to ensure that it is designed in accordance with all applicable requirements of the Police Department, including but not limited to parking, security, lighting, and access.	Plan Check	Prior to Issuance of Building Permit	Placentia Police Department
4.14-3	Prior to issuance of the building permit, the applicant shall pay the applicable developer fee pursuant to SB 50 to the Placentia-Yorba Linda Unified School District	Fee Payment	Prior to Issuance of Building Permit	Development Services Planning

<b>PDF/SC/MM No.</b>	<b>Standard Condition/Mitigation Measure</b>	<b>Method of Verification</b>	<b>Timing of Implementation</b>	<b>Responsibility</b>
4.14-4	Prior to issuance of the building permit, the applicant shall pay the applicable park in-lieu fee as prescribed in Section 5.28.050 of the Placentia Municipal Code.	Fee Payment	Prior to Issuance of Building Permit	Development Services Community Services
<b>Transportation/Traffic</b>				
SC 4.16-1	Prior to issuance of the demolition permit, the applicant shall prepare a Demolition and Construction Management Plan for approval by the Public Works Department, which shall address issues pertaining to potential traffic conflicts during peak traffic periods, potential displacement of on-street parking, and safety. This plan shall identify the proposed construction staging area(s), construction crew parking area(s), estimated number and types of vehicles that will occur during each phase, the proposed arrival/departure routes and operational safeguards (e.g. flagmen, barricades, etc.) and hourly restrictions, if necessary, to avoid traffic conflicts during peak traffic periods and to ensure safety.	Plan Check	Prior to Issuance of Demolition Permit	Development Services Building and Safety
<b>Utilities</b>				
SC 4.17-1	The project shall comply with Title 24 energy and water conservation requirements.	Plan Check	Prior to Issuance of Building Permit	Development Services Building and Safety

**EXHIBIT "A"**

Vesting Tentative Tract Map 17775

HQT Homes

**CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS**

**SPECIAL CONDITIONS**

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

**ALL OF THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE FULLY COMPLIED WITH PRIOR TO THE FINAL INSPECTION FOR USE AND OCCUPANCY OF THE PREMISES.**

**CITY PLANNING DIVISION:**

1. The approval of Vesting Tentative Tract Map No. 17775 allows for the construction as described within Development Agreement No. 2015-01 related to 1546 Spruce Street.
2. Approval of Vesting Tentative Tract Map No. 17775 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. Vesting Tentative Tract Map No. 17775 shall expire two (2) years from the date of final approval, if not implemented. Extensions may be considered pursuant to § 22.74.080 of the Placentia Municipal Code.
5. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its elected and appointed officials, officers, employees, agents and consultants ("Indemnitees") from any claim, action, proceeding, liability or judgment against the City and Indemnitees 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 attorneys' 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 attorneys' 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 approve minor modifications to the approved preliminary plans or any conditions if required by the final engineering or other circumstances not foreseen at the time of project approval and such modifications will achieve substantially the same results as would strict compliance with said plans and conditions.
7. The approved architecture style, Materials Board Exhibit, finish material, and colors shall be 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. The units shall consist of the sizes and type as set forth on the approved plans.
9. 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 Vesting Tentative Tract Map No. 17775.
  - 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, if available at the time of submittal.
10. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
  - a. Postmaster approval of the location and design of the mailboxes, if applicable.
  - b. Samples of all colors, textures and materials.
  - c. A detailed site plan showing the location where building related-equipment, facilities and materials will be stored during construction.
  - d. A detailed timeline outlining the course of grading/construction work that will take place on the property.

11. 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 may 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 from 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.
12. Prior to the issuance of the first Certificate of Occupancy, the developer shall have completed the following:
  - a. Approval by the Director of Development Services of 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. Approval by the Director of Development Services of landscape and irrigation plans.
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 as required and as may be referenced by the Mitigation Measures identified in the Mitigated Negative Declaration for the project. Applicant to provide plan to be approved by the Public Works Department.

**Prior to Certificate of Occupancy 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. 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 Certificate of Occupancy, 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. 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 commencement of any work on site including grading and 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 any permits to do work on site-.
21. Prior to the issuance of Certificate of Occupancy ("C of O"), 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 sufficient written notice to adjacent property owners as to the grading and construction schedule of the proposed development of 10 units. Notice shall include a telephone number and a name of a contact person for registering complaints or comments
24. Upon approval of the Project, litter shall be regularly removed from the premises, including adjacent public sidewalks, and from all areas under the control of the applicant.
25. In the event that the Developer needs to remove the existing street tree located in the parkway in front of the site then, prior to issuance of the Certificate for occupancy, the landscape plan shall include a 48 inch box tree, subject to the review and approval of the City Arborist the approved tree shall be installed prior to occupancy.
26. Prior to the or concurrent with recordation of Tract No. 17775, the applicant shall record Conditions, Covenants and Restrictions (CC&R's) on the property to govern the maintenance, repair and improvement of all common areas. The CC&R's shall address, but not be limited to, the landscaping, all utilities, exterior lighting, internal streets and parking, appropriate use of garage for parking, driveways, and walkways. Prior to recording of the CC&R's, the applicant shall submit the CC&R's to the City Attorney for review and approval. The draft CC&R's submitted for review by the City Attorney shall be marked with appropriate legend to indicate which portion thereof is responsive to conditions of approval. A copy of the recorded CC&R's shall be provided to the Director to be included with the project file.

Specifically, the CC&R's shall include a provision whereas the vehicles of each residence shall be required to park within the garage. The CC&R's shall include a parking citation policy to enforce the above parking requirements establishing significant fines, with fines increasing for each subsequent offense. The CC&R's shall include a provision that requires an annual inspection of the garage to confirm that the garage is free and clear of any blockage to impede the storage of vehicles in the garage.

27. The Mitigation Measures established in the Mitigated Negative Declaration for the project and full implementation of the Mitigation Monitoring and Reporting Program is made a condition of the project by this reference.

**CITY BUILDING DIVISION:**

28. All building structural 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 2013 Uniform Building Code (CBC 2013), Uniform Plumbing/Mechanical (CPC 2013), National Electrical Code (CEC 2013), License Ordinance (Sub-contractor list), State of California Energy Conservation Standards, Flood Plain Management Regulations.
31. All residential units shall be equipped with auto-sprinkler system throughout.
32. Site Plan shall be in compliance with Title 24 access regulations.
33. Obtain Approvals from Orange County Fire Authority for final site plan fire hydrant locations (as necessary) as well as auto-sprinkler systems.
34. Underground and overhead electrical issues, along with Landscape and Lighting District issues, shall be resolved with Public Works-Engineering Division prior to final submittal of the working drawings.
35. All contractors and subcontractors shall obtain a City business license.

**CITY ENGINEERING DIVISION:**

36. TTM 17775 shall comply with provisions of Title 22 of the Placentia Municipal Code and the latest edition of the State Subdivision Map Act. County Surveyor to review and approval exterior boundary.
37. Applicant shall pay all applicable impact fees, plan check, and inspection charges prior to building permit issuance.
38. A Utility Plan shall be provided prior to approval of final grading plan.
39. Any conflicting pipelines shall be removed or relocated prior to final grading approval.
40. TTM 17775 shall be annexed into the City Street Lighting and Landscape Maintenance Districts prior to issuance of occupancy permit.
41. Applicant to submit a final hydrology study for the subdivision to the satisfaction of the City Engineer.
42. Street and striping plans, if needed shall be prepared to the satisfaction of the City Engineer.
43. A soils report and grading plan shall be prepared by a state registered engineer. Graded pad certifications for compaction, line, and grade shall be submitted prior to the issuance of building permits.

44. All utilities shall be placed underground.
45. Improvement plans shall be prepared by a state registered engineer to the satisfaction of the City Engineer.
46. Survey monuments shall be set in accordance with the Subdivision Map Act.
47. Security to guarantee performance and labor and materials shall be posted in amounts prescribed by the Subdivision Map Act.
48. A final water quality annual report shall be filed and posted with the state. A Notice of Termination shall be filed for the project.
49. The applicant shall process and record offsite Southern California Edison and Golden State Water District easements to the satisfaction of the City Engineer prior to issuance of building permits, if necessary.
50. 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.

**CITY POLICE DEPARTMENT:**

51. Developer/Applicant shall comply with Placentia Police Department standard development requirements for security, as follows.

**POLICE DEPARTMENT  
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.

1. The Applicant shall comply with Emergency Access Requirements.
2. Home Security Requirements:
  - (1) House numbers shall be a minimum of 4 inches in height and lighted using a backlit box fixture.
  - (2) Patio gates shall be provided with a latch capable of accepting a padlock.

- (3) All garage doors shall have a light on the exterior.
- (4) All exterior doors and the door between the garage and house shall be 1 3/4 solid core construction.
- (5) All front doors shall have a doorview with at least a 180 degree viewing angle.
- (6) All openable windows and sliding glass doors shall meet the testing requirements of the California Model Building Security Ordinance.

## **RESIDENTIAL SECURITY**

### **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:

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 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 interchangeable free from locks used in all other separate dwellings, proprietorships or similar distinct occupancies.

**Lighting**

If applicable, 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.

If applicable, open parking lots are to be lighted during hours of darkness with a minimum of one (1) foot candle 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**

If applicable, 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).

**ORANGE COUNTY FIRE AUTHORITY:**

- 52. 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, as shown below.

**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 Old, 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))

**RESOLUTION NO. PC-2015-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING VESTING TENTATIVE TRACT MAP 17775 THEREBY APPROVING A SUBDIVISION OF THE LOT AND THE CONSTRUCTION OF 10 CONDOMINIUMS UNITS LOCATED AT 1548 SPRUCE STREET.**

**A. Recitals.**

(i). Villa Picae, owner of property located at 1548 Spruce Street("Applicant" hereinafter) heretofore filed an Application for approval of a Vesting Tentative Tact Map (Condominium), as described in the title of this Resolution and hereinafter referred to as the "Application".

(ii). On July 1, 2015, this Commission conducted a duly noticed public hearing, as required by law, and 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 "no. 10), the project complies with all applicable code requirements and development standards of the "SP-7" Specific Plan 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 "Specific Plan", 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 10 unit housing project.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.107 Specific Plan 7 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. Attachment "11" contains Conditions of Approval and Standard Development Requirements specific to the Application in order to provide assurances that the proposed construction of the 10 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 ten (10) units on the site. The proposed ten (10) unit development is consistent with all of the policies, programs, and goals of the General Plan. More specifically, it is a goal of the General Plan under Policy 1.1 that "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 0.52 acre site that is improved with five (5) single-family homes. 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 10 (10) units. For these reasons, approval of the Vesting Tentative Tract Map 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 0.52 acre parcel, which 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 SP-7 Zoning Designation.

g. That the design of the subdivision or type of improvements are not likely to cause serious public health problems. The proposed subdivision is to allow a ten (10) 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 Applicant submitted a preliminary title report with the 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 impacts was prepared pursuant to the requirements of California Environmental Quality Act, California Public Resources Code §§ 21000, *et seq.*. The analysis contained within the Initial Study determined that, with appropriate mitigation measures incorporated into the project, no significant impacts will occur.

j. The intent of the SP-7 Zone is to assure the consistent development of the East Placentia Specific Plan Area in a manner which meets the growing housing needs of Placentia while adapting to the special characteristics of the land available for residential and commercial development. The proposed project will create a new ten (10) 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 Spruce Street.

k. The proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously with 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 five (1) single-family structure. The Applicant is proposing to use a Modern Spanish Mediterranean architectural style, which includes tile roofs, window treatments, covered porches with embellished recessed 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. As such, the setbacks generally conform to the overall requirements of the Zoning Code.

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that Mitigated Negative Declaration No. 2015-01, 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 Mitigated 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 Mitigated Negative Declaration, the staff report and exhibits, and the information provided during the public hearing conducted with respect to the Application and the Mitigated Negative Declaration. Mitigation measures are made a condition of approval of said project and are intended to mitigate and/or avoid environmental effects identified in the Mitigated 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 Attachment "11" 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 1st day of July 2015

---

Christine Schaefer, Chair

I, Charles Rangel, 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 1st day of July, 2015, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 1<sup>st</sup> day of July, 2015, 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-2015-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA RECOMMENDING THE CITY COUNCIL APPROVE DEVELOPMENT AGREEMENT NO 2015-01 FOR THE DEVELOPMENT OF THE 0.52-ACRE PROPERTY AT 1548 SPRUCE STREET BY VILLA PICAIE, LLC. [DEVELOPMENT AGREEMENT NO. 2015-01]

**A. Recitals.**

(i). Villa Picaie, owner of the property located at 1548 Spruce Street ("Applicant") heretofore filed an application for approval of Development Agreement No. 2015-01, as described in the title of this Resolution And hereinafter, in this Resolution, 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 July 1, 2015, this Commission conducted a duly noticed public hearing, as required by law, and 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. 2015-01, 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-2015-09, recommends the City Council approve the Development Agreement between the City and Villa Picae 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 1st day of July 2015.

---

Christine Schaefer, Chair

I, Charles Rangel, 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 1<sup>st</sup> day of July, 2015, and was passed at a regular meeting of the Planning Commission of the City of Placentia held on the 1<sup>st</sup> day of July, 2015, 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