



Placentia Planning Commission Agenda

Regular Meeting

June 12, 2018

6:30 p.m.

City Council Chambers
401 E. Chapman Avenue

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

Claudia Keller
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC
EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

REGULAR MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL: Commissioner Keller
Commissioner Francine
Commissioner Lee
Commissioner Schenck
Commissioner Tomazic
Vice Chair Perez
Chair Schaefer

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR: None

PUBLIC HEARINGS:

1. **Applicant:** Richard Tanaka, dba Crunch Fitness
Project Location: 1882 N. Placentia Avenue

Use Permit (UP) 2012-05 Modification (Crunch Fitness): The applicant, Richard Tanaka, dba Crunch Fitness, is requesting modifications to the approved operating conditions set forth by Use Permit 2012-05 (MOD) for the expansion of an existing health and fitness facility (Crunch Fitness) located at 1882 N. Placentia Avenue within the C-1 zoning district. The requested expansion will increase the existing facility by approximately 2,580 square feet.

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

1. Open the public hearing concerning Use Permit 2012-05 Modification;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;

4. Adopt Resolution PC-2018-11, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2012-05 Modification and making findings to permit the expansion of an existing health and fitness facility into the adjacent tenant space. The expansion would add approximately 2,580 square feet to the existing 19,800 square foot facility. The subject property is located within the C-1 (Neighborhood Commercial) zoning district on property located at 1882 N. Placentia Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

2. **Applicant:** **Steve Rawlings, with Alcoholic Beverage Specialists representing Grocery Outlet Bargain Market**

Project Location: **1820 N. Placentia Avenue Unit B**

Use Permit (UP) 2018-02 (Grocery Outlet): The applicant, Steve Rawlings, with Alcoholic Beverage Specialists representing Grocery Outlet Bargain Market, is requesting to sell alcoholic beverages for off-site consumption at a new grocery store that will be approximately 16,688 square feet located at 1820 N. Placentia Avenue Unit B (Sierra Vista Plaza) within the C-1 (Neighborhood Commercial) zoning district.

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

1. Open the public hearing concerning Use Permit (UP) 2018-02;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2018-13, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2018-02 and making findings to permit the sale of alcoholic beverages for off-site consumption (ABC Type 21 License) on property within the C-1 (Neighborhood Commercial) zoning district and located at 1820 N. Placentia Avenue Unit B; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

3. **Applicant:** **Mike Easton, dba Easton Pacific Construction Company Inc.**

Project Location: **1808-1882 N. Placentia Avenue**

Development Plan Review (DPR) 2018-05 (Sierra Vista Plaza): The applicant, Mike Easton, dba Easton Pacific Construction Company Inc., is requesting to permit the renovation of an approximately 100,500 square foot commercial shopping center that includes architectural upgrades to the building façade, parking lot and trash enclosure renovation, and replacement and addition of decorative landscaping on property located within the C-1 (Neighborhood Commercial) Zoning District.

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

1. Open Public Hearing, concerning Development Plan Review (DPR) No. 2018-05;
2. Receive the Staff Report and consider all Public Testimony;
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2018-12, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2018-05 subject to Conditions of Approval and Standard Development Requirements and making findings to permit the architectural façade upgrade, parking lot and trash enclosure renovation, replacement and addition of landscaping, at an existing shopping center containing approximately 100,500 square feet of retail space located within the C-1 (Neighborhood Commercial) zoning district at 1808-1882 N. Placentia Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines; and

4. **Applicant:** SC Development, LP
Project Location: Southeast Corner of Alta Vista Street and Rose Drive
APN: 341-324-01 & 02

Zoning Code And Specific Plan Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176: The applicant, SC Placentia Development, LP, requests approval of a Zoning Code and Specific Plan Amendment, Development Plan Review, Use Permit, and a Vesting Tentative Parcel Map to allow for the development of an +/-8.45 gross acre, unimproved site with an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes on the site. The subject site is the last large remaining undeveloped commercial parcel both within SP-7 (East Placentia Specific Plan) and city-wide. The subject site's underlying land use designation of "Commercial" (C) will be re-designated and bifurcated into two underlying zoning

designations of “Commercial” (C) (+/-1.99 acres) and “Medium Density Residential” (MDR) (+/-6.46 acres).

Recommended Actions: It is recommended that the Planning Commission:

1. Open Public Hearing, concerning Zoning Code and Specific Plan Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03. Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2018-09, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Zoning Code and Specific Plan Amendment 2017-09 modifying the existing land use designation of SP-7 (East Placentia Specific Plan) with an underlying land use designation of “Commercial” to an underlying land use designation of “Commercial” (C) and “Medium Density Residential” (MDR), including modifications to the MDR development standards; to approve Development Plan Review 2017-03 for the development of an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes on an unimproved lot; to approve Use Permit 2017-09 establishing large outdoor seating areas and drive-through lane associated with an eating and drinking establishment use (e.g. coffee shop) in conjunction with the overall development of a commercial center; and to approve Vesting Tentative Tract Map 18176 subdividing two lots measuring approximately 8.45 gross acres, into 55 lots (54 residential lots & 1 commercial lot) to accommodate the mixed-use development project requested via DPR No. 2017-03; and recommending the adoption of Mitigated Negative Declaration 2018-01 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15074 and the City of Placentia Environmental Guidelines.

REGULAR AGENDA:

1. **Applicant:** City of Placentia, in cooperation with the California Department of Transportation (Caltrans)
Project Location: East of California Street, west of Rose Drive, north of Brooklyn Avenue, and south of Chicago Avenue and Imperial Highway/State Route (SR-) 90

Mitigated Negative Declaration No. 2018-02 (Golden Avenue Bridge Replacement Project): The City of Placentia, in cooperation with the California Department of Transportation (Caltrans), is proposing the removal and replacement of the existing Golden Avenue Bridge located over Carbon Canyon Creek Channel. The project area is located to the east of California Street, west

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on July 10, 2018 at 6:30 p.m. in the Front Community Meeting Room located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the June 12, 2018 Regular Meeting of the Planning Commission of the City of Placentia was posted on June 7, 2018.



Joseph M. Lambert, Secretary



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ARLEN BECK, PLANNING TECHNICIAN

DATE: June 12, 2018

SUBJECT: **USE PERMIT 2012-05 MODIFICATION (CRUNCH FITNESS)**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit 2012-05 Modification; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2018-11, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2012-05 Modification and making findings to permit the expansion of an existing health and fitness facility into the adjacent tenant space. The expansion would add approximately 2,580 square feet to the existing 19,800 square foot facility. The subject property is located within the C-1 (Neighborhood Commercial) zoning district on property located at 1882 N. Placentia Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Richard Tanaka, dba Crunch Fitness, is requesting modifications to the approved operating conditions set forth by Use Permit 2012-05 (MOD) for the expansion of an existing health and fitness facility (Crunch Fitness) located at 1882 N. Placentia Avenue within the C-1 zoning district. The requested expansion will increase the existing facility by approximately 2,580 square feet.

PROJECT BACKGROUND AND DESCRIPTION:

Crunch Fitness had a modest beginning in New York City in 1989. They were originally a “basement” aerobics studio, with no locker rooms or air conditioning. Their primary business objective was to make exercise fun by including a highly creative group of fitness instructors with a wide range of expertise. Because of their unconventional approach and positive responses, their business has grown over the past twenty years to include 27 state-of-the-art gyms in New York, Miami, Los Angeles, Portland, Orange County, Sacramento, San Diego and San Francisco. This

full-service health club currently specializes in the use of various types of fitness equipment like bikes, elliptical climbers, stair climbers, rowing machines and resistance training devices. Creative group exercise classes are offered that include hip hop aerobics (featuring a live rapper), co-ed action wrestling and Cyked Yoga Cycling.

Personal training is another service that is offered at this facility. The only other large full-service gym in Placentia is located within the Village Center at Rose Shopping Center, called Total Woman Gym and Spa. Crunch Fitness has been operating in their current location since 2012. There have been no complaints filed with the City while they have been in operation. Condition #5 from of PC 2018-11, states that the facility may have operating hours of, Monday – Sunday 5:00 a.m. to 12:00 a.m. (midnight). The current operating hours of Crunch Fitness are as follows:

Operating Hours	
Monday - Thursday	5 AM to 11 PM
Friday	7 AM to 9 PM
Saturday & Sunday	7 AM to 7 PM

The applicant's Statement of Use indicates that the facility employs a staff of approximately 10 people. The typical peak attendance hours are from 6:00 a.m. to 8:00 a.m. and from 5:00 p.m. to 7:00 p.m. During these times, the peak demand varies; however, there may be 125 to 150 members working out at any one time. The facility would be monitored by a third-party security company with the use of cameras inside and outside the gym area that monitor the building interior as well as the entrance and the parking lot.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned C-1. The project will be required to comply with development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the C-1 zoning district. Section 23.33.040 (Table 1 B6) of the Placentia Municipal Code (PMC) allows Health Clubs; including, but not limited to, racquetball clubs, swim clubs, tennis clubs and gymnasiums subject to the approval of a Use Permit (UP) by the Planning Commission.

Subject Site and Surrounding Land Uses:

Crunch Fitness is an existing health and fitness facility located within an existing Neighborhood Commercial district on the east side of N. Placentia Avenue, south of W. Bastanchury Road. The table below shows surrounding existing land uses, zoning, and General Plan Land Use Designations.

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Crunch Fitness	Commercial	C-1
North (Across Bastanchury Road)	Single Family Residential	Low Density Residential	R-1
South	Single Family Residential	Low Density Residential	R-1
East	Single Family Residential	Low Density Residential	R-1
West (Across Placentia Avenue)	Elementary School	Schools	R-1

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the C-1 zoning district. Based on staff's analysis, the project meets all minimum and maximum development standards of the PMC, including minimum off-street parking requirements. There is approximately 100,500 square feet of retail space at the shopping center and at a rate of four parking spaces per 1,000 square feet 4 per 1000 square 402 parking stall are required, 426 parking stalls are provided at the shopping center. No changes to the building footprint and overall building envelope will occur as a result of the project.

Other Departments Concerns and Requirements

The Divisions of Planning, Building and Code Enforcement, as well as the Orange County Fire Authority (OCFA) have reviewed the application, with no major concerns raised with the project proposal. However, the Planning Division identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft resolution for consideration by the Planning Commission (Attachment No. 1).

ISSUES ANALYSIS:

General Plan Consistency

General Plan policies advocate to (a) increase the tax base of the City through land use planning while maintaining the City's suburban atmosphere and (b) orient land uses that create employment opportunities toward major and primary arterial streets so that activities associated with these uses have a minimal effect upon adjacent residential neighborhoods. The proposed project will fulfill these policies by offering services and employment opportunities to surrounding residents, thereby protecting and ensuring its long-term success. This will assist in maintaining a wide array and variety of commercial uses to help facilitate greater patronage and shopping activity for the shopping center, thereby helping to maintain a steady revenue stream. Increased patronage will assist and stimulate further investment in the community and strengthen the City's economic vitality. In addition, the business is sited within an established commercial center where its operations will not impact sensitive land use receptors.

PMC Consistency

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the C-1 zoning district. The proposed request, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the C-1 zoning district and other applicable provisions of the PMC, including minimum parking requirements.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the request to expand an existing health and fitness facility (Crunch Fitness) by approximately 2,580 square feet into the adjacent tenant space brings an additional service within an established commercial district containing primarily complementary commercial uses. The nature of the use will not have adverse impacts on adjacent business and properties as there are no significant noise or safety concerns.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 2012-05 Modification is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing facility.

PUBLIC NOTIFICATION:

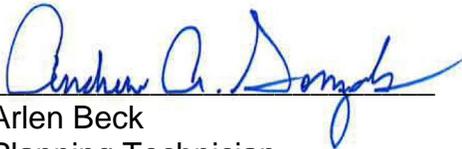
Legal notice was published in the Placentia News Times on June 1, 2018, and notices were sent to property owners of record within a 300-foot radius of the subject property on May 31, 2018. A copy of the legal notice was posted at the Civic Center as well as on the City website. As of June 12, 2018, staff has received no comments in support or opposition of the request.

CONCLUSION:

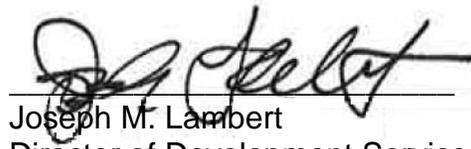
The proposed request is consistent with the City's General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request, to expand an existing health and fitness facility (Crunch Fitness) by approximately 2,580 square feet into the adjacent tenant space located at 1882 N. Placentia Avenue within the C-1 zoning district will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution No. PC-2018-11 approving UP 2012-05 (Modification).



Arlen Beck
Planning Technician



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2018-11 and Attachments thereto
2. Site Plan & Floor Plan
3. Statement of Use Submitted by the Applicant Dated and Received September 13, 2017

RESOLUTION NO. PC-2018-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2012-05 MODIFICATION AND MAKING FINDINGS TO ALLOW AN APPROXIMATELY 2,580 SQUARE FOOT EXPANSION TO THE EXISTING CRUNCH FITNESS LOCATED AT 1882 N. PLACENTIA AVENUE IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT.

A. Recitals.

WHEREAS, Richard Tanaka, applicant and Yolanda Zanchi, owner of the property located at 1882 N. Placentia Avenue (“Applicant” hereinafter) heretofore filed an application for approval of Use Permit No. 2012-05 Modification, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”.

WHEREAS, on June 12, 2018, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2012-05 (Modification); and

WHEREAS, 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:

SECTION NO. 1: Based on the evidence presented and the findings set forth, Use Permit No. UP 2012-05 Modification is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 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 use will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the neighborhood, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachments “A”), this use complies with all applicable code requirements and development standards of the “C-1” zoning district and (3) It is not anticipated that expansion of the existing facility (Crunch Fitness) will generate any negative impacts on the adjacent neighborhood. All operations shall be conducted within an enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial, and the proposed use does not involve any change in the land use of the subject site. Fitness facilities are permitted in the Neighborhood Commercial (C-1) District, subject to Use Permit approval.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The existing use is a conditionally permitted use in the "C-1" Neighborhood Commercial District in the City of Placentia. Approval of the Use Permit Modification for this fitness facility within this retail establishment would be consistent with the zoning as the site can accommodate the proposed use, and since other similar uses have been conditionally permitted within the "C-1" Neighborhood Commercial District.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachments "A" "B" and "C" contain Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2012-05 Modification to ensure compliance with the Placentia Municipal Code.

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that UP 2018-02 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of Use Permit (UP) 2012-05 Modification, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit 2012-05 Modification as modified herein, and specifically subject to the conditions set forth in Attachments "A" "B" and "C" attached hereto and by this reference incorporated herein.

SECTION NO. 6: The Secretary to the Planning Commission shall:

- a. Certify 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 12th day of June, 2018.

CHRISTINE SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 12th day of June, 2018, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of June, 2018, by the following vote:

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

ATTEST:

JOSEPH M. LAMBERT
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2012-05 Modification
1882 N. Placentia Avenue

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE USE PERMIT TO CONTINUE IN GOOD STANDING.

CITY PLANNING DIVISION:

1. Use Permit (UP) 2012-05 Modification is valid for a period of one (1) year from the date of final determination. If occupancy of the building for uses approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. Use Permit (UP) 2012-05 Modification shall expire and be of no further force or effect if the fitness facility use of the building, as a primary use, is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
5. Any changes or modifications to Use Permit 2012-05 Modification shall be reviewed and approved by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.

6. Prior to any changes in the days and hours of Crunch Fitness, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:
 - a. Monday - Sunday: 5:00 a.m. to 12:00 midnight
7. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
9. There shall be no deliveries to or from the premises before 6:00 a.m. or after 10:00 p.m. Monday through Friday, Saturdays from 8:00 a.m. to 10:00 p.m. and no deliveries, on Sundays.
10. No outside storage or displays shall be permitted unless modified at the discretion of the Director of Development Services
11. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
12. The use shall comply with the following:
 - a. No vending machines of any kind shall be installed outdoors within the project site.
 - b. There shall be no public pay phones installed within or upon any portion of the premises.
 - c. No outside storage, including the display of vehicles within the parking lot area or displays shall be permitted at any time.
 - d. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.
13. All signage must comply with the associated master sign program for the established shopping center (Sierra Vista Plaza). All signs must be individual channel letters. "Can" or "Cabinet" signs are not allowed.
14. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation. All portable signs, to include, but not limited to pole flags, inflatable devices and a-frames are prohibited.

15.

- a. Within two months of receiving approval of this Use Permit Modification, construction drawings shall be submitted for the Façade Improvement of the entire Sierra Vista shopping center.
- b. Within four months of receiving approval of this Use Permit Modification, building permits shall be obtained for the Façade Improvement of the entire Sierra Vista shopping center.
- c. Within five months of receiving approval of this Use Permit Modification, construction of the Façade Improvement of the entire Sierra Vista shopping center shall start.
- d. Parking lot redesign and reconstruction, trash enclosure reconstruction and landscaping improvements for the entire Sierra Vista shopping center shall be completed within three months of receiving approval of this Use Permit Modification. The applicant must follow the procedure for approval under the MWELo for the proposed landscaping. A MWELo procedure and approval package is available from the front counter in the Development Services Department.
- e. Within four months of receiving approval of this Use Permit Modification, the freestanding shopping center identification signs shall be installed.
- f. Once the above listed conditions (15.a. – 15.e.) are completed to the satisfaction of the Development Services Director or his designee, Crunch Fitness may obtain building permits for their expansion project authorized by this Resolution.

16. As part of the parking lot improvements required under condition #15, install a minimum of two EV charging stations (use Volta Charging or equal) and three additional stub outs for EV charging stations. The stub outs shall provide the necessary electrical infrastructure to install and operate future EV charging stations. This entails installation of all conduit and wire intended to be at each station location(s), all concrete work completed properly so that the stations can be mounted and installation of any cellular repeaters if required. The final locations of the stub outs and EV charging stations shall be subject to the review and approval by the Director of Development Services or his designee.

17. This site shall operate as a fitness facility at all times. All activities shall be conducted within the enclosed tenant space, while maintaining an environment free from objectionable noise, odor or other nuisances.

18. The applicant/property owner/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner within 72 hours of defacement and/or upon notification by the City.

19. The operator shall maintain a valid business license for as long as the business remains in operation.

20. There shall be no special promotional events held on the property, unless a written request, and any applicable fees, for such is received and approved by the City of Placentia at least 14 days in advance. Such promotional events shall be processed

through the applicable City of Placentia permit process in place at the time of application.

21. Adult supervision (eighteen years of age or older) shall be provided on the premises during all hours of operation and shall be stationed appropriately within the facility in order to have direct visibility over all activities.
22. If applicable, and based on a photometric lighting analysis, the applicant/property owner shall install additional lighting as necessary in the parking lot area for the safety of patrons during early morning and night time usages and said lighting shall be appropriately timed to coincide with hours of operation, beginning one (1) hour before the opening and ceasing no earlier than one (1) hour after the close of business. Installation of additional lighting shall be approved by the Director of Development Services and Director of Public Works and conform to exterior lighting standards as designated by the Public Works Departments.
23. Change of ownership, to include new general partners, shall be noticed to the City of Placentia at least thirty (30) days prior to a legal change taking effect. Once legal change of ownership has occurred, new owner(s) shall obtain a Building and Zoning Compliance Application and shall obtain a valid City Business License prior to operating the business.
24. This Use Permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.

CITY BUILDING DIVISION:

25. Applicant shall obtain all necessary approvals from the City prior to constructing any tenant improvements. Tenant improvement plans shall be prepared by a California-licensed architect or engineer.
26. Structural plans and calculations for the opening between existing and new space of the gym shall be designed and prepared by a licensed California civil/structural engineer.
27. Occupancy type for the proposed facility is classified as "A-3".
28. Maximum occupant load signs shall be posted on all exit doors based upon A (assembly) occupancy.
29. One hour or two-hour fire wall separation between A occupancy and B occupancy (next door tenant space) all the way from the bottom of the wall to the attic/roof.
30. All existing and new proposed restrooms shall be in compliance with ADA current requirements.

31. Site plan including parking spaces nearby shall be provided; site plan shall be in compliance with current ADA requirements. Twenty percent (20%) of the total cost for the tenant improvement shall be used for the ADA improvements.
32. Automatic fire sprinkler system shall be provided throughout the entire building.
33. Applicant shall be required to have occupied floor area equipped with automatic fire sprinklers. Plans for the new fire sprinkler system shall be reviewed and approved by the Building Division and Orange County Fire Authority prior to the installations
34. Future tenant improvement projects require building permits prior to construction.
35. Proposed floor plan shall be in compliance with Title 24 Access regulations, which include restroom renovations, exits, parking, etc.
36. Applicant shall provide structural plans and calculations for all proposed structural work such as removing and relocating bearing and non-bearing walls, shear wall(s), future HVAC systems on top of the existing roof, etc.
37. Men and women's restrooms facilities shall provide enough plumbing fixtures (toilets and urinals) per California Building Code, Chapter 29 (Table 2902.1).
38. Applicant shall provide adequate exits with illuminated exit signs pursuant to the California Building Code (2016 Edition) requirements.
39. Applicant/property owner shall obtain demolition permits for removal of any existing interior tenant improvements.
40. All contractors and sub-contractors shall obtain a city business license. Applicant and/or contractor shall request a standard sub-contractor form from the City Building Division prior to issuance of a building permit. This standard form shall be completed and submitted to the City Business License Division prior to the issuance of any building permits.
41. Applicant shall obtain Orange County Fire Authority approval prior to final occupancy. Applicant shall submit floor plans to Orange County Fire Authority for review.

CITY POLICE DEPARTMENT:

42. The establishment shall remain in compliance with Placentia Police Department Standard Development Requirements for security (See Attachment B).
43. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot, with a minimum of one foot-candle of light on the parking surface.

44. Lighting in the parking area of the premises shall be directed, positioned, and shielded in such a manner so as to not unreasonably illuminate the window area of nearby residences, residential facilities or adjacent commercial facilities.
45. Consideration of parking locations for employees and guests after 10:00 p.m. should be so that parking is encouraged in the front of the facility near the main entrance/exit and in well illuminated and areas to discourage potential incidents of crime. If a video surveillance system is used, a minimum of one camera should be situated so as to record the parking area in front of the main entrance/exit of the facility.
46. To provide a deterrent presence and “eyes on the parking lot” to report suspicious activity, the parking lot shall be monitored visually once each hour, when the business is in operation, by either security personnel or facility staff. The purpose is to not engage persons who are suspicious, but to call the Placentia Police Department and report the activity.
47. Applicant shall install cameras at the entrance to the facility and at the entrance to the locker rooms. Cameras should be capable of producing highly recognizable facial features of persons entering these locations.
48. All emergency exit doors are to be alarmed with an audible device sounding at the door when the door is opened. Only a key shall shut off the alarm.
49. Locker rooms shall be designed to minimize interior rows of lockers and create an open area void of walls.
50. Lockers in locker rooms **are to be secured and approved by the Development Services Director.**
51. Signs shall be placed in the locker room reminding patrons to not leave valuables in the lockers or exposed in their vehicles. Place a sign at the check-in area reminding patrons not to leave valuables exposed in their vehicles.
52. The facility entrance shall be configured so patrons/visitors must check in with staff and cannot walk around or otherwise avoid contacting staff when they enter.
53. A membership card or biometric/**electronic** identification system shall be required with identifying information (photo is preferred but not required) which can be matched to a data base that has the member’s photo. The card shall be used to verify membership every time members check in.
54. Faculty staff shall inspect locker rooms at least once per hour and report any suspicious persons to the Placentia Police Department.
55. All cameras shall be color and positioned to provide facial features inside the facility and at patron entrances.
56. All cameras shall be digitally recorded and a library of 30 days shall be kept of the recordings.

57. The recorder shall be stored in a locked area and only accessible to management staff.

ORANGE COUNTY FIRE AUTHORITY:

58. Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) (See Attachment C).

Attachment B
Placentia Police Department Standard Development Requirements

PLACENTIA POLICE DEPARTMENT



APPLICATION: Use Permit 2012-05 Modification
APPLICANT: Richard Tanaka DBA: Crunch Fitness
LOCATION: 1822 N. Placentia Avenue

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

The following standards shall be required for all commercial/industrial developments when applicable. No modifications shall be made without the approval of the Chief of Police.

EXTERIOR DOORS

Sliding Doors:

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

Other Doors:

Wood doors and aluminum stile doors shall be used only as front entry doors. *ALL OTHER DOORS SHALL BE METAL.*

Wood doors shall be of solid core construction with the minimum thickness of one and three-fourths (1 $\frac{3}{4}$) inches. Wood panel doors with panels less than one (1) inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six (6) inch centers.

Metal doors shall be of a minimum sixteen (16) U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed. Such reinforcement shall restrict collapsing of the door around any locking device. Metal jambs shall be used.

Doors with glass panels and/or glass within thirty-six (36) inches of locking mechanism shall be fully tempered glass or rated burglary resistant material.

Door stops on wooden jambs for in-swinging door shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

All swinging exterior wood and steel doors shall be equipped as follows:

Single doors: equipped with "single unit" containing door knob and single cylinder deadbolt. (Single turn of the knob also retracts the locked deadbolt.) Deadbolt must have one (1) inch throw and exterior case hardened, rotating steel cylinder guard.

Or:

(Exterior Doors, Continued...)

Equipped with single or double cylinder deadbolt in which no other device is located in the area where door hardware is installed. If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

In either case, a sign must also be displayed above the front door indicating that the front door is to remain “unlocked” during business hours. Letter size to be minimum one (1) inch in size on contrasting background.

Aluminum stile, single door: equipped with a double cylinder, minimum one and one-half (1½) inch upswing or one (1) inch slide deadbolt and exterior case hardened, rotating steel cylinder guard and minimum of five (5) pin tumblers. The inside key-operated lock must simultaneously operate an indicator stating that the assembly is “locked” or “open.” A sign must also be displayed above the door indicating that the door is to remain “unlocked” during business hours. Letter size to be minimum of one (1) inch in height on contrasting background.

The inactive leaf of all 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.

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.

Strike area for metal or aluminum framed doors must be constructed or protected to prevent violation of strike area.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to prevent removal of the door from the exterior by removing the hinge pins.

Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or
- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.
- (3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

Deadbolt locks shall not be used on doors that are required to have panic hardware.

Overhead or sliding doors shall be secured on the inside by minimum one-half (1/2) inch slide bolt(s) protruding at least one (1) inch into the door frame at floor; or secured on outside by a case hardened or minimum ten (10) gauge steel construction slide bolt using a padlock having a hardened steel shackle locking both at heel and toe with a minimum five (5) pin tumbler operation. Locking bar or bolt to extend through the receiving guide minimum of one (1) inch.

Doors exceeding ten (10) feet in width shall have two locking points on opposite sides.

WINDOWS

No louvered windows shall be used.

Windows and/or transoms having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected in the following manner:

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x ¼) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

The protective bars or grills shall be able to be opened if such windows are required to be opened by the Uniform Building Code.

ROOF OPENINGS

Skylights shall be fully tempered glass or rated burglary resistant material*; or

- (1) Protected by iron bars at least one-half (1/2) inch round material spaced not more than five (5) inches apart; or
- (2) Steel grill at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted under the skylight.

Ventilator skylights with side openings exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected as in (1) or (2) above.

Air ducts or vents exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches on roof or exterior walls shall be covered by iron or steel bars of at least one-half (1/2) inch material spaced not more than five (5) inches apart; or steel grills of at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted.

HATCHWAYS

Hatchways on the roof, if not of metal construction, shall be covered on the inside with sixteen (16) gauge sheet metal, or its equivalent, and secured from the inside with a slide bar or slide bolt. Outside hinges shall be equipped with non-removable hinge pins.

LADDERS

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

BURGLARY RESISTANT MATERIAL

- (1) Products intended for use shall be permanently labeled as such.
- (2) Materials used shall meet UL 972 Standards for Safety Burglary Resistant Glazing Materials.
- (3) Only materials approved by ICBO shall be used.

ADDRESS

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than six (6) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers, no less than six (6) inches high shall be displayed on the rear of the building.

Numerals of the street address shall be displayed on the uppermost roof, in luminous paint or other material capable of being read from the air. Minimum numeral size shall be twenty-four (24) inches.

The building designation, if within a complex (such as "A" or "B" etc) shall accompany displayed street address.

EXTERIOR LIGHTING

Exterior lighting of an intensity of at least twenty-five hundredths (.25) foot-candles shall be provided adjacent to doors and windows. Exterior bulbs shall be protected by polycarbonate or other weather and vandal resistant globe or cover. Light(s) shall be operated during hours of darkness through either photovoltaic sensors or appropriate timers.

Parking lots for use by the general public and/or employees shall be provided with exterior lighting of an intensity of at least one (1) foot-candle of light on the parking surface and operated from dusk until at least one-half (1/2) hour after the termination of business.

SITE SPECIFIC REQUIREMENTS **(IF APPLICABLE)**

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

(See attached letter from OCFA)



ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Planning and Development Services • www.ocfa.org • (714) 573-6100 / Fax (714) 368-8843

Date: October 17, 2017

To: City of Placentia Development Services
Attention: Arlen Beck

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **City Reference #0044-2055**
OCFA Service Request SR #207129
Crunch Fitness-1872-1882 N. Placentia
Service Code: PR105 Site Development Review/CUP

The OCFA has reviewed the proposed project, and based on this initial assessment there do not appear to be any significant concerns related to fire department requirements. Contingent upon approval of the CUP by the Planning Department/Planning Commission, the conditions listed below are applicable to this project; please provide them in the resolution issued to the applicant. If you need additional information or clarification, please contact me by phone or email: (714) 573-6133 or lynnepivaroff@ocfa.org

CONDITIONS OF APPROVAL

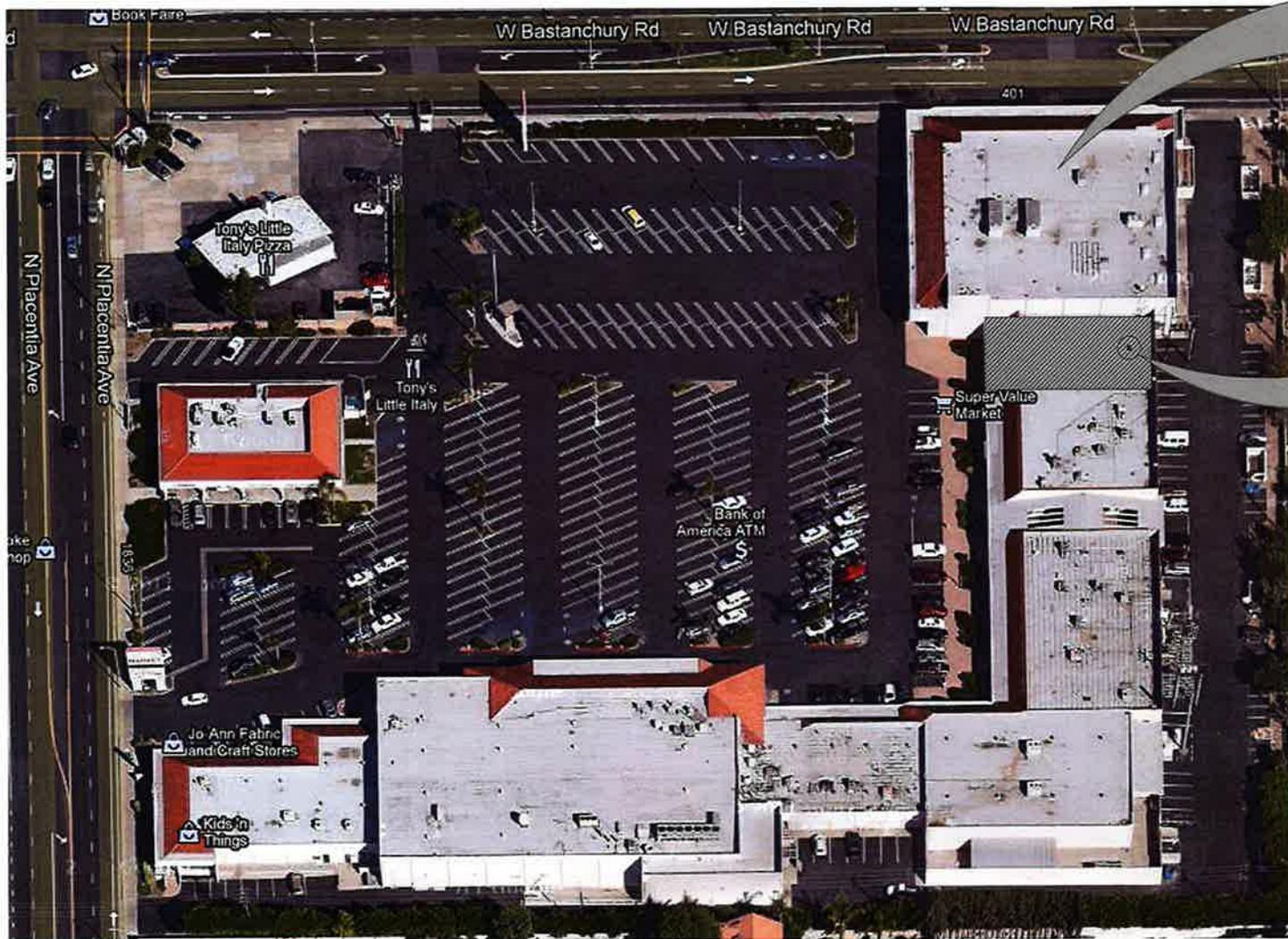
Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to issuance of any permits or approvals:

- architectural (service codes PR200-PR285)

Prior to concealing interior construction:

- fire alarm system (service code PR500-PR520), if modified, provided voluntarily, or required by code.
- fire sprinkler system (service codes PR430-PR455), if the building is currently sprinklered and the system requires modification



EXISTING CRUNCH FITNESS

PROPOSED CRUNCH FITNESS EXPANSION

SITE PLAN



VICINITY MAP



EXISTING PARKING

STANDARD STALLS	381 STALLS
HANDICAP STALLS	16 STALLS
TOTAL:	391 STALLS



PROPOSED CRUNCH FITNESS EXPANSION
 1872 N. PLACENTIA AVENUE
 PLACENTIA, CA 92670

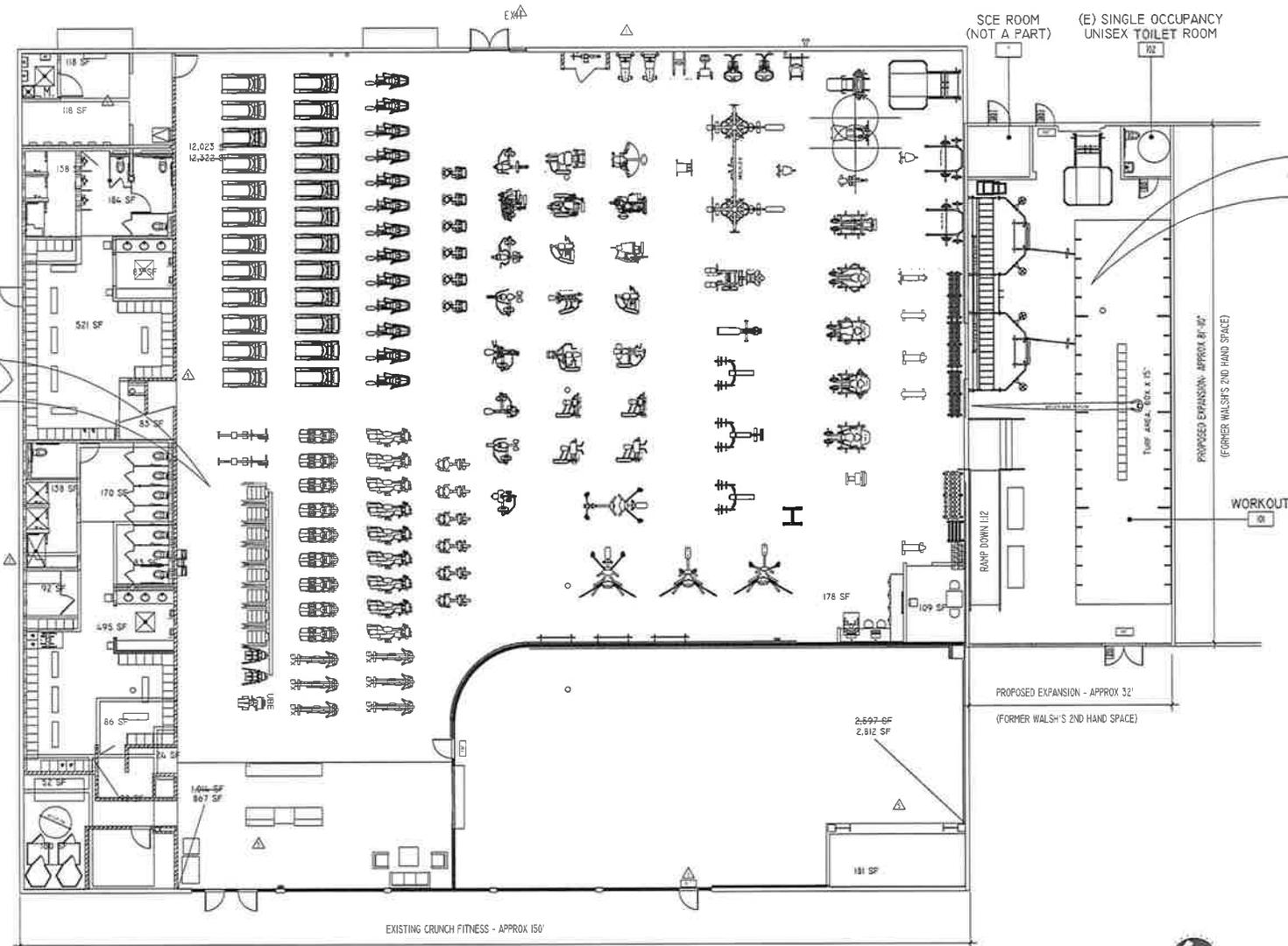
TENANT
 CRUNCH FITNESS
 3535 Mt. Diablo Blvd.
 Lafayette, Ca 94549
 ph: (925) 279-6380

ARCHITECT
 TANAKA + RILEY ARCHITECTS
 22855 Savi Ranch Parkway
 Yorba Linda, California 92867
 ph: (714) 283-1905

SHEET:
A-1
 OF 3 SHEETS
 Date 9-13-17 Job No: 17366

EXISTING
CRUNCH FITNESS
19,800 S.F.

PROPOSED CRUNCH
FITNESS EXPANSION
2,580 S.F.



FLOOR PLAN



PROPOSED CRUNCH FITNESS EXPANSION
1872 N. PLACENTIA AVENUE
PLACENTIA, CA 92670

TENANT
CRUNCH FITNESS
3595 Mt. Diablo Blvd.
Lafayette, Ca 94549
ph: (925) 279-6360

ARCHITECT
TANAKA + RILEY ARCHITECTS
22855 Savi Ranch Parkway
Yorba Linda, California 92687
ph: (714) 283-1905

SHEET:
A - 2
OF 3 SHEETS
Date: 9-13-17 Job No: 1736

tanaka + riley

architecture | planning | interiors

22855-E Savi Ranch Parkway
Yorba Linda, CA 92887

t. 714.283.1905 f. 714.455.1313



Statement of Use



1872 N. Placentia Ave., Placentia, CA 92670

We are proposing a 2,580 s.f. expansion of the existing Crunch Fitness health facility into the adjacent vacated Walsh's 2nd Hand store space at this location. We are asking for a Use Modification for this expansion. Crunch's hours of operation is 5 AM to 11 PM. It employs a staff of approximately 10 people. The club's peak hours are from 6 to 8 AM in the morning and 5 to 7 PM in the evening. During these peak times, there may be 125 to 150 members working out at any given time.

The expansion space will be used for additional workout space. There is an existing unisex toilet in the space that will remain. We are proposing no changes to the storefront or building exterior other than a sign that will be submitted under a separate permit.

Crunch Fitness has 145 locations nationwide.

Richard Tanaka, Applicant

Tanaka Riley Architects



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: ARLEN BECK, PLANNING TECHNICIAN
DATE: JUNE 12, 2018
SUBJECT: **USE PERMIT 2018-02 (GROCERY OUTLET)**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit (UP) 2018-02; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2018-13, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2018-02 and making findings to permit the sale of alcoholic beverages for off-site consumption (ABC Type 21 License) on property within the C-1 (Neighborhood Commercial) zoning district and located at 1820 N. Placentia Avenue Unit B; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Steve Rawlings, with Alcoholic Beverage Specialists representing Grocery Outlet Bargain Market, is requesting to sell alcoholic beverages for off-site consumption at a new grocery store that will be approximately 16,688 square feet located at 1820 N. Placentia Avenue Unit B (Sierra Vista Plaza) within the C-1 (Neighborhood Commercial) zoning district.

PROJECT BACKGROUND AND DESCRIPTION:

The subject property is located within an existing shopping center at the southeast corner of N. Placentia Avenue and W. Bastanchury Road. The shopping center, Sierra Vista Plaza, is on an approximately 8.17-acre lot that is improved with buildings of approximately 100,500 square feet of retail space. Grocery Outlet will be occupying a currently vacant space and the new grocery store will be approximately 16,688 square feet and will be one of the main anchor stores of the Sierra Vista Plaza. The store will be open no earlier than 7:00 AM and later than 10:00 PM, 7 days a week. Approximately 35-40 employees are expected to be staffed at the new grocery store. Grocery Outlet is proposing the sale of packaged/sealed alcoholic beverages for off-site consumption. Alcohol sales will be prohibited between 2:00 AM and 6:00 AM in compliance with

the provision of the California Department of Alcoholic Beverage Control (ABC). ABC approval is necessary for the sale of alcoholic beverages.

Although the alcohol sales are only about four percent of the business sales, the customers desire the convenience of being able to purchase beer, wine, and spirits together with the typical grocery items. This convenience is imperative to Grocery Outlet's ability to serve and attract customers. Before being vacant, this space was occupied by Vons supermarket which also had a type 21 ABC license to sell alcoholic beverages for off-site consumption. Over a year has elapsed since the supermarket use of the space has ceased therefore the ABC license and Use Permit are null and void and Grocery Outlet is required to apply for a new ABC license and Use Permit. Grocery Outlet owns over 100 stores in California with ABC licenses to sell alcoholic beverages for off-site consumption. Grocery Outlet is fully aware of the unique responsibilities of operating a store associated with alcoholic beverage sales.

Two driveways along N. Placentia Avenue as well as two driveways from W. Bastanchury Road give access to the site. Along with the proposed improvements to the overall shopping center, Grocery Outlet will provide sufficient parking for the use of the building. There is approximately 100,500 square feet of retail space at the shopping center and at a rate of four parking spaces per 1,000 square feet, 402 parking stalls are required, 426 parking stalls are provided at the shopping center.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned C-1. The project will be required to comply with development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the C-1 zoning district. Pursuant to PMC Section 23.33.040(4), any establishment selling alcoholic beverages including on-sale and off-sale shall require a UP to be reviewed and approved at a noticed public hearing before the Planning Commission.

Subject Site and Surrounding Land Uses

The proposed grocery store will be located within an existing shopping center located on the southeast corner of N. Placentia Avenue and W. Bastanchury Road. The chart, on the following page shows surrounding existing land uses, zones, and General Plan Land Use Designations:

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Vacant tenant space in an existing shopping center	Commercial	C-1
North (across Bastanchury Road)	Low-Density Residential	Low Density Residential	R-1
South	Low-Density Residential	Low Density Residential	R-1
East	Low-Density Residential	Low Density Residential	R-1
West (across Placentia Avenue)	Elementary School	Schools	R-1

ZONING COMPLIANCE ANALYSIS:

Site Development Standards

The project is located within the C-1 zoning district. Based on staff's analysis, the project meets all minimum and maximum development standards of the PMC, including minimum off-street parking requirements. There is approximately 100,500 square feet of retail space at the shopping center and at a rate of four parking spaces per 1,000 square feet 4 per 1000 square 402 parking stall are required, 426 parking stalls are provided at the shopping center. No changes to the building footprint and overall building envelope will occur as a result of the project.

EXISTING ABC LICENSES WITHIN ONE-HALF MILE RADIUS OF SUBJECT SITE:

Currently, there are no other businesses located within the existing shopping center that are licensed to sell alcohol for off-site consumption. However, there are two restaurants, located within the shopping center that are licensed for on-site consumption of beer and wine at a bona fide eating establishment. The following chart shows all businesses within a one-half mile radius of the subject site with an existing ABC license and their ABC license type.

Business	Address	License Type
Tony's Little Italy	1808 N. Placentia Ave. Suite B (Sierra Vista Plaza)	41, On Sale Beer and Wine (Eating Place)
B & C Burgers	1868 N. Placentia Ave. (Sierra Vista Plaza)	41, On Sale Beer and Wine (Eating Place)
Gina Maria's Pizza	1525 N. Placentia Ave. Suite C	41, On Sale Beer and Wine (Eating Place)
Vista Verde Liquor & Market	1855 N. Kraemer Blvd.	21, Off-Sale General

Other Departments Concerns and Requirements

The Divisions of Planning, Building and Code Enforcement, as well as the Orange County Fire Authority (OCFA) have reviewed the application, with no major concerns raised with the project proposal. However, the Planning Division identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft resolution for consideration by the Planning Commission (Attachment No. 1).

ISSUES ANALYSIS:

General Plan Consistency

General Plan policies advocate to (a) increase the tax base of the City through land use planning while maintaining the City's suburban atmosphere and (b) orient land uses that create employment opportunities toward major and primary arterial streets so that activities associated with these uses have a minimal effect upon adjacent residential neighborhoods. The proposed project will fulfill these policies by offering goods, services, and employment opportunities to surrounding residents, thereby protecting and ensuring its long-term success. This will assist in maintaining a wide array and variety of commercial uses to help facilitate greater patronage and shopping activity for the shopping center, thereby helping to maintain a steady revenue stream. Increased patronage will assist and stimulate further investment in the community and strengthen the City's economic vitality. The proposed grocery store will be filling a previously vacant tenant space which will provide sales tax revenue to the City. In addition, the business is sited within an established commercial center where its operations will not impact sensitive land use receptors.

PMC Consistency

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the C-1 zoning district. The proposed request, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the C-1 zoning district and other applicable provisions of the PMC, including minimum parking requirements.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the request to sell alcoholic beverages in conjunction with a grocery store brings an additional service within an established commercial district containing primarily complementary commercial uses. The nature of the use will not have adverse impacts on adjacent business and properties as there are no significant noise or safety concerns.

Alcohol Sales

The use is proposing alcohol sales for off-site consumption in conjunction with the operation of a grocery store. Alcohol sales will include beer, wine, and spirits. To mitigate any impacts associated with alcohol sales, the Police Department is recommending several operational conditions of approval to address onsite security and prohibit alcohol sales between 2:00 AM and

6:00 AM to correspond with the restrictions of ABC. Grocery Outlet is also proposing to install a minimum 16 camera system which has a view of all parts of the store, especially the alcoholic beverage display area and sales check stands. Therefore, with the implementation of these provisions, it is not anticipated to generate any significant adverse impacts detrimental to the site and surrounding properties.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 2018-02 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing facility.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on June 1, 2018, and notices were sent to property owners of record within a 300-foot radius of the subject property on May 31, 2018. A copy of the legal notice was posted at the Civic Center as well as on the City website. As of June 12, 2018, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed request is consistent with the City’s General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request, to sell alcoholic beverages for off-site consumption at a new grocery store that will be approximately 16,688 square feet located at 1820 N. Placentia Avenue Unit B (Sierra Vista Plaza) within the C-1 (Neighborhood Commercial) zoning district will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

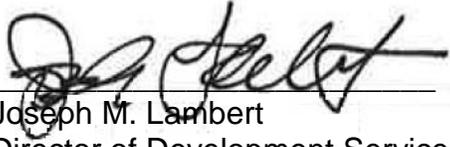
RECOMMENDATION:

The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution No. PC-2018-13 approving UP 2018-02.

Prepared and submitted by:


Arlen Beck
Planning Technician

Reviewed and approved by:


Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2018-13

Planning Commission Meeting

June 12, 2018

UP 2018-02

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2. Project Plans Dated and Received January 10, 2018
3. Statement of Use Submitted by the Applicant Dated and Received January 14, 2018
4. Site Photographs

RESOLUTION NO. PC-2018-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2018-02 AND MAKING FINDINGS TO PERMIT THE REQUEST TO SELL ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AT A NEW GROCERY STORE THAT WILL BE APPROXIMATELY 16,688 SQUARE FEET LOCATED AT 1820 N. PLACENTIA AVENUE UNIT B (SIERRA VISTA PLAZA) WITHIN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT.

A. Recitals.

WHEREAS, Steve Rawlings, dba Alcoholic Beverage Specialists representing Grocery Outlet (“Applicant” hereinafter), located at 1820 N. Placentia Avenue Unit B, filed an application for approval of Use Permit (UP) No. 2018-02, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”;

WHEREAS, on June 12, 2018, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2018-02; and

WHEREAS, 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:

SECTION NO. 1: Based on the evidence presented and the findings set forth, UP 2018-02 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon the 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 request to sell alcohol for off-site consumption will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use 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 (Attachment “A”), this use complies with all applicable code requirements and development standards of the C-1 zoning district and (3) it is not anticipated that Grocery Outlet will generate any negative impacts onto adjacent properties and

businesses. All primary activities shall be conducted within the enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed request to sell alcoholic beverages for off-site consumption is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial.

c. The proposed request to sell alcoholic beverages for off-site consumption, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed request to sell alcoholic beverages for off-site consumption is a conditionally permitted use in the C-1 zoning district in the City of Placentia. Approval of the Use Permit for the request to sell alcoholic beverages for off-site consumption will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within other similar commercial districts.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 2018-02 to ensure compliance with the Placentia Municipal Code (PMC).

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that UP 2018-02 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the activity is occurring within an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of UP 2018-02, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 2018-02.

SECTION NO. 6: 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 12th day of June, 2018

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 12th day of June 2018, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of June, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

ATTACHMENT "A"



Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit 2018-02
1820 N. Placentia Avenue Unit B

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH TO CONTINUE IN GOOD STANDING FOR THE USE PERMIT TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit (UP) 2018-02 is valid for a period of one (1) year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved by the Director of Development Services.
2. Use Permit (UP) 2018-02 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may be issued against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The

City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any changes or modifications to Use Permit (UP) 2018-02 shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. There shall be no additional modifications to the approved plans with approval from the Director of Development Services or his/her designee. Any additional changes to the approved plans, which has the effect of expanding or intensifying the present use, shall require a new Use Permit.
7. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant, current business owner, and/or property owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant, current business owner, and/or property owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
8. The applicant, current business owner, and/or property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant, current business owner, and/or property owner within 48 hours of defacement and/or upon notification by the City. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Director of Development Services.
9. All signage must comply with the associated master sign program for the established shopping center (Sierra Vista Plaza). All signs must be individual channel letters. "Can" or "Cabinet" signs are not allowed.
10.
 - a. Within two months of receiving approval of this Use Permit, construction drawings shall be submitted for the Façade Improvement of the entire Sierra Vista shopping center.
 - b. Within four months of receiving approval of this Use Permit, building permits shall be obtained for the Façade Improvement of the entire Sierra Vista shopping center.
 - c. Within five months of receiving approval of this Use Permit, construction of the Façade Improvement of the entire Sierra Vista shopping center shall start.
 - d. Parking lot redesign and reconstruction, trash enclosure reconstruction and landscaping improvements for the entire Sierra

Vista shopping center shall be completed within three months of receiving approval of this Use Permit. The applicant must follow the procedure for approval under the MWELo for the proposed landscaping. A MWELo procedure and approval package is available from the front counter in the Development Services Department.

- e. Within four months of receiving approval of this Use Permit, the freestanding shopping center identification signs shall be installed.
 - f. Once 50% of the façade improvements of the entire center are completed to the satisfaction of the Development Services Director or his designee, the applicant shall be allowed to sell alcohol as authorized by Resolution No. PC-2018-13.
 - g. Within twelve months of receiving approval of this Development Plan Review, construction of the Façade Improvement of the entire Sierra Vista shopping center shall be completed.
11. As part of the parking lot improvements required under condition #10, install a minimum of two EV charging stations (use Volta Charging or equal) and three additional stub outs for EV charging stations. The stub outs shall provide the necessary electrical infrastructure to install and operate future EV charging stations. This entails installation of all conduit and wire intended to be at each station location(s), all concrete work completed properly so that the stations can be mounted and installation of any cellular repeaters if required. The final locations of the stub outs and EV charging stations shall be subject to the review and approval by the Director of Development Services or his designee.
12. The applicant, current business owner, and/or property owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License. The applicant, current business owner, and/or property owner shall maintain a valid City Business License at all times during operation of the business.
13. This Use Permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
14. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia Development Services Director and the Police Department's Administrative Lieutenant at least 14 days in advance.
15. The use shall comply with the following:
- a. Prior to any changes to the days and hours of operation, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

Sunday through Saturday: 7:00 AM to 10:00 PM

- b. No vending machines of any kind shall be installed outdoors within the project site.
- c. There shall be no public pay phones installed within or upon any portion of the premises.
- d. No outside storage, including the display of vehicles within the parking lot area or displays shall be permitted at any time.
- e. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.

**Convenience Store
Standard Conditions of Approval**

The applicant for a Use Permit, prior to its approval, shall submit to the Police Chief a Convenience Store Supplemental Security Plan (C-Store Security Plan) prepared to the Chief's satisfaction outlining implementation of the following measures, which shall be monitored by the Police Department. Said plan shall be incorporated into the plan set approved for building permits. At a minimum the security plan shall provide the following:

- a. A Closed Circuit Television System capable of viewing and recording events inside the premises as follows:
 - i. A minimum of one color camera at each cash register that views the front of a customer, from the waist to the top of the head, mounted no higher than 8' from the floor.
 - ii. A minimum of one color camera that views the full-length side of a customer at the cash register area.
 - iii. A color camera recorder capable of recording events on all cameras simultaneously.
 - iv. A tape or disc storage library of recorded cameras kept for a minimum of 60 days.
 - v. If video tape is used, tapes cannot be taped over more than six times.
 - vi. The recorder must be kept locked in a cabinet within the office and not on the sales floor. The key to the cabinet must be accessible to employees on duty, but kept secured inside the office and not left in plain view.
- b. A money drop safe capable of easily providing the cashier the ability to quickly deposit money into it.
- c. Windows clear of any signs or other materials at all times, between three and six feet in height from ground level, consistent with the City's sign code.
- d. Clearly distinguishable height markers on the interior side of the door jamb, or on the interior edge of a pair of doors, of all doors used by the public to access the store. Horizontal marks, one-inch wide by three inches long, in different colors, and

in a contrasting color to the background, shall be placed every six inches beginning at 5' and ending at 6'6". A standard marking system used by the applicant may be substituted subject to review and approval by the Police Chief.

- e. A written policy of limiting cash in the cash register and a procedure for placing excessive amounts of cash into the safe.
- f. "No Loitering" signs placed on the building exterior conforming to California Penal Code Section 602.

Additional Conditions

1. All displays of alcoholic beverages shall be locked to prevent access to these beverages by the general public between the hours of 2:00 a. m. and 6:00 a. m.
2. The plans shall clearly identify which areas of convenience store's interior will be used to display alcoholic beverages. Subject to the review and approval by the Chief of Police or his designee, the plans shall show how these displays will be secured/locked to prevent access to these beverages by the general public between the hours of 2:00 a. m. and 6:00 a. m.
3. A company person, who can operate the camera recorder and obtain video footage/pictures from the recorder, must be able to respond to the store within 30 minutes of an event where the Public Safety Department needs access to the recorded cameras for investigative purposes.
4. Wine and other non-beer, -malt liquor, -wine cooler alcoholic beverages for which the premises is properly licensed by the California Department of Alcoholic Beverage Control to sell shall not be sold in containers less than 750 milliliter size.

PLACENTIA POLICE DEPARTMENT

STANDARD DEVELOPMENT REQUIREMENTS

NON-RESIDENTIAL

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

Doors-Exterior Swinging

Swinging exterior glass doors, wood or metal doors with glass panels, solid wood or metal doors shall be constructed or protected as follows:

1. All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4) inches.
2. Hollow steel doors shall be of a minimum 16 U.S. gauge and have sufficient reinforcement to maintain the designated thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device.
3. 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 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.
4. 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.
5. Aluminum frame swinging doors shall be equipped as follows:
 - a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike, so as to prevent violation of the strike.
 - b. A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one inch or a hook-shaped or expanding deadbolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five-pin tumblers and a cylinder guard.

6. All exterior doors equipped with lever-handled locking devices which operate the deadbolt shall have thresholds designed and installed so as to prevent the passing of rigid materials between the door and threshold to the interior.

7. Double doors shall be equipped as follows:

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

b. Double doors shall have an astragal constructed of steel a minimum of 0.125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of two inches wide, and extend a minimum of one inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced apart on not more than ten inches centers. (The door to which such an astragal is attached must be determined by the fire safety codes.)

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

9. Panic hardware, whenever required by the Uniform Building Code or Title 24, California Code of Regulations, shall be installed as follows:

a. Panic hardware shall contain a minimum of two locking points on each door;
or

b. On single doors, panic hardware may have one locking point, which is not to be located at either the top or bottom rails of the doorframe. The door shall have an astragal constructed of steel 0.125 inch thick, which shall be attached with nonremovable bolts to the outside of the door. The astragal shall extend a minimum of six inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two inches wide and extend a minimum of one inch beyond the edge of the door to which it is attached.

c. Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, but not interfere with the operation of either door.

10. 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.

Windows

1. Except when double cylinder deadbolts are utilized, any glazing utilized within 40 inches of any door locking mechanism shall be constructed or protected as follows:
 - a. Fully tempered glass or rated burglary resistant glazing; or
 - b. Iron or steel grills of at least 1/8-inch material with a minimum two-inch mesh secured on the inside of the glazing may be utilized; or
 - c. The glazing shall be covered with iron bars of at least ½ inch round or one-inch by ¼-inch flat steel material, spaced not more than five inches apart, secured on the inside of the glazing.
 - d. Items b. and c., above, shall not interfere with the operation of opening windows if such windows are required to be openable by the Uniform Building Code.
2. No louvered windows shall be used.
3. Sliding windows shall incorporate an anti-lift device.

Roof Openings

Roof openings shall be protected as follows if the roof is accessible via an exterior ladder or the roof is less than 20 feet from ground level or if any portion of it is within 12 feet vertically or six feet horizontally from any exterior accessible surface or any adjoining roof, balcony, landing, stair tread or similar structure:

1. All skylights on the roof of any building used for business purposes shall be provided with:
 - a. Rated burglary-resistant glazing; or
 - b. Iron bars of at least one-half inch round or one by ¼ inch flat steel material under the skylight and securely fastened; or
 - c. A steel grill of at least 1/8 inch material with a maximum two-inch mesh under the skylight and securely fastened.
2. All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:
 - a. If the hatchway is of wooden material, it shall be covered on the inside with at least 16 U.S. gauge sheet metal, or its equivalent, attached with screws.
 - b. The hatchway shall be secured from the inside with a slide bar or slide

bolts.

c. Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.

3. Air ducts or vents exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches on roof or exterior walls shall be covered by iron or steel bars of at least one-half (1/2) inch material spaced not more than five (5) inches apart; or steel grills of at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted.

Ladders

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

Phone Panels

There shall be no exterior phone panels.

Elevators

Elevators shall be designed as follows:

1. Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
2. Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.

Lighting-Parking Lots, Walkways, Buildings

Buildings, open parking lots, walkways, and accesses thereto shall conform to the following light standards:

1. All types of exterior doors shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius on each side of the door at ground level. The light source shall be controlled by a photocell device or a timeclock with an astronomic clock feature and capable of operating during a power outage.
2. Recessed areas of buildings or fences, which have a minimum depth of two

feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.

3. Stairways shall be illuminated with a minimum maintained one foot-candle of light on all landings and stair treads, during the hours of operation, including one hour thereafter.

4. All interior or exterior corridors, passageways and walkways in any hotel, motel or inn shall be illuminated at all times with a minimum maintained one foot-candle of light on the walking surface.

5. All exterior pedestrian walkways, interior common corridors, and open parking lots shall be illuminated with a minimum maintained one foot-candle of light on the walking or driving surface during the hours of operation and one hour thereafter.

6. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 15,000 hours.

7. Light fixtures for parking, driveways, and walkways shall be Dark-Sky compliant per the International Dark-Sky Association standards for casting light downward

8. Accessible luminaires utilized to meet the requirements of this section have vandal resistant light fixtures and be not less than three feet in height from ground level when used to illuminate walkways and a minimum of eight feet in height from ground level when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within fifteen feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.

9. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 6:1 average/minimum. Landscaping shall not be planted so as to obscure required light levels.

Addressing

Addressing for nonresidential buildings shall conform to the following specifications:

1. Numerals shall be mounted on the wall, be no higher than 30 feet, and face the street on which the building is addressed. Numerals are to be clearly visible from this same street and not obscured by building landscaping at full maturity.

Addressing shall be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.

2. Where distance or intervening obstructions impair visibility from the street, addressing shall be mounted on all buildings so as to be visible from drive aisles and walkways internal to the site, and each such address, or an encompassing range of addresses, shall be displayed on monument signs visible from each site entrance from all approaching directions. In such cases, directional wayfinding signs shall be provided per No. 5 below.

3. Numerals shall be no less than six inches in height, if located less than 100 feet from the center line of the addressed street or 12 inches in height if placed further than 100 feet from the center line of the addressed street. The numerals shall be in a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible, and illuminated during the hours of darkness using a light source provided with an uninterruptible A.C. power source or controlled only by a photoelectric device, which may be the common area site lighting.

4. The rear doors of all buildings shall have address numbers not less than six inches in height, using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible, and be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.

5. For sites having multiple buildings for which addressing mounted on the building is not clearly visible from the street, or for which drive aisles diverge from a site entrance in a manner such that the direct route to each building is not obvious, vehicle directional signs shall be provided. Vehicle direction signage from the point of site entry to each building entrance shall display building addresses or unit number range, and be located at all turning points along the route to a building entrance. Signs shall be no less than 2 feet from ground level and not obstructed by landscaping at full maturity or parked cars. Numerals shall be at least 3 inches in height using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.

6. Buildings with a total square footage of at least 30,000 square feet shall have rooftop numbers placed parallel to the addressed street, screened from public view and only visible from the air. The numerals are to be white, block lettered, constructed of weather resistant material, and placed against a black background. Address numbers are to be a minimum of 4 feet in height and 18 inches wide. When more than one street address is assigned to a building, the beginning and ending address numbers are to be placed on the rooftop at opposite ends of the building, reflecting the approximate location of these addresses.

Exceptions:

1. For buildings having white roofing, black lettering shall be used in lieu of white lettering.
2. Buildings providing addressing for a helipad as specified in the California Building Code.

Parking Garages & Structures

Parking garage or structure designed to park multiple cars shall conform to the following:

1. Directional signage, including floor designation and section, shall be provided on each level to expedite movement within the facility. Signage shall be a minimum of 12 inches in height and of a contrasting color to the background. It shall be displayed not less than 60 inches from the parking surface and be highly visible from within any portion of the facility.
2. Bicycle storage units or racks shall be located in high visibility areas.
3. Solid perimeter walls shall be either full height floor to ceiling or not exceed 42 inches in height from the parking surface.
4. The number of pedestrian and vehicular access points shall be minimized. Except at vehicle and primary pedestrian openings, the structure shall be designed, to the satisfaction of the City, to preclude human entry from any exterior accessible surface to a height of eight feet. Chain link fencing shall not be utilized if visible from a public right of way. When required, fire authority openings in the form of swing-out gates shall be provided and secured by a padlock with a minimum 3/8-inch diameter shackle and five-pin tumbler operation.
5. Exterior pedestrian doors which provide access into the parking facility, shall be constructed and equipped as follows:
 - a. A minimum 18-gauge steel and equipped with automatic hydraulic closure device.
 - b. A minimum 100-square-inch vision panel, with the width not less than five inches, to provide visibility into the area being entered. Vision panels shall meet requirements of the Uniform Building Code.
 - c. Emergency exits not intended, as a primary entrance shall have no exterior handles, knobs, or levers.
6. Stairways shall be designed as follows:
 - a. Interior doors shall have glazing panels a minimum of five inches wide and 20 inches in height and meet requirements of the Uniform Building Code.
 - b. Areas beneath stairways at or below ground level shall be fully enclosed or

access to them restricted.

c. Stairways shall be designed to be completely visible from either the interior or exterior or both, unless mandated by the Uniform Building Code to be enclosed.

d. Fully enclosed interior or exterior stairways with solid walls, when required, shall have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.

7. Elevator cabs and lobbies shall be designed as follows:

a. Elevators which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior or interior shall have clear glazing installed in one wall to provide visibility into the elevator cab.

b. Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.

c. Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.

d. Elevator lobbies, if enclosed, shall be constructed of glazing, the maximum amount allowed by the Uniform Building Code.

8. Lighting of driveways, parking areas, walkways and doors shall conform to the following standards:

a. All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1.25 foot-candles of light.

b. Stairways shall be illuminated at all times with a minimum maintained two foot-candles of light on all landings and stair treads.

c. All types of exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.

d. Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.

- e. All luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
 - d. The light source utilized to comply with this section to meet parking and drive surface lighting shall have rated average bulb life of not less than 15,000 hours.
 - e. A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 6:1 average/minimum. Landscaping shall not be planted so as to obscure required light levels.
 - f. Light fixtures for roof top parking shall be Dark-Sky compliant per the International Dark-Sky Association standards for casting light downward.
 - g. The light source shall be controlled by a photocell device or a timeclock with an astronomic feature and capable of operating during a power failure.
9. Cameras shall be installed as follows:
- a. Color cameras shall be installed at all vehicle entry locations and shall be capable of viewing all vehicles and their license plates when entering and exiting the garage or structure. The license plate shall be clearly readable.
 - b. Cameras shall be digitally recorded and the information keep for a minimum of 30 days. There shall be an accurate date and time stamp on the images.

Emergency Access

Private roads and parking areas or parking facilities when controlled by unmanned automated parking gates shall provide for police emergency access utilizing Click2Enter radio controlled entry system and Knox key switch device to be installed and designed as follows:

1. The key switch control shall be installed at a height of 42 inches from finished driveway grade and a minimum of 15 feet from the entry/exit gate, and be located on the driver's side of the road or driveway. The key switch is to be accessible in such a manner as to not require a person to exit their vehicle to reach it; nor to require any back-up movements in order to enter/exit the gate. The key switch may be installed within a visitor telephone/intercom call box if meeting the above criteria. The control housing shall consist of heavy gauge metal, and be vandal- and weather-resistant and be mounted on a substantial structure such as a steel post, concrete, or masonry pedestal.
2. Key switches shall be secured to the control housing or telephone/intercom call box utilizing tamper resistant screws.

3. Except for an open surface parking lot with less than 100 parking spaces, a radio controlled entry system shall be installed per City specifications.
4. Vehicle gates shall be designed to open in a power failure.
5. All lockable pedestrian gates or doors to common area walkways shall provide for police emergency access utilizing Click2Enter and Knox key switch device which shall be installed as follows:
 - a. Pedestrian gates/doors using an electrically automated type lock shall be provided with Click2Enter and a Knox key switch within a telephone/intercom console, or installed adjacent to the door inside a wall/door frame, or in a control housing as described in No. 1 above or in a method approved by the police department. Key switches shall be secured utilizing tamper resistant screws. The Click2Enter main unit or a remote receiver shall be visible in order to determine, when activated, if the signal was received by illuminating a light. More than one gate or door which is in close proximity to another may be operated by Click2Enter if approved by the police department.
 - b. Pedestrian gates or doors utilizing mechanical locks shall be provided with a Knox key vault adjacent to each gate or door, securely attaching it to a fence or wall, mounted 4 feet above finished grade and within 2 feet of the locking device.
 - c. Elevators with access control systems shall be provided with a key switch adjacent to the access control reader utilizing tamper resistant screws.
6. Emergency vehicle access gates shall be designed so as to provide access to the padlock from either side of the gate. A key vault shall be installed on each side of the gate. Owner's padlock shall be used to secure the gate.
7. All key switches, key vaults, and padlocks shall be sub-mastered to an Orange County Fire Authority key for access by the police department. The radio controlled entry system shall be programmed to frequencies approved by the police department and Orange County Fire Authority.
8. Key switches, key vaults, padlocks, and radio controlled entry system installations shall be identifiable to approaching police personnel in a manner as approved by the police department.
9. An Emergency Access Plan shall be required when a radio controlled entry system, key switch, or key vault is required to be installed. The plan is to identify the location of each device on a site plan.

Construction Site Security

The number of access points onto the site shall be minimized and, where feasible, situated in locations that are highly visible from an adjacent street, and conform to the following:

1. Perimeter construction site fencing shall be installed adjacent to streets and designed as follows:
 - a. Chain link or other metal fencing and gates, at least six feet in height, and
 - (1) Vehicle and pedestrian access gates shall not be covered with any fabric. Fencing with fabric shall not be covered for the first 50 feet in lineal length, or greater where necessary for sight distance control, on each side of a gate.
 - b. All vehicle and pedestrian openings shall have gates secured after hours of operation by a padlock(s) designed to prohibit cutting of the shackle; and
 - (1) Coil chain, minimum 30 grade, at least 3/8-inch thick, if used to secure a gate, or
 - (2) Cable at least 5/16-inch thick, if used to secure a gate.
 - c. Perimeter fencing may be removed when there is no longer outside storage of building materials or building fixtures and when there are no remaining exterior construction activities requiring separation of non-construction related personnel and public from exterior construction activity.
 - d. Alternative fencing and protection may be approved by the police department.
2. Office trailers and temporary buildings shall be secured as follows:
 - a. At a minimum, doors shall have a deadbolt lock and an auxiliary locking device using a hasp or slide bolt with a protective device to prohibit cutting of a padlock, attached with non-removable bolts from the exterior, and locked with a padlock having a minimum 1/2-inch thick shackle with heel and toe locking; or secured in a manner as approved by the police department.
 - b. All windows shall be secured from entry using either:
 - (1) Steel bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel material, spaced not more than five inches apart, securely attached on the inside of the trailer using bolts that are nonremovable from the exterior; or
 - (2) Steel grate mesh of at least 1/8-thick material, securely attached on the interior or exterior of the trailer using means that are resistant to removal from the exterior.
3. Storage containers with at least 64 square feet of storage area shall be secured as follows:
 - a. Doors shall be secured using a hasp or slide bolt with a protective device to

prohibit cutting of the padlock, attached with nonremovable bolts from the exterior, and locked with a padlock having a minimum ½-inch thick shackle with heel and toe locking; or secured in a manner as approved by the police department.

- b. Exterior hinge pins shall be rendered nonremovable by design or welding.
4. Site lighting shall be installed and designed as follows:
- a. Where lighting required would impinge on occupied residential properties:
 - (1) Motion sensors may be used to control light fixtures.
 - (2) Elements of the lighting provisions below may be modified or not required when approved by the police department.
 - b. All vehicle gate locations shall be illuminated, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground, within and on all sides of the gated opening for a distance of 15 feet beyond the opening. Outdoor lighting shall be maintained and installed so that direct rays are confined to the site and adjacent properties and streets open to the public are protected from glare.
 - c. All open centralized storage areas for building materials or building fixtures shall be illuminated, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground, within and on all sides of the stored items for a distance of 15 feet beyond the materials or fixtures.
 - d. All trailers, temporary buildings, or containers used as an office or for storage of building materials, or fixtures for buildings, or construction equipment shall be illuminated on all sides with openings, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground for a distance of 15 feet beyond the exterior walls.
 - e. Luminaries utilized to meet this section shall be installed at least 18 feet from the ground, have tempered or polycarbonate lenses, and meet or exceed U.L. Bulletin 1572 for wet locations.
5. Forklifts shall be rendered inoperable, when hours of operation are ceased, by removing the key and adding a device to either disable the engine or other measure to prohibit moving it.
6. A record shall be developed and maintained of on-site motorized construction vehicle equipment, which have wheels a minimum of 15 inches in diameter, listing the manufacturer, model, license plate number, vehicle identification number (VIN), and product identification number (PIN).
7. An address sign shall be installed at all perimeter vehicle access points and include the street name and number, using minimum six-inch high letters and numbers, and shall be posted at the top of the perimeter fence or at least five feet

from the ground.

8. A "No Trespassing" sign, conforming to the requirements of California Penal Code, Section 602, shall be installed at all perimeter access points, posted at the top of the perimeter fence or at least five feet from the ground.

9. A 24-hour emergency phone number, for management of the site, shall be posted at the main gated entrance and on the exterior of an on-site office trailer or building near the main vehicle entrance.

10. The following additional security measures shall be required if the residential construction site has 25 or more dwelling units:

a. Institute at least one of the following additional security measures:

(1) Provide color cameras that view all vehicle access points and record vehicle license plates when the hours of operation cease, saving recorded activity for at least 60 days; or

(2) Utilize a California State Licensed Security Guard for every contiguous 20 acres or portion thereof, to monitor the site when hours of operation cease, recording persons and vehicles entering and leaving it, saving recorded activity for at least 60 days; or

(3) Other alternate measure(s) approved by the police department that are found to provide at least the equivalent security of providing one of measures (1) or (2) above.

b. Develop a written procedure and implement a property identification program approved by the police department that is designed to readily identify ownership of heavy equipment, building materials where feasible, and building equipment.

Definitions

Astragal is a device, either fixed or movable, which eliminates the vertical opening between a pair of doors when in the closed position.

Burglary resistant glazing means those materials as defined in Underwriters' Laboratories Bulletin 972.

Fully tempered glass means those materials meeting or exceeding UCB Standard 24-2 for Safety Glazing.

Glazing is all glass, plastics, and fiberglass utilized as an exterior window, vision panel, light, or pane within any type of door.

Hours of operation shall mean the time period when any activity requires the presence of

employees or workers within or about the affected business.

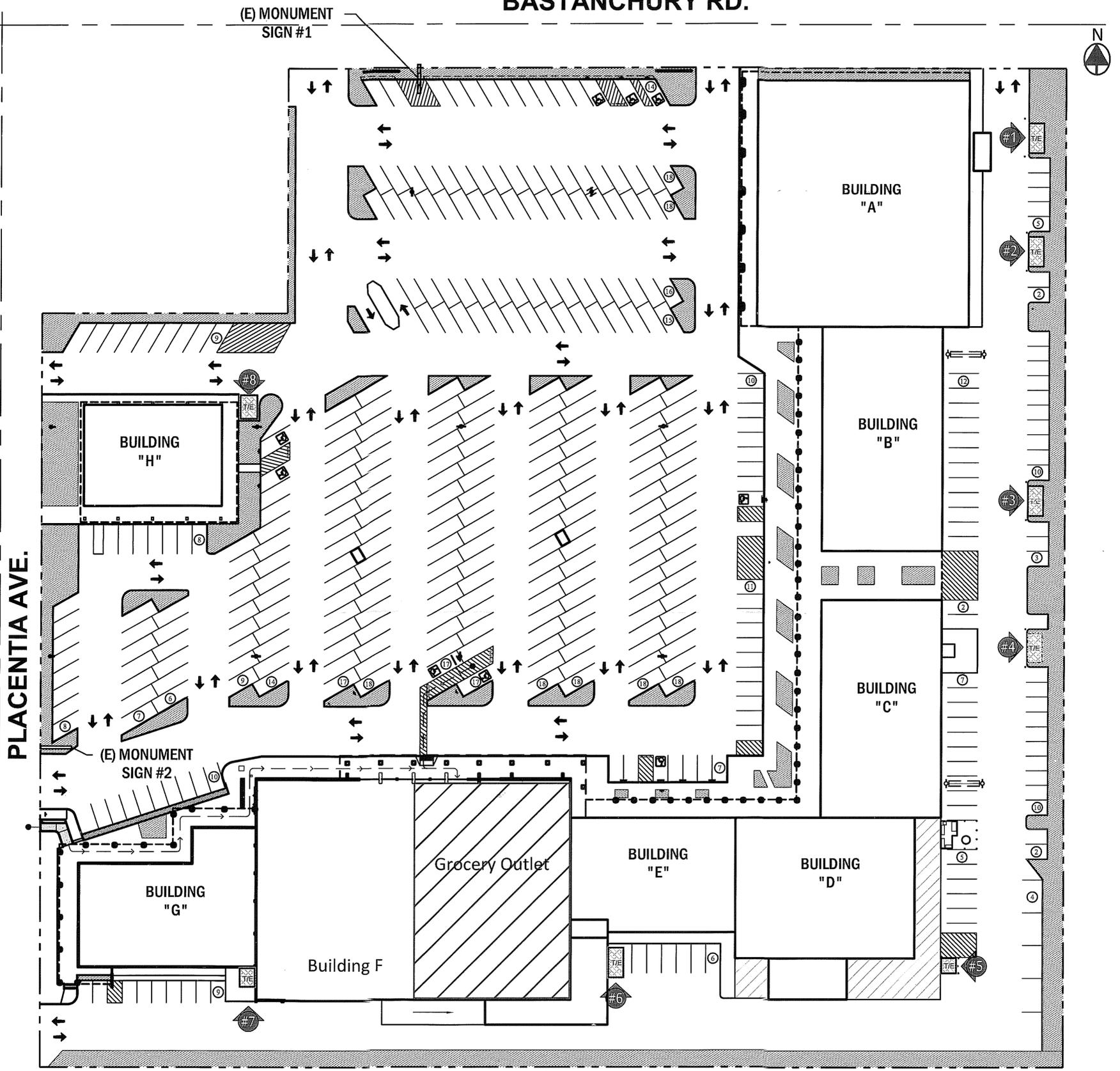
Hours of darkness shall mean any time from one-half hour before sunset and one-half hour after sunrise and any other time when the illumination level is less than the required lighting for uses as designated in this chapter.

Luminaire is a complete lighting device consisting of a light source together with its direct appurtenances, such as globe, reflector refractor, housing and such support as is integral with the housing. The pole, post or bracket is not considered a part of the luminaire.

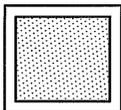
Minimum maintained foot-candles of light is the amount of light falling on that point of a surface with the least illumination, calculated through application of a maintenance factor, which is a multiplier applied to account for aging of the lamp and for dirt build-up on the luminaire during the period for which a lamp is in place.

Vandal resistant light fixture has a lens constructed of materials meeting or exceeding U.L. Bulletin 972 (Burglary Resistant Glazing) and a housing meeting or exceeding U.L. Bulletin 1572 (Wet Locations.)

BASTANCHURY RD.



LEGEND



EXISTING PLANTER & LANDSCAPE



EXISTING TRASH ENCLOSURE

Vicinity Map



Project Name/Address:

Grocery Outlet
1820-B N. Placentia Ave.
Placentia, CA

Applicant:

Steve Rawlings
Alcoholic Beverage Specialists
26023 Jefferson Ave., Suite B
Murrieta, CA 92562
951-667-5152

Proposed Use:

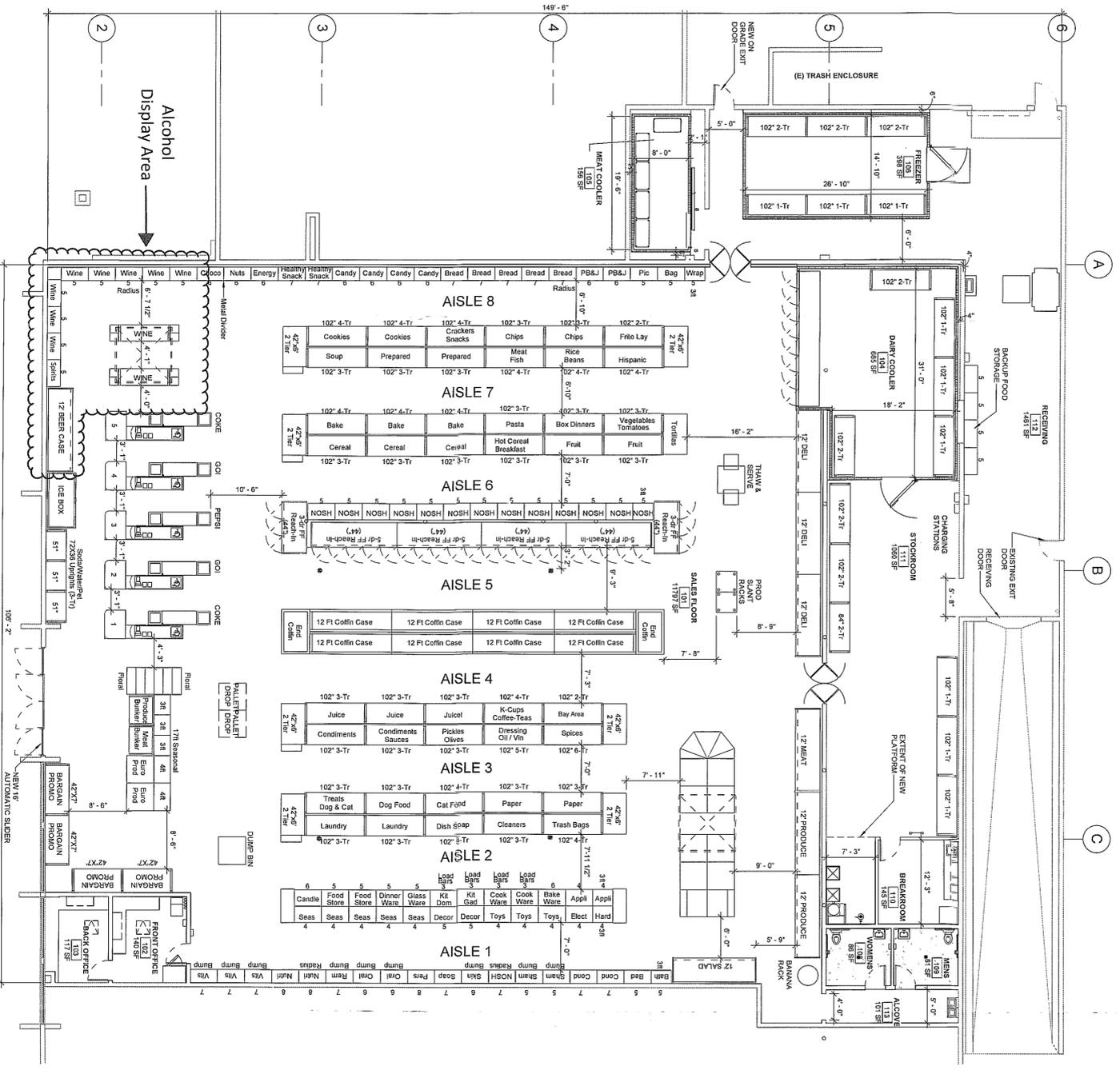
Finding of public convenience or necessity and permit to sell alcoholic beverages for off-site consumption (ABC Type 21 License) at a new Grocery Outlet Store.
Building and shopping center are existing. No new construction proposed with this application.

AS-BUILT SITE PLAN

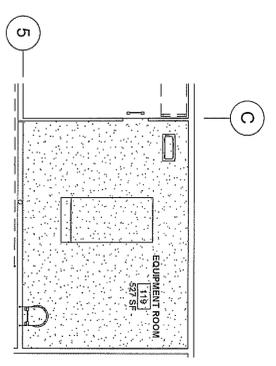
SCALE: 1" = 70'-0" (11X17)

01-10-18

A4 FIXTURE PLAN
1/8" = 1'-0"



E3 EQUIPMENT PLATFORM
1/8" = 1'-0"



PLACENTIA, CA -
FIXTURE PLAN - 01/11/18
VERSION 10
BUILDING AREAS (GROSS):
SALES = 12,142 SF
B.O.H. = 4,546 SF
SHELL = 16,688 SF
MERCHANDISING (NET) = 11,797 SF
STOCK (NET) = 2,521 SF

LEGEND

SYMBOL	DESCRIPTION
⊠	BRASS BELL (AT CHECKSTAND #1)
⊞	ECO BAG GIGS (3 PER PLAN)
○	ASS BROOM HOLDERS (4 PER PLAN, 1 CLEANER AISLE)
○	APPAREL RACKS (PROMOTIONAL EVENTS)
□	BUMP OUT SECTIONS (2 @ HCG - PER PLAN)
□	SECURITY CAMERA (SINGLE DIRECTION)
□	SECURITY CAMERA (900 DEGREE)

GENERAL MERCH BASE DECKS 2" SHELVES 2" SAHARA COLOR	HBC PERIMETER BASE DECKS 2" SHELVES 2" SAHARA COLOR
SEASONAL BASE DECKS 2" SHELVES 2" SAHARA COLOR	CANDY PERIMETER BASE DECKS 2" SHELVES 2" SAHARA COLOR
INT. SIGNAGE: USE 4'-0" PACKAGE (LIGHTING @ 14'-0")	WINE PERIMETER BASE DECKS 2" SHELVES 2" BLACK COLOR
	HOLDING BOXES FREEZER: 388 SF DARVY: 685 SF MANT: 158 SF

GROCERY OUTLET
bargain market
1820 N. PLACENTIA AVE
PLACENTIA, CA 92870

lbrt
ARCHITECT OF RECORD:
JAMES A. HALEY
6700 ANTIOCH PLAZA
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ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	10/18/17	ISSUE FOR PERMITS
2	10/18/17	ISSUE FOR PERMITS
3	10/18/17	ISSUE FOR PERMITS
4	10/18/17	ISSUE FOR PERMITS
5	10/18/17	ISSUE FOR PERMITS
6	10/18/17	ISSUE FOR PERMITS
7	10/18/17	ISSUE FOR PERMITS
8	10/18/17	ISSUE FOR PERMITS
9	10/18/17	ISSUE FOR PERMITS
10	10/18/17	ISSUE FOR PERMITS

DATE: 10/18/17
DRAWN BY: Author
CHECKED BY:
JOB #62330828

FIXTURE PLAN
SHEET NO. **FX1.0**

GROCERY OUTLET

bargain market®

Statement of Use - 1/14/18

Store Address: 1820 N. PLACENTIA AVE., PLACENTIA, CA

Proposed Use

Finding of public convenience or necessity and permit to sell alcoholic beverages for off-site consumption (ABC Type 21 License) within an approximately 16,688 square foot new grocery store.

Background

Grocery Outlet offers fantastic bargains and deals on a variety of products including grocery, frozen foods, deli items, vitamins, health and beauty items, housewares, gift items and much, much more. Brand names for less is the name of the game and smart shoppers get incredible savings over regular store prices every day when they shop Grocery Outlet. Grocery Outlet gets products by searching the nation's major manufacturers for amazing one-time buys resulting from excess production, packaging/design changes, and special promotions. Grocery Outlet's assortment of product changes frequently because of the nature of the one-time buys.

As such, Grocery Outlet stores are "destination stores". Although the alcohol sales are only about four percent of the business, the customers desire the convenience of being able to purchase beer, wine and spirits together with the typical grocery items. This convenience is imperative to Grocery Outlet's ability to serve and attract customers. Moreover, Grocery Outlet believes that offering a full assortment is beneficial to the neighborhood and city. As a destination store, Grocery Outlet typically has customers who shop from other cities. A full product offering maximizes sales tax revenue for the County.

Grocery Outlet owns over 100 stores in California with off sale (type 20 and 21) alcohol licenses. Operators and their employees of all locations are careful to make sure the store is always clean, neat and free from debris. Grocery Outlet has had no significant issues raised by local law enforcement agencies with respect to alcoholic products or public disturbances. Grocery Outlet has a history of service to the California community and will continue to operate in a conscientious and thoughtful way with sensitivity to any possible detriment to adjacent residents and businesses. Grocery Outlet is fully aware of the unique responsibilities of operating a store associated with alcoholic beverage sales.

The store will be open no earlier than 7:00AM and no later than 10:00PM 7 days a week. Grocery Outlet expects the store will be staffed with approximately 35-40 employees.

Training

The store will be operated in strict compliance with the state's Alcohol Beverage Control Act, together with any conditions of the license that may be issued by ABC. Operator's managers, supervisors and employees that are engaged in the sale or supervision of the sale of alcoholic beverages shall complete training programs in accordance with ABC rules and regulations and the City of Ventura requirements. Training programs shall meet the standards of the California Coordinating Council on Responsible Beverage Service (CCC/RBS) or other certifying/licensing body designated by the State of California.

Operator's register clerks will be trained in proper alcoholic beverage sales rules, including use of point of sale required identification age verification. All of the clerks will have read and signed the Alcoholic Beverage Control's Clerk's Affidavit. These affidavits will be kept on file by the store operator.

Security

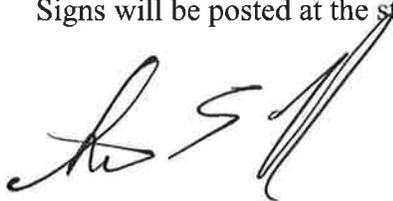
Grocery Outlet will install a minimum 16 camera system which has a view of all parts of the store, especially the alcoholic beverage display area and sales check stands. The video system will have a 30-day retrieval function which can track previous days' activity. Monitors are kept in a locked room at the store and available to managers, key personnel and law enforcement if necessary.

Operational Procedures

The store operator will monitor the parking areas and sidewalks to keep these areas free from litter and debris. Trash receptacles will be provided near the store entrance and will be emptied daily. Graffiti to the exterior building shall be removed expeditiously.

The store operator understands how to handle loitering and other nuisance conditions. Operators will call the police in a timely manner if necessary.

Signs will be posted at the store as required by ABC and City of Placentia.

A handwritten signature in black ink, appearing to be 'ASD', is written over the text of the final paragraph.



KIDS & THINGS

Handicap parking sign



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ARLEN BECK, PLANNING TECHNICIAN

DATE: JUNE 12, 2018

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR) 2018-05 FOR PROPERTY LOCATED AT 1808-1882 N. PLACENTIA AVENUE.**

RECOMMENDATION:

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

- 1) Open Public Hearing, concerning Development Plan Review (DPR) No. 2018-05; and
- 2) Receive the Staff Report and consider all Public Testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. PC-2018-12, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2018-05 subject to Conditions of Approval and Standard Development Requirements and making findings to permit the architectural façade upgrade, parking lot and trash enclosure renovation, replacement and addition of landscaping, at an existing shopping center containing approximately 100,500 square feet of retail space located within the C-1 (Neighborhood Commercial) zoning district at 1808-1882 N. Placentia Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Mike Easton, dba Easton Pacific Construction Company Inc., is requesting to permit the renovation of an approximately 100,500 square foot commercial shopping center that includes architectural upgrades to the building façade, parking lot and trash enclosure renovation, replacement and upgrades to the onsite freestanding and building signage, and replacement and addition of decorative landscaping on property located within the C-1 (Neighborhood Commercial) Zoning District.

PROJECT BACKGROUND AND DESCRIPTION:

The existing shopping center is located at the southeast corner of N. Placentia Avenue and W. Bastanchury Road. The shopping center, Sierra Vista Plaza, is on an approximately 8.17-acre lot that is improved with buildings of approximately 100,500 square feet of retail space. The Sierra Vista Plaza was built in June of 1965, when two commercial buildings were approved totaling approximately 69,500 square feet. In July 1975, three additional buildings were built adding approximately 31,000 square feet for a total of approximately 100,500 square feet of commercial retail space. Some of the various retail uses at this shopping center today include: a gym, a soccer store, a karate studio, a fast food restaurant, a laser tag business, and a physical therapy center. This shopping center has lacked “anchor” tenants for several years, and, as part of this request, will allow for a grocery store, and other retail uses to take up business and revitalize the shopping center.

The architecture for the center has not been updated since it was built, and is in dire need of an architectural façade remodel. This request is not to enlarge any of the building footprints but to improve the overall look of the shopping center. This request has been conditioned to ensure a through and complete job will be completed. Staff is including past Conditions of Approval that were never completed in this request, as well.

Two outside dining areas are proposed as part of this request. One of the outside dining areas will be between buildings “B” and “C” and is proposed to have 8 tables and 32 chairs. The other outside dining area is on the west side of building H and is proposed to have 2 tables and 8 chairs.

The freestanding signs for this center will be remodeled as part of this request. The current freestanding signs have not been updated since the center was built and will add attractiveness to the entire center. The new freestanding signs are very modern and will include LED lights that will change colors intermittently. There will also be LED lights included at the top of the building above the anchor tenants as part of the architecture. The base of the columns will be upgraded with ledger stone, and sconce type lighting will be added on the main columns. As part of the conditions of approval, the applicant is asked to submit a master sign program for the center making signage in the center uniform and updated.

The trash enclosure structures will be upgraded and will include coverings to ensure wildlife cannot get into the trash. The trash enclosures near the food uses will have an organic waste container added to them to meet the new California green building code. Accessibility for the handicap will also be improved by adding dedicated handicap crossings to the main buildings and there will be a total of 10 handicap spaces for the center. Four electric vehicle charging stations will be added to the center.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned C-1. The project will be required to comply with Development Plan Review standards and requirements set forth in the Placentia Municipal Code (PMC). Pursuant to PMC Section 23.75.010, exterior additions and significant alterations to existing buildings in all commercial and industrial zones shall require that the Planning Commission first make a finding that the proposed new building/exterior addition is in conformity with both the intent and provisions of PMC 23.75, Development Plan Review.

Subject Site and Surrounding Land Uses

Adjacent land uses consist primarily of residential uses. Single family residential neighborhoods are located on all sides of the shopping center. Sierra Vista Elementary School is located at the southwest corner of Bastanchury Road and Placentia Avenue, directly across from the shopping center.

The table below illustrates the site and surrounding existing land uses, General Plan Land Use designation and zoning:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Commercial	Commercial	C-1
North (across Bastanchury Road)	Low-Density Residential	Low Density Residential	R-1
South	Low-Density Residential	Low Density Residential	R-1
East	Low-Density Residential	Low Density Residential	R-1
West (across Placentia Avenue)	Elementary School	Schools	R-1

Access and Parking

Two driveways along N. Placentia Avenue as well as two driveways from W. Bastanchury Road give access to the site. There is approximately 100,500 square feet of retail space at the shopping center. At a rate of four parking spaces per 1,000 square feet, 402 parking stalls are required, 426 parking stalls are provided at the shopping center.

The parking lot will be improved as part of the request by making minor modifications to the circulation of the parking lot to allow for aisle endcaps that will have landscaping and trees planted in them. There will also be parking lot trees added throughout the parking lot. The proposed outdoor dining area between buildings “B” and “C” will provide access from the parking area in the rear of the buildings to the shopping center.

Landscaping

This façade upgrade also includes new landscaping for the entire shopping center. The attractive landscaping plan is required to meet the requirements of the MWELo (Model Water Efficient Landscape Ordinance) as required by the City’s Municipal Code. The parking lot is also being improved with new landscaping in the form of parking lot trees and end cap islands at the end of the parking lot aisles. New planters, specifically on the west side of building F will be added. Along with the landscaping improvements to the parking lot, landscaping along the site perimeter and entrance way will be improved. The landscaping along the perimeter of the site will help to screen the site from the adjacent residential neighborhoods.

ISSUES ANALYSIS:

General Plan Consistency

General Plan policies advocate to (a) increase the tax base of the City through land use planning while maintaining the City’s suburban atmosphere and (b) orient land uses that create employment opportunities toward major and primary arterial streets so that activities associated with these uses have a minimal effect upon adjacent residential neighborhoods. The proposed project will fulfill these policies by offering an upgraded, more attractive shopping center to surrounding residents and visitors alike, thereby protecting and ensuring its long-term success.

The upgrade of the center will assist in facilitating and maintaining a wide array of commercial uses to help facilitate greater patronage and shopping activity for the shopping center, thereby helping to maintain a steady revenue stream. Increased patronage will assist and stimulate further investment in the community and strengthen the City’s economic vitality. The renovation of the existing shopping center including architectural upgrades to the building façade, parking lot and trash enclosure renovation, and replacement and addition of decorative landscaping will provide sales tax revenue to the City in the form of additional sales made by having an updated more attractive shopping center. In addition, the shopping center is an established commercial center where its operations will not impact sensitive land use receptors.

PMC Consistency

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the C-1 zoning district. The proposed request, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the C-1 zoning district and other applicable provisions of the PMC, including minimum parking requirements.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 et seq., the State CEQA Guidelines, 14 C.C.R. §§ 15000 et seq., and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that DPR 2018-05 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing facility.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on June 1, 2018, and notices were sent to property owners of record within a 300-foot radius of the subject property on May 31, 2018. A copy of the legal notice was posted at the Civic Center as well as on the City website. As of June 12, 2018, staff has received no comments in support or opposition of the request.

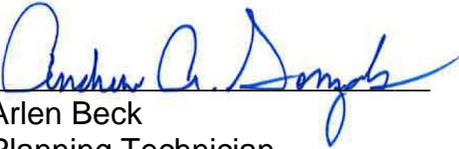
CONCLUSION:

The proposed request is consistent with the City’s General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request, to permit the renovation of an approximately 100,500 square foot commercial shopping center that includes architectural upgrades to the building façade, parking lot and trash enclosure renovation, and replacement and addition of decorative landscaping on property located within the C-1 (Neighborhood Commercial) Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

RECOMMENDATION:

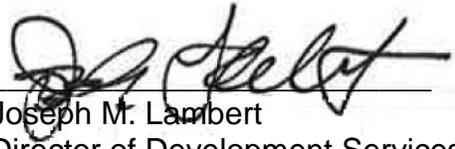
The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution No. PC-2018-12 approving DPR 2018-05.

Prepared and submitted by:



Arlen Beck
Planning Technician

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2018-12 and Attachments Thereto
2. Project Plans Dated May 30, 2018

RESOLUTION NO. PC-2018-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING DEVELOPMENT PLAN REVIEW NO. 2018-05 AND MAKING FINDINGS TO PERMIT THE RENOVATION OF AN APPROXIMATELY 100,500 SQUARE FOOT COMMERCIAL SHOPPING CENTER THAT INCLUDES ARCHITECTURAL UPGRADES TO THE BUILDING FAÇADE, PARKING LOT AND TRASH ENCLOSURE RENOVATION, AND REPLACEMENT AND ADDITION OF DECORATIVE LANDSCAPING AND SIGNAGE ON PROPERTY LOCATED AT 1808-1882 N. PLACENTIA AVENUE (SIERRA VISTA PLAZA) WITHIN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT.

A. Recitals.

WHEREAS, Mike Easton, dba Easton Pacific Construction Company (“Applicant” hereinafter), located at 1808-1882 N. Placentia Avenue, filed an application for approval of Development Plan Review (DPR) No. 2018-05, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Development Plan Review request is referred to as the “Application”;

WHEREAS, on June 12, 2018, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve DPR 2018-05; and

WHEREAS, 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:

SECTION NO. 1: Based on the evidence presented and the findings set forth, DPR 2018-05 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon the 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 project meets or exceeds the criteria established in PMC Section 23.75.020; and

b. Conditions of Approval have been prepared as necessary to prevent: (A) detriment 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 (B) injurious to the property or improvements within the neighborhood or within the city, and;

c. The proposed development will be consistent with the latest adopted General Plan; and

d. Conditions necessary to secure the purposes of PMC Section 23.75.020, including guarantees and evidence of compliance with conditions, are made part of the development approval.

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that DPR 2018-05 is exempt from the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the project involves improvements to an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of DPR 2018-05, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves DPR 2018-05.

SECTION NO. 6: 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 12th day of June, 2018

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 12th day of June 2018, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of June, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

ATTACHMENT "A"

Attachment “A”
Special Conditions of Approval, and Standard Development Requirements for
Development Plan Review 2018-05
1808-1882 N. Placentia Avenue

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE DEVELOPMENT PLAN REVIEW TO CONTINUE IN GOOD STANDING.

CITY PLANNING DIVISION:

1. Development Plan Review 2018-05 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Development Plan Review 2018-05 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year. One (1) year after issuance of Certificate of Occupancy for the project, staff shall conduct a review of the project for compliance with these conditions of approval and findings of said review shall be placed on a Planning Commission Agenda as a non-Public Hearing item as a “receive and file” action.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant’s project. The applicant shall pay the City’s defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The

City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any modifications to the approved floor plan/site plan and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the Placentia Planning Commission or may be approved administratively by City staff.
6. Prior to issuance of building permits, except as otherwise noted, the 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 Development Plan Review (DPR) 2018-05.
 - 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.
7. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
8. All existing trash enclosures shall be replaced with decorative trash enclosures with decorative roof or trellis structures to the satisfaction of the Development Services Director and Public Works Director. All bins shall be kept inside trash enclosures or designated areas, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
9. All mechanical equipment shall be screened from public view to the satisfaction of the Development Services Director.
10. The applicant/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner within 72 hours of defacement and/or upon notification by the City.

11.

- a. Within two months of receiving approval of this Development Plan Review, construction drawings shall be submitted for the Façade Improvement of the entire Sierra Vista shopping center.
 - b. Within four months of receiving approval of this Development Plan Review, building permits shall be obtained for the Façade Improvement of the entire Sierra Vista shopping center.
 - c. Within five months of receiving approval of this Development Plan Review, construction of the Façade Improvement of the entire Sierra Vista shopping center shall start.
 - d. Parking lot redesign and reconstruction, trash enclosure reconstruction and landscaping improvements for the entire Sierra Vista shopping center shall be completed within three months of receiving approval of this Development Plan Review. The applicant must follow the procedure for approval under the MWELo for the proposed landscaping. A MWELo procedure and approval package is available from the front counter in the Development Services Department.
 - e. Within four months of receiving approval of this Development Plan Review, the freestanding shopping center identification signs shall be installed. Prior to the building permits being issued for any signage, the applicant shall submit a master sign program to be reviewed and approved by the Development Services Director or his designee.
 - f. Within twelve months of receiving approval of this Development Plan Review, construction of the Façade Improvement of the entire Sierra Vista shopping center shall be completed.
12. As part of the parking lot improvements required under condition #11, install a minimum of two EV charging stations (use Volta Charging or equal) and three additional stub outs for EV charging stations. The stub outs shall provide the necessary electrical infrastructure to install and operate future EV charging stations. This entails installation of all conduit and wire intended to be at each station location(s), all concrete work completed properly so that the stations can be mounted and installation of any cellular repeaters if required. The final locations of the stub outs and EV charging stations shall be subject to the review and approval by the Director of Development Services or his designee.
13. Prior to issuance of building permits, applicant shall submit color and materials board.
14. Prior to issuance of building permits, the dimensioned projections shall be shown on the elevation drawings.
15. Prior to issuance of building permits, the applicant must follow the procedure for approval under the MWELo for the proposed landscaping. A MWELo procedure and approval package is available from the front counter in Development Services.

16. Prior to issuance of building permits Applicant shall submit landscape plans which shall be subject to review of approval of the Development Services Department. All existing landscape, existing trees and plants in the commercial center shall also be evaluated and replaced if necessary subject to the review and approval of the City.
17. Prior to issuance of issuance of Certificate for Occupancy Applicant shall install all landscape improvements shown on the City approved landscape plans.
18. At least two sets of bicycle racks are required throughout the shopping center. Bicycle racks are defined as a fixture to which four or more bicycles can be securely locked, generally for 2 hours or less. The style, design, location and installation of the bicycle parking shall be subject to the satisfaction of the Director of Development Services.
19. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
 - a. An exterior lighting plan showing location, type and design of fixtures and areas of illumination (photometric). Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
 - b. Complete landscape and irrigation plans.
 - c. Postmaster approval of the location and design of the mailboxes, if applicable.
 - d. Samples of all colors, textures and materials.
 - e. A detailed site plan showing the location where building related-equipment, facilities and materials will be stored during construction.
 - f. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
 - h. A detailed site plan showing how pedestrians will be protected during construction.

ENGINEERING DIVISION:

19. Submit a complete WQMP Applicability Checklist to show if project is or is not exempt for WQMP.

PUBLIC WORKS – TRAFFIC DIVISION:

20. Provide detail of monument sign with sight distance evaluation.

BUILDING DIVISION:

21. Site plan parking tabulation on sheet A 0.0 shows total 9 handicap parking spaces will be provided but only 8 are shown on the proposed site plan.
22. Provide van access handicap parking spaces as needed; none of the proposed handicap spaces are van accessible.
23. Provide electric charging stations as required by the 2016 California Green Building Code.
24. Site plan for WQMP and SWPPP for any erosion control and shall be prepared by a California licensed civil engineer and reviewed and approved by the City of Placentia Engineering Division prior to issuance of building permits.
25. Final approved building plans shall be stamped and wet signed by a California licensed architect or engineer on each page.

SIERRA VISTA PLAZA EXTERIOR RENOVATION IMPROVEMENT

PLACENTIA AVE. / BASTANCHURY RD. PLACENTIA, CA 92870

PROJECT DESIGNER
EASTON PACIFIC
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Commercial Construction, Project Management
1900 E. Warner Ave., Suite M, Santa Ana, CA 92705
E-mail: measton@eastonpacific.com
Phone: 949-223-5090 Fax: 949-223-5099
License Number: 713525

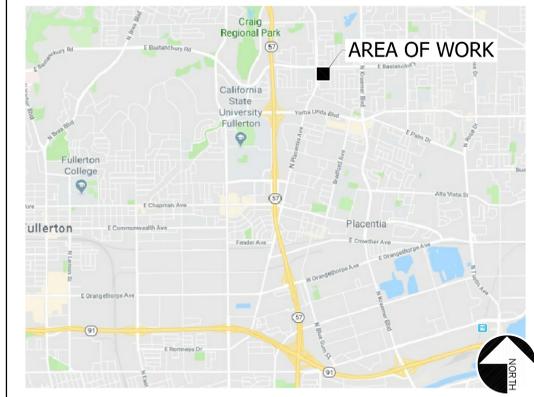
GENERAL NOTES

- ALL WORK SHALL COMPLY WITH:
2016 CALIFORNIA BUILDING CODE "CBC"
2016 CALIFORNIA ELECTRICAL CODE "CEC"
2016 CALIFORNIA MECHANICAL CODE "CMC"
2016 CALIFORNIA PLUMBING CODE "CPC"
2016 CALIFORNIA FIRE CODE "FC"
2016 CALIFORNIA GREEN BUILDING CODE "CGBC"
2016 CALIFORNIA T-24 ENERGY STANDARDS
- ALL AREAS OF NEW CONSTRUCTION ARE REQUIRED TO BE ACCESSIBLE TO THE DISABLED AND SHALL COMPLY WITH THE GUIDELINES OF ADA (AMERICANS WITH DISABILITIES ACT) IN ADDITION TO THE LATEST REQUIREMENTS OF TITLE 24 AND CALIFORNIA BUILDING CODE - CHAPTER 11B-1A - 11B-40D.
- ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENT OF LOCAL CODES, LAWS AND ORDINANCES AND ITEMS CALLED OUT ON THE PLANS THAT CODE OR CALL-OUT, WHICH ESTABLISHES THE HIGHER STANDARD, SHALL TAKE PRECEDENCE.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BIDDING WORK, INCLUDING WALL THICKNESS. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, DESIGNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- DIMENSIONS TAKE PRECEDENCE. DIMENSIONS TYPICALLY TO COLUMN CENTERLINES, FACE OF STUDS, FACE OF CONCRETE OR MASONRY, OR AS NOTED ON DRAWINGS.
- DO NOT SCALE FROM DRAWINGS.
- THE MECHANICAL, PLUMBING, ELECTRICAL, DRAWINGS, IF APPLICABLE, ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF THE STRUCTURAL, ELECTRICAL, MECHANICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND CONSULTANT'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION FOR CLARIFICATION AND WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE APPLICABLE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR DESIGNER.
- ALL FIRE PROTECTION SYSTEMS (SPRINKLERS, PULL BOXES, STAND PIPES, FIRE DAMPERS, EMERGENCY LIGHTS) SHALL BE KEPT IN SERVICE AND ACCESSIBLE AT ALL TIMES.
- ALL PATHS OR EGRESS SHALL BE MAINTAINED AND FUNCTIONING. LABEL DOORS AND FRAMES AND CLOSER ASSEMBLIES SHALL REMAIN IN PLACE AND FUNCTIONAL.
- EXIT SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AND INTENSITY OF NOT LESS THAN ONE FOOT CANDLE AT FLOOR LEVEL. AS PER 2016 CBC SEC. 1009.2, 1009.2.1
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE
- STORAGE, DISPENSING AND USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH UNIFORM BUILDING CODE REGULATIONS.
- RUBBISH AND DEBRIS MUST BE REMOVED FROM WORK AREAS DAILY.
- ALL GLASSWORK SHALL COMPLY WITH CHAPTER 24 OF THE UNIFORM BUILDING CODE (LATEST APPROVED EDITION), OR LOCAL GOVERNING CODE.
- CUT AND PATCH EXISTING WALLS, FLOORS AND CEILING AS NOTED OR REQUIRED FOR NEW MECHANICAL AND ELECTRICAL INSTALLATIONS IN THE EXISTING BUILDING. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR AREAS NOT INDICATED ON ARCHITECTURAL DRAWINGS. PATCHING SHALL MATCH EXISTING FINISHES UNLESS OTHERWISE NOTED OR INDICATED.
- PROVIDE RATED FIREPROOF CONSTRUCTION EQUIVALENT TO SURFACES PENETRATED TO FILL THE OPENING WHEN DUCTS OR PIPES DO NOT COMPLETELY FILL THE FRAMED OPENING PROVIDED, (HORIZONTAL AND VERTICAL).
- ALL MECHANICAL DUCTS, PIPES, ELECTRICAL CONDUIT, ETC. SHALL BE CONCEALED IN PARTITIONS, FLOORS, ABOVE CEILING OR TURRED IN WITH GYPSUM BOARD EXCEPT WHERE FINISH SCHEDULE INDICATES OTHERWISE.
- WHERE EXISTING SLABS ON GRADE MUST BE BROKEN FOR NEW MECHANICAL WORK, CARE SHALL BE TAKEN NOT TO UNDERMINE SLABS ADJACENT TO HOLES AND BACK FILL SHALL BE COMPACTED WITH FINE SAND. REPLACE SLAB WITH SAME THICKNESS CONCRETE SLAB REINFORCED WITH 4x4 6/8 #MM FROM TOP OR EQUIVALENT.
- CONTRACTOR SHALL GROUT IN AND SEAL ALL NEW HOLES IN FLOOR OR CEILING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL EQUIPMENT/ LIGHTING AND OF ALL FLOOR MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR FIXTURES.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE FROM THE INSIDE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE EGRESS WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE AND WITH "NO SPECIAL KNOWLEDGE OR EFFORT REQUIRED" AS PER 2016 CBC SECTION 1010.1.9
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS, PER 2016 CBC SECTION 11B-103.7

FIRE DEPARTMENT NOTES

- PROVIDE SUITABLE IDENTIFICATION FOR ALL UNITS OR SUITES. SUCH IDENTIFICATION SHALL BE PROVIDED ON ALL UTILITY SHUT-OFF DEVICES.
- REQUIRED EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SUCH DOORS SHALL SWING IN THE DIRECTION OF EXIT OF TRAVEL.
- EXIT DOORS SHALL BE PROVIDED WITH A DURABLE SIGN OF ONE-INCH (1") LETTERS ON CONTRASTING BACKGROUND INDICATING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. 2016 CBC, SEC. 1010.1.9.3
- EXIT SIGNS SHALL BE PROVIDED AT REQUIRED EXITS AND ADDITIONAL LOCATIONS AS NECESSARY TO CLEARLY INDICATE PATH OF EXIT TRAVEL. LOCATION OF SIGNS SHALL BE SUBJECT TO FIELD APPROVAL BY THE FIRE PREVENTION DIVISION. LETTERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A STROKE OF NOT LESS THAN 3/4". LUMINANCE ON FACE SHALL BE 54 LUX.
- FIRE DEPARTMENT FINAL INSPECTION MAY BE REQUIRED PRIOR TO OCCUPANCY. SCHEDULE ALL INSPECTIONS 72 HOURS IN ADVANCE BY CALLING THE APPLICABLE FIRE AUTHORITY.
- PROVIDE 2A 10BC MINIMUM RATED FIRE EXTINGUISHERS TO BE LOCATED ON EACH LEVEL WITHIN 75 FEET OF TRAVEL DISTANCE FROM ALL AREAS. TRAVEL DISTANCE IS 30 FEET IN AREAS HAVING FLAMMABLE LIQUIDS.
- FIRE SPRINKLER SYSTEM(S) PER N.F.P.A. STANDARD 13 SHALL BE PROVIDED
- ALL FIRE SPRINKLER MODIFICATIONS SHALL BE DESIGNED AND INSTALLED BY STATE LICENSED FIRE PROTECTION ENGINEER/CONTRACTOR UNDER SEPARATE PLANS AND PERMITS.
- PLANS FOR THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED (THREE COPIES) TO THE BUILDING DEPARTMENT FOR FIRE DEPARTMENT APPROVAL PRIOR TO INSTALLATION.
- STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES, AND HAZARDOUS CHEMICALS SHALL COMPLY WITH UNIFORM FIRE CODE REQUIREMENTS, AS APPLICABLE.
- PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENTS SUCH AS STANDPIPES, SPRINKLER SYSTEMS, COMMERCIAL HOOD SUPPRESSION SYSTEM AND FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO, AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION AND FINAL INSPECTION.

VICINITY MAP



SCOPE OF WORK

INTERIOR:
NO INTERIOR WORK IS PROPOSED

EXTERIOR:
RENOVATION OF EXISTING SHOPPING CENTER

PARKING TABULATION

EXISTING PARKING SUMMARY	TOTAL STALLS	PROPOSED PARKING SUMMARY	TOTAL STALLS
FRONT LOT PARKING	311 STALLS	FRONT LOT PARKING	336 STALLS
ACCESSIBLE PARKING	10 STALLS	ACCESSIBLE PARKING	10 STALLS
BACK LOT PARKING	80 STALLS	BACK LOT PARKING	80 STALLS
TOTAL REQUIRED	401 STALLS	TOTAL REQUIRED	401 STALLS
TOTAL PROVIDED	401 STALLS	TOTAL PROVIDED	426 STALLS
(@ 4/1000) = 0 STALLS SHORT		(@ 4/1000) = 25 STALLS OVER	

PERMITTED USES/ SQUARE FOOTAGE CALC'S

RETAIL OR GROCERY AND/OR ANCILLARY USES	± 48,000 S.F.
RETAIL, OR MEDICAL, OR RESTAURANT, OR FAST FOOD OR FITNESS/GYM, OR ENTERTAINMENT USES	± 52,500 S.F.
TOTAL SQUARE FOOTAGE =	± 100,500 S.F.

LANDSCAPE TABULATION

EXISTING LANDSCAPE = ± 31,621 SQ. FT.	TOTAL PARKING AREA = ±209,918 S.F.
PROPOSED LANDSCAPE = ± 32,345 SQ. FT.	PARKING LANDSCAPE = ± 23,846 S.F.
	PARKING LANDSCAPE % = ± 11.4%

PROJECT TEAM

PROPERTY OWNER
PARKER COMMERCIAL BKR. CO. INC.
TERRY F. PARKER
23792 ROCKFIELD BLVD, SUITE 101
LAKE FOREST, CA 92630
OFFICE: (949) 334-4050
FAX: (949) 334-4041

CONTRACTOR
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OFFICE: (949) 223-5090
FAX: (949) 223-5099
EMAIL: MEASTON@EASTONPACIFIC.COM

CIVIL ENGINEER
ES/FME INC.
FARHAD MANSHADI
1800 E. 16TH STREET
SANTA ANA, CA 92701
OFFICE: (714) 835-2800
FAX: (714) 835-2819

SHEET INDEX

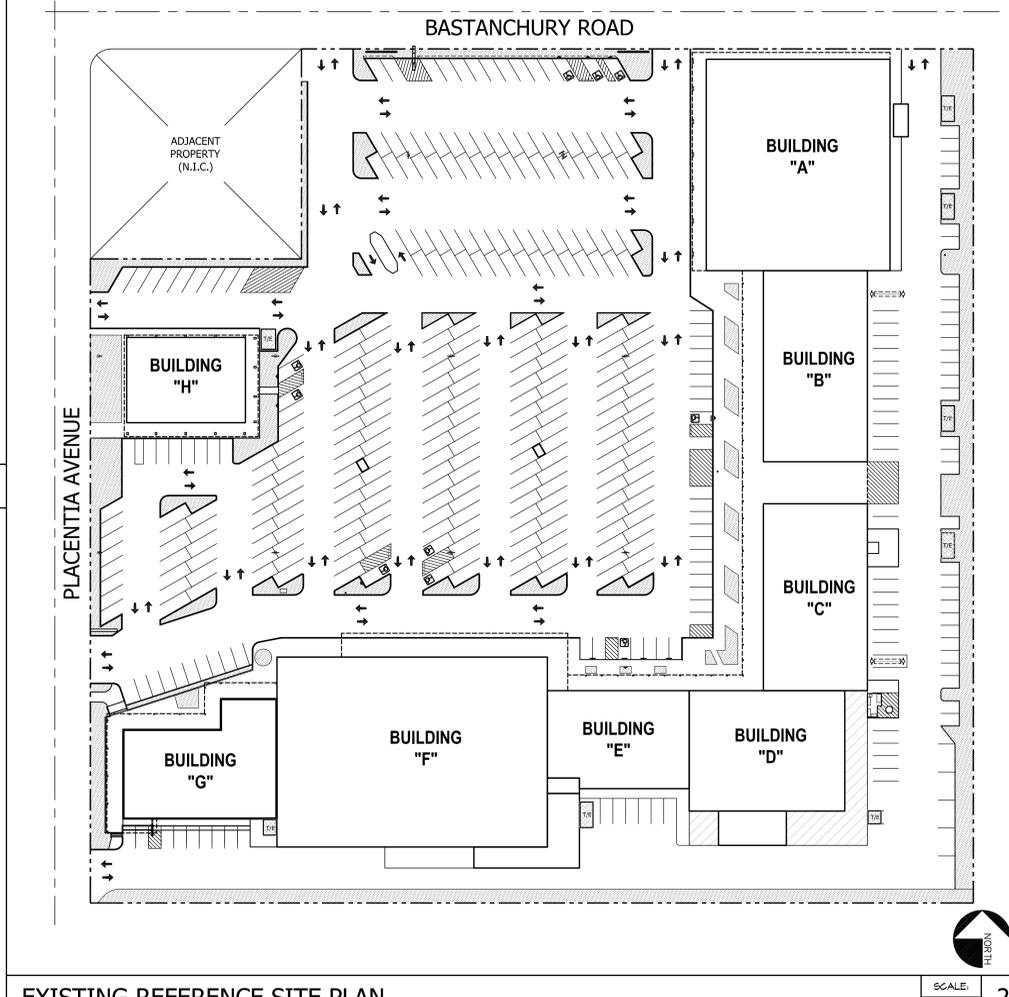
SHEET #	SHEET NAME	
A0.0	TITLE SHEET AND SITE PLAN	
A0.1	ACCESSIBLE SITE PLAN & NOTES	
A0.2	ACCESSIBLE DETAILS	
A0.3	TRASH ENCLOSURE PLAN & ELEVATION	
A1.0	OVERALL SITE PLAN AND NOTES	
A1.1	ENLARGED SITE PLAN AND NOTES	
A1.2	ENLARGED SITE PLAN AND NOTES	
A4.0	EXTERIOR ELEVATION	
A4.1	EXTERIOR ELEVATION & DETAILS	
L1.0	OVERALL LANDSCAPE SITE PLAN AND NOTES	
L1.1	LANDSCAPE DETAILS AND NOTES	
SGN-1	PYLON SIGN PLAN	
SGN-2	TENANT SIGN PLAN	

PROJECT INFORMATION

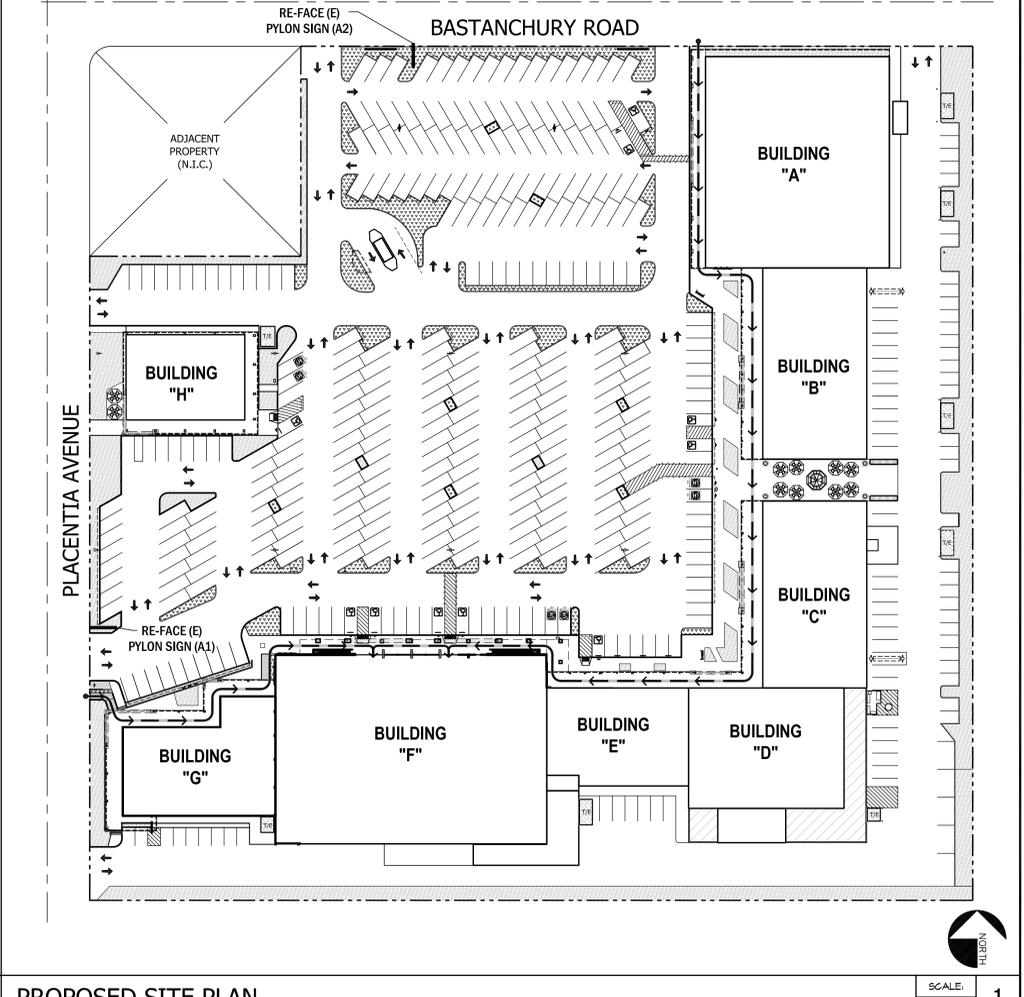
(8) SINGLE (1) STORY BUILDINGS (EXIST. STRUCT.)

TOTAL: ± 100,500 SQ. FT.

CONSTRUCTION TYPE (PER SEC. 601 & TABLE 601) : VARIES
OCCUPANCY TYPE: VARIES (B, M, A & S-1)
SPRINKLERED: PARTIAL



EXISTING REFERENCE SITE PLAN



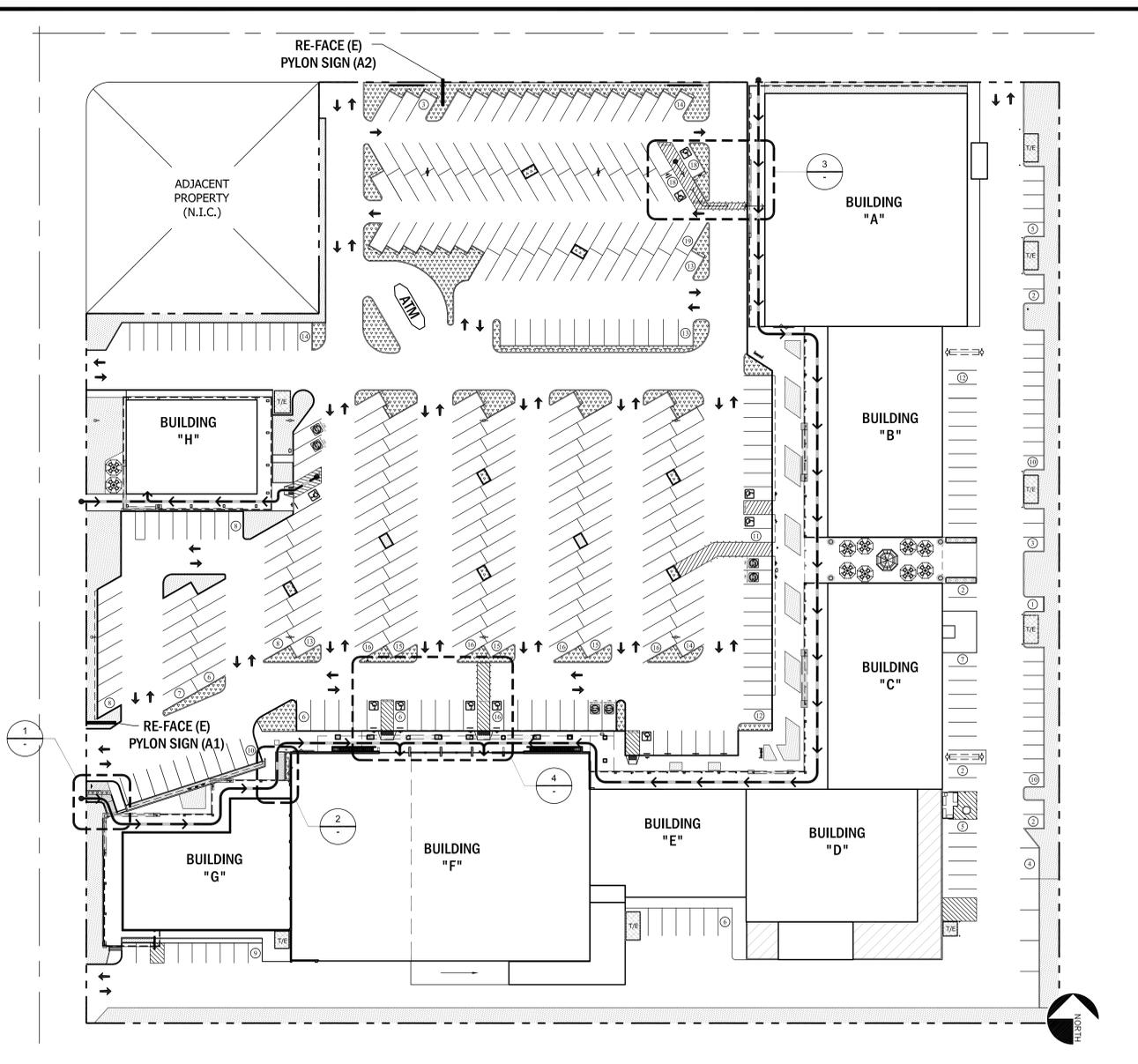
PROPOSED SITE PLAN

DATE: 02-28-18
JOB # 3101
DRAWN BY: D.A.M.
SCALE: AS NOTED (30"x42")

TITLE SHEET
SITE PLAN
AND NOTES

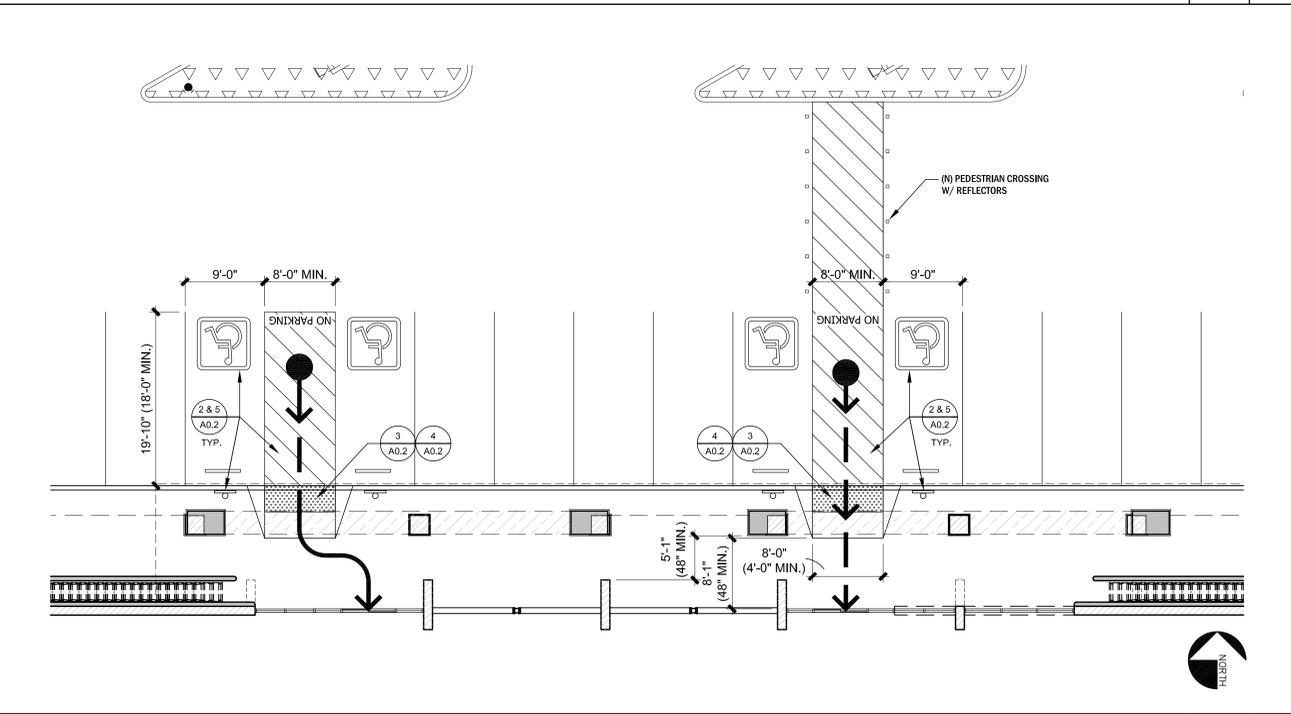
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SIERRA VISTA PLAZA
 EXTERIOR RENOVATION IMPROVEMENT
 PLACENTIA AVE. / BASTANCHURY RD.
 PLACENTIA, CA 92870



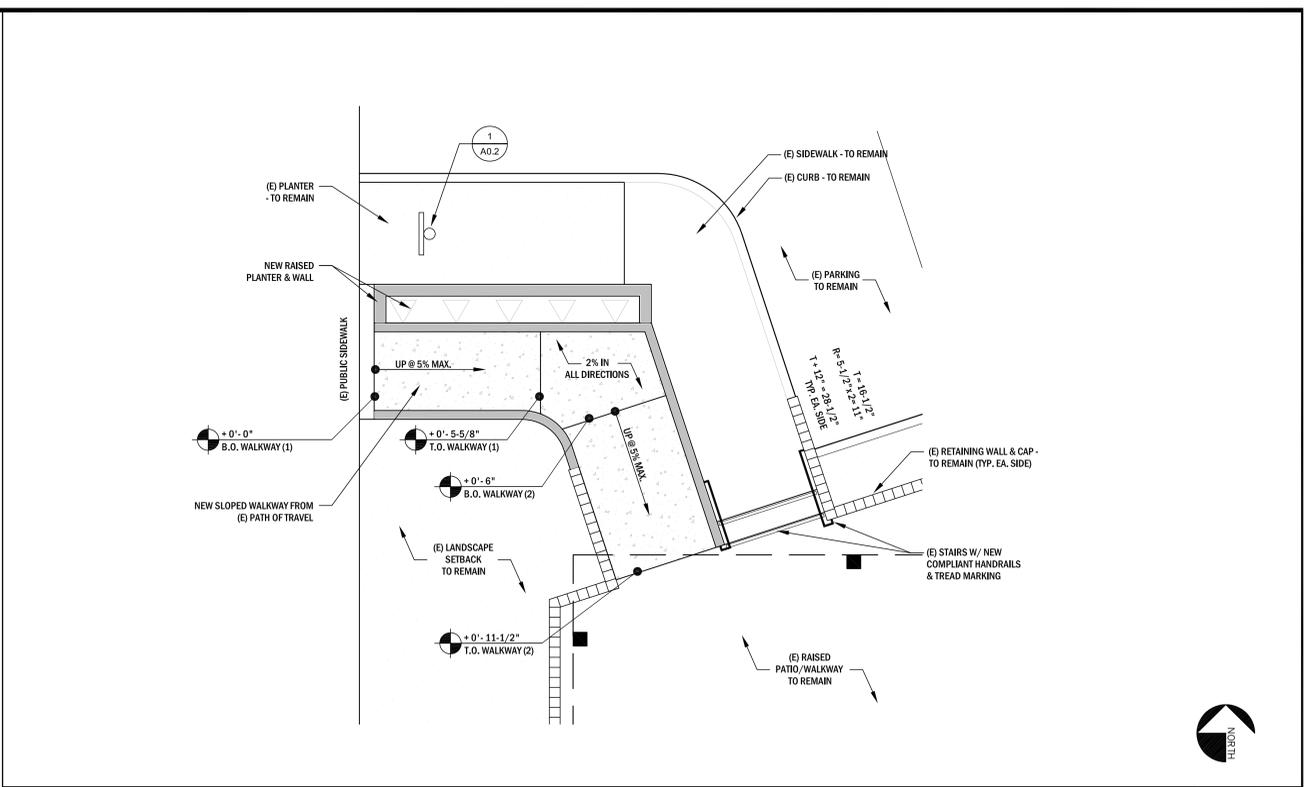
ACCESSIBLE SITE PLAN

SCALE: 1"=40'-0" 5



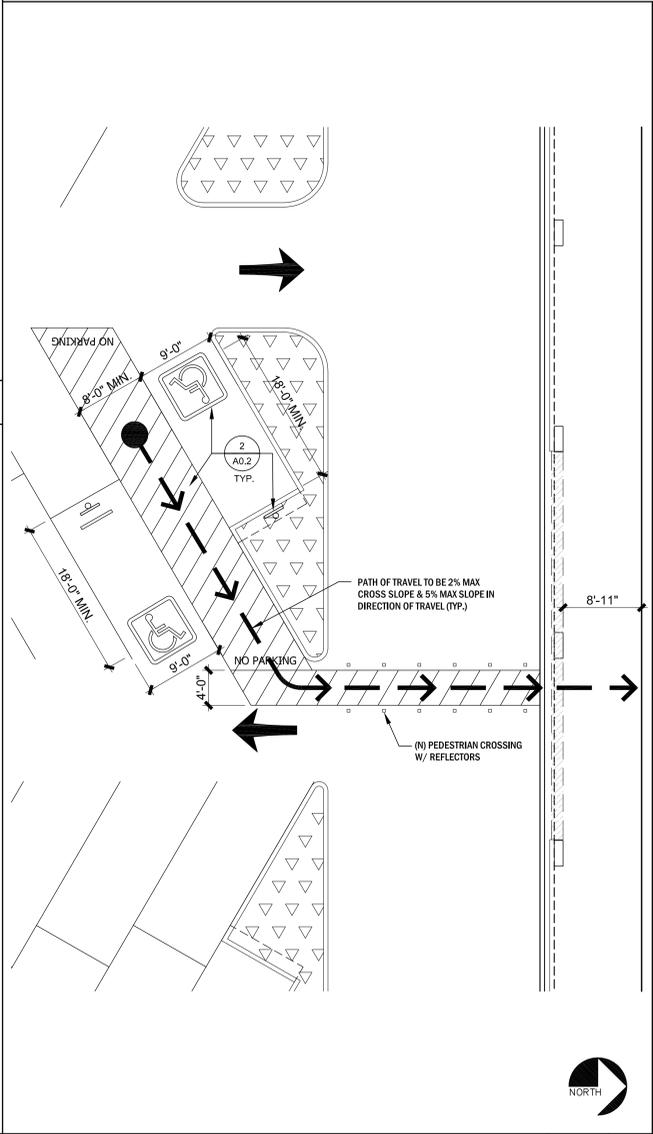
ENLGD. ACCESSIBLE PARKING PLAN

SCALE: 1/8"=1'-0" 4



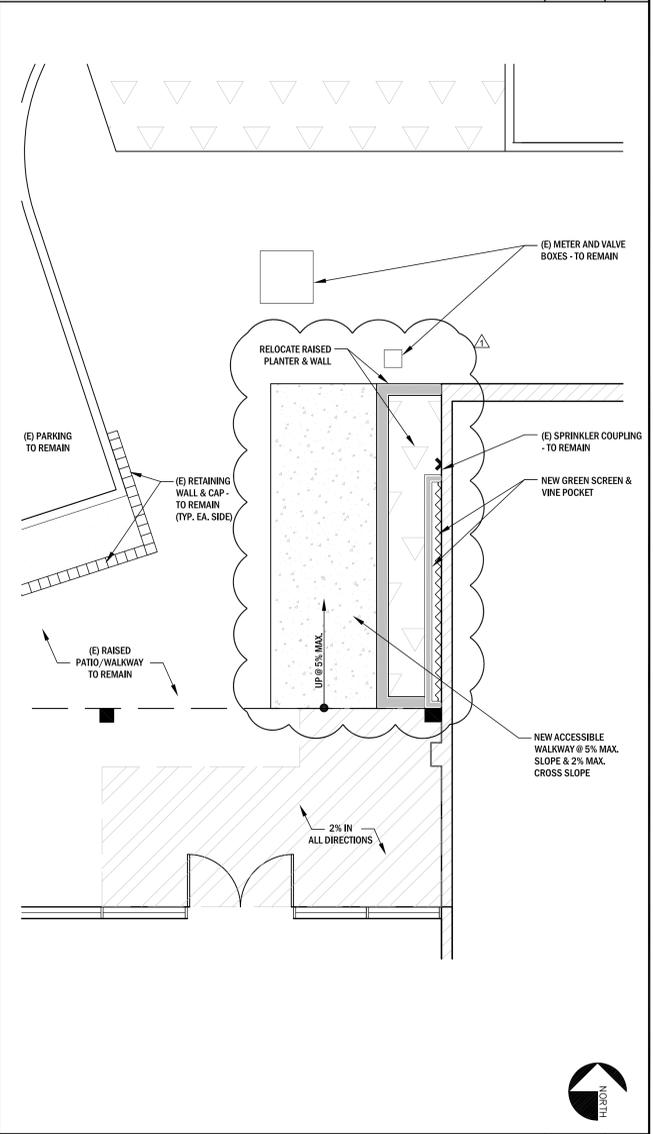
ENLGD. ACCESSIBLE SLOPED WALKWAY @ EXISTING STAIRS

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



ENLGD. ACCESSIBLE PARKING PLAN

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



ENLGD. ACCESSIBLE WALKWAY

SCALE: 1/4"=1'-0" 2

PROJECT DESIGNER
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 Commercial Construction, Project Management
 1900 E. Warner Ave, Suite M, Santa Ana, CA 92705
 E-mail: measton@eastonpacific.com
 Phone: 949-223-5090 Fax: 949-223-5099
 License Number: 713525

SIGNIFICANT DATES	
DATE	DESCRIPTION
02-28-18	CITY SUBMITTAL REVIEW
05-07-18	PLAN CORRECTIONS

PLANS PREPARED BY:

CONTRACTOR
 # 713525
 LICENSE NO.
 EXP. DATE

E.P.C.C. INC.
 STATE LICENSE #713525
 DESIGNER'S STATEMENT

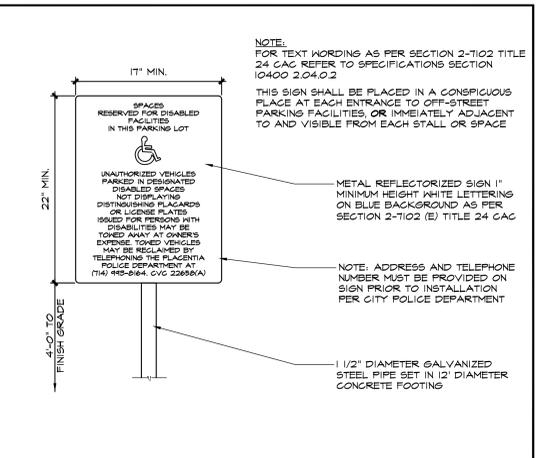
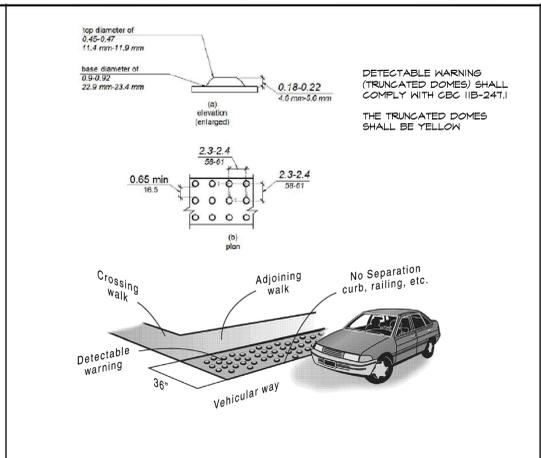
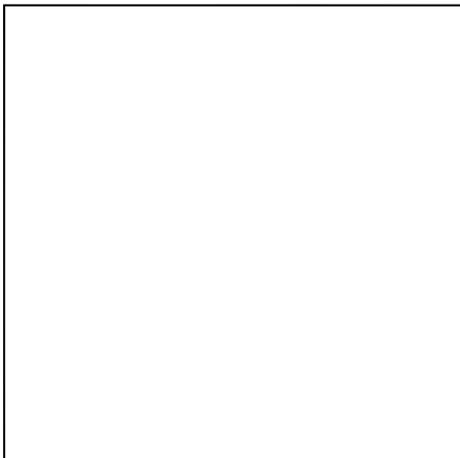
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 EXTERIOR RENOVATION IMPROVEMENT
 PLACENTIA AVE. / BASTANCHURY RD.
 PLACENTIA, CA 92870

DATE:
 JOB # 3101
 DRAWN BY:
 SCALE:

ACCESSIBLE SITE PLAN AND NOTES

A0.1



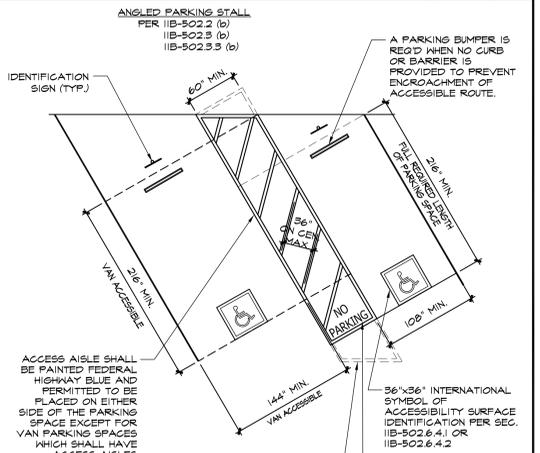
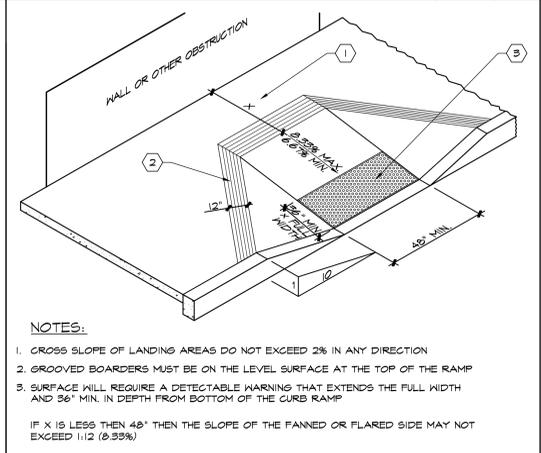
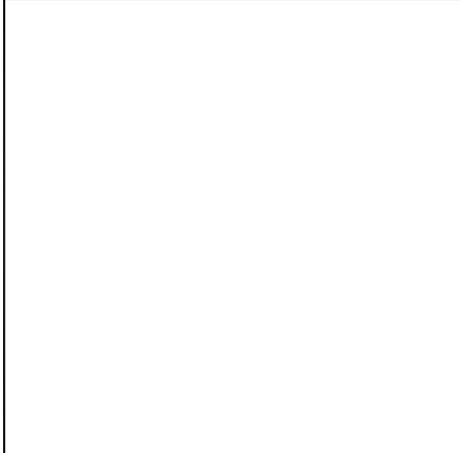
10

11

6 DETECTABLE WARNING SURFACE SCALE: N.T.S. 3

7 CURB-CUT DETAIL SCALE: 3/8"=1'-0" 4

8 ACCESSIBLE PARKING STALLS SCALE: 3/16"=1'-0" 5



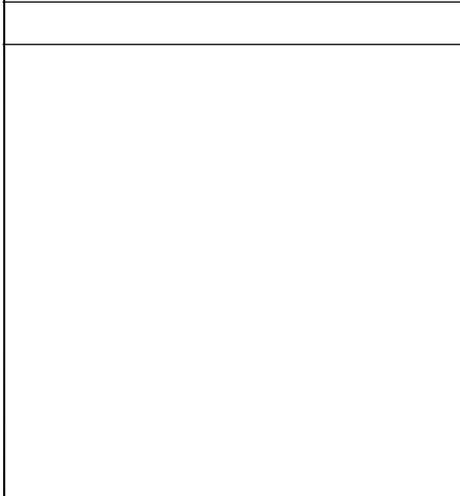
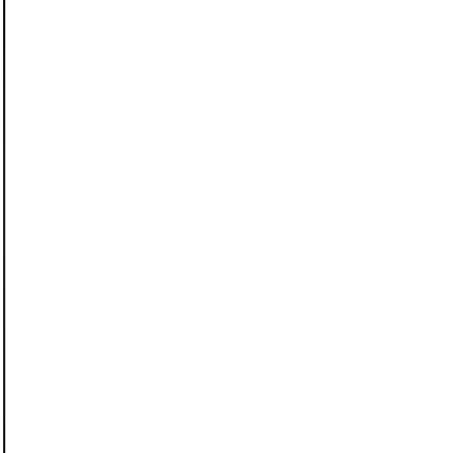
13

9

12 ACCESSIBLE PARKING STALLS SCALE: 3/16"=1'-0" 2

11 ACCESSIBLE PARKING STALLS SCALE: 3/16"=1'-0" 2

10 ACCESSIBLE PARKING STALLS SCALE: 3/16"=1'-0" 2



13

9

12 ACCESSIBLE PARKING STALLS SCALE: 3/16"=1'-0" 2

11 ACCESSIBLE PARKING STALLS SCALE: 3/16"=1'-0" 2

10 ACCESSIBLE PARKING STALLS SCALE: 3/16"=1'-0" 2

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02-28-18	CITY SUBMITTAL REVIEW

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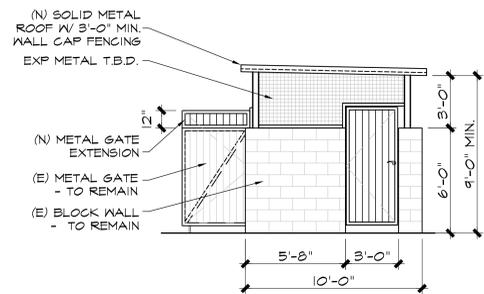
JOB # 5101

DRAWN BY:

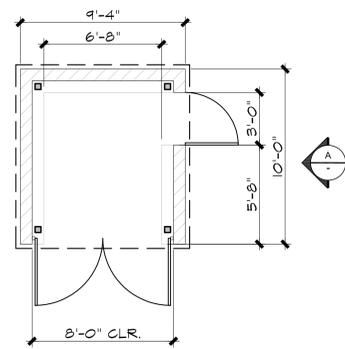
SCALE: AS NOTED (30"x42")

TITLE 24 ACCESSIBLE DETAIL SHEET

A0.2



(A) ELEVATION VIEW



PLAN VIEW

PROPOSED TRASH ENCLOSURE

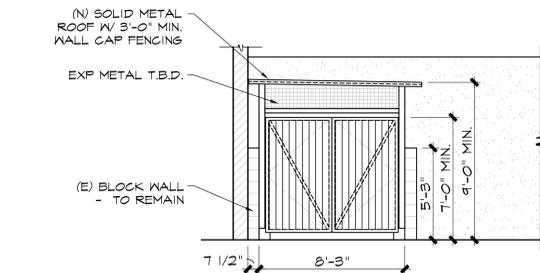
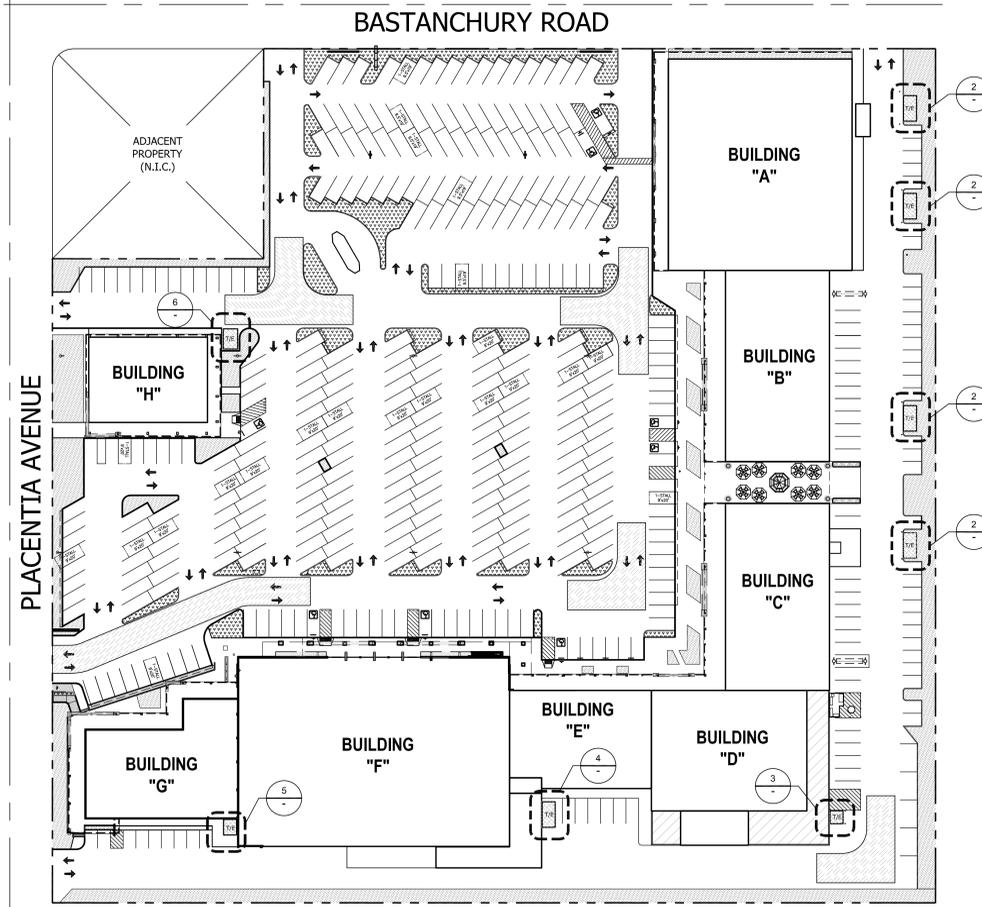
SCALE: 1/4"=1'-0"

6

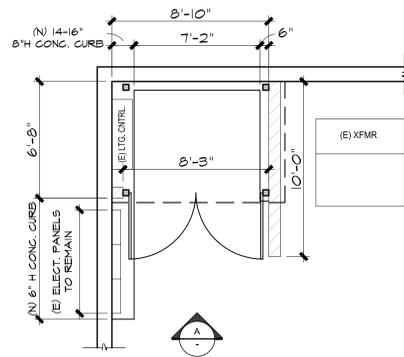
REFERENCE OVERALL SITE PLAN

SCALE: 1"=50'-0"

1



(A) ELEVATION VIEW

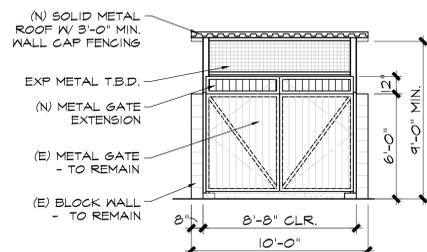


PLAN VIEW

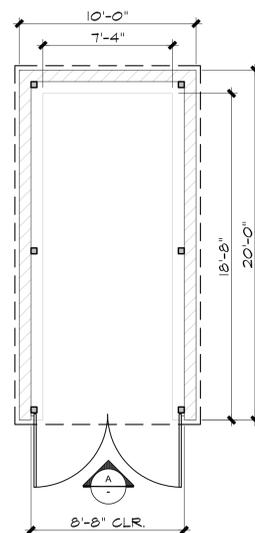
PROPOSED TRASH ENCLOSURE

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

5



(A) ELEVATION VIEW

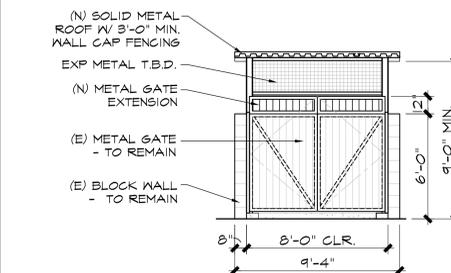


PLAN VIEW

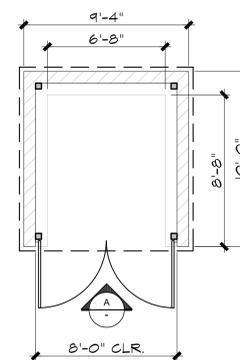
PROPOSED TRASH ENCLOSURE

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

4



(A) ELEVATION VIEW

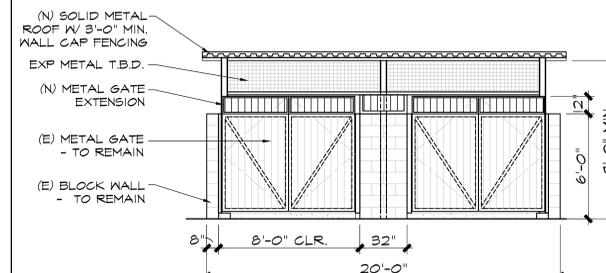


PLAN VIEW

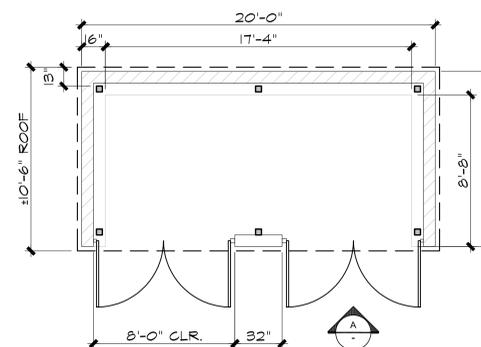
PROPOSED TRASH ENCLOSURE

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

3



(A) ELEVATION VIEW



PLAN VIEW

PROPOSED TRASH ENCLOSURE

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

2

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PLACENTIA AVE. / BASTANCHURY RD.
PLACENTIA, CA 92870

DATE:
JOB # 3101
DRAWN BY:
SCALE:

PROPOSED TRASH ENCLOSURE

A0.3

CONDITIONS OF APPROVAL NOTES

- 1 NOTARIZED SIGNATURES OF OWNER & APPLICANT PROVIDED
 - 2 MATERIAL BOARD & REFERENCE NOTES ON SHEET A4.0 & A4.1
 - 3 CORNICE DETAIL - PER DETAIL 6/A4.1
 - 4 ADDITIONAL PARKING LOT LANDSCAPE - SEE PLAN I/L1.0
 - 5 PEDESTRIAN CROSSINGS W/ REFLECTORS
 - 6 LANDSCAPE PERCENTAGE - SEE SHEET A0.0
 - 7 BIKE RACK (2-LOCATIONS)
 - 8 TYPICAL EQUIPMENT SITE LINE. NO EQUIPMENT WILL BE VISIBLE FROM PARKING FIELD OR STREET VIEW - SEE BUILDING SECTION 8/A4.1
 - 9 OUTDOOR PATIO SEATING - SEE PLAN I/A1.2
 - 10 OUTDOOR PATIO STRINGS LIGHTS - SEE PLAN I/A1.2
 - 11 SEE ELEVATIONS A4.0 & A4.1, DETAIL T/A4.1 (GOLIM BASE DECORATIVE MATERIAL TO BE CONFIRMED DURING PRELIMINARY MEETINGS)
 - 12 ADD (1) ORGANIC WASTE CONTAINER INTO EXISTING TRASH ENCLOSURES
 - 13 REVISE PLANTER - SEE PLAN 2/A0.1
 - 14 ALL EXTERIOR LIGHTING TO MEET OR EXCEED 1-FOOT CANDLE ON THE GROUND AS PER CBC, CEC, DECORATIVE SCENCES TO BE ADDED - SEE SAMPLE LIGHTING UNDER CANOPIES TO BE REPLACED WITH NEW LED FIXTURES IN ORDER TO ILLUMINATE STOREFRONTS AND WALKWAYS
 - 15 ALL NEW AND EXISTING LIGHTING WILL BE LED HIGH EFFICIENCY. REPLACE ALL EXISTING FOLE LIGHT HEADS WITH LED HIGH EFFICIENCY MULTI-HEADS
 - 16 PEDESTRIAN CROSSINGS W/ REFLECTORS SHOWN ON PLAN
 - 17 NEW LANDSCAPE AT NORTH SIDE OF BUILDING "A" - SEE PLAN I/L1.0
 - 18 NEW LANDSCAPE AT EAST SIDE OF PROPERTY LINE - SEE PLAN I/L1.0
 - 19 SEE PRELIMINARY SIGN PLAN AND INFORMATION - SEE SHEETS 56N-1 & 56N-2
 - 20 ALL LANDSCAPING SHALL COMPLY WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
 - 21 (2) ADDITIONAL ACCESSIBLE PARKING STALLS. NEW TOTAL COUNT IS (10) ACCESSIBLE PARKING STALLS.
 - 22 VAN ACCESSIBILITY NOTED ON PLAN & REVISED DETAIL - SEE DETAIL 245/A0.2
 - 23 ELECTRIC VEHICLE CHARGING STATIONS - SEE PLAN (6-LOCATIONS)
 - 24 SEE ATTACHED EXEMPTION APPLICATION
 - 25 CONSTRUCTION DOCUMENTS SHALL BE STAMPED BY A CALIFORNIA LICENSED PROFESSIONAL. ALL ENGINEERING MEPS & FLS PAGES SHALL BE STAMPED BY APPLICABLE CALIFORNIA LICENSED ENGINEER
 - 26 SEE ATTACHED EXEMPTION APPLICATION
 - 27 SIGN - SIGHT LINE DISTANCE EVALUATION - SEE PRELIMINARY SIGN DESIGNS BY TNT SIGNS
- END OF COMMENTS

PROJECT DESIGNER
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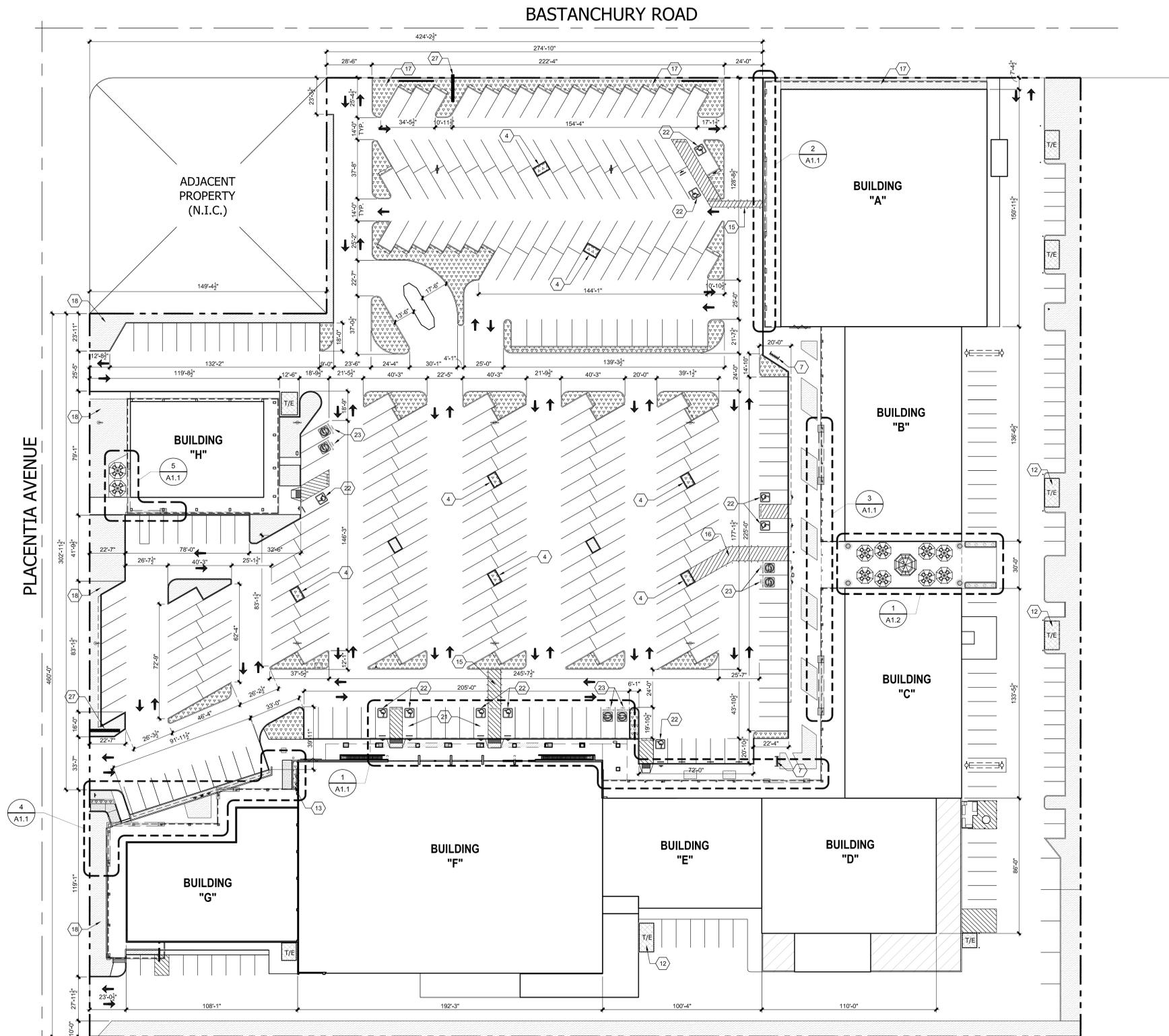
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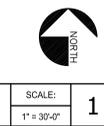
DATE:
 JOB # 5101
 DRAWN BY:
 SCALE:

OVERALL
 SITE PLAN
 AND NOTES

A1.0



NEW OVERALL SITE PLAN



SCALE: **1**
 1" = 30'-0"

HOMETOWN EVOLUTION INC. A15E26SUSP50

CLEAR/BLACK 50 FOOT COMMERCIAL GRADE SUSPENDER STYLE PARTY STRING LIGHT SET WITH (25) A15 CLEAR GLOBE BULBS AND 24" SOCKET SPACING

ITEM # BG191962TT
MODEL # A15E26SUSP50
SUSPENDER COLLECTION



SPECIFICATION OVERVIEW

CORD LENGTH	600 IN.	HEIGHT	6 IN.
LENGTH	600 IN.	MAXIMUM LENGTH	1800 IN.
PRODUCT WEIGHT	6.7 LBS.	WIRE GAUGE	16

PHYSICAL CHARACTERISTICS

BULB BASE	MEDIUM (E26)	BULB SHAPE	A15
BULB TYPE	INCANDESCENT	DIMMABLE	YES
MATERIAL	GLASS	NUMBER OF BULBS	25

OTHER FEATURES

VINTAGE EDISON BULB	YES
---------------------	-----

ELECTRICAL INFORMATION

AMPERAGE	11	AVERAGE HOURS	3000
BATTERY OPERATED	NO	LUMENS	110
PLUG IN	YES	VOLTAGE	120
WATTAGE	1200	WATTS PER BULB	15

COMPONENTS

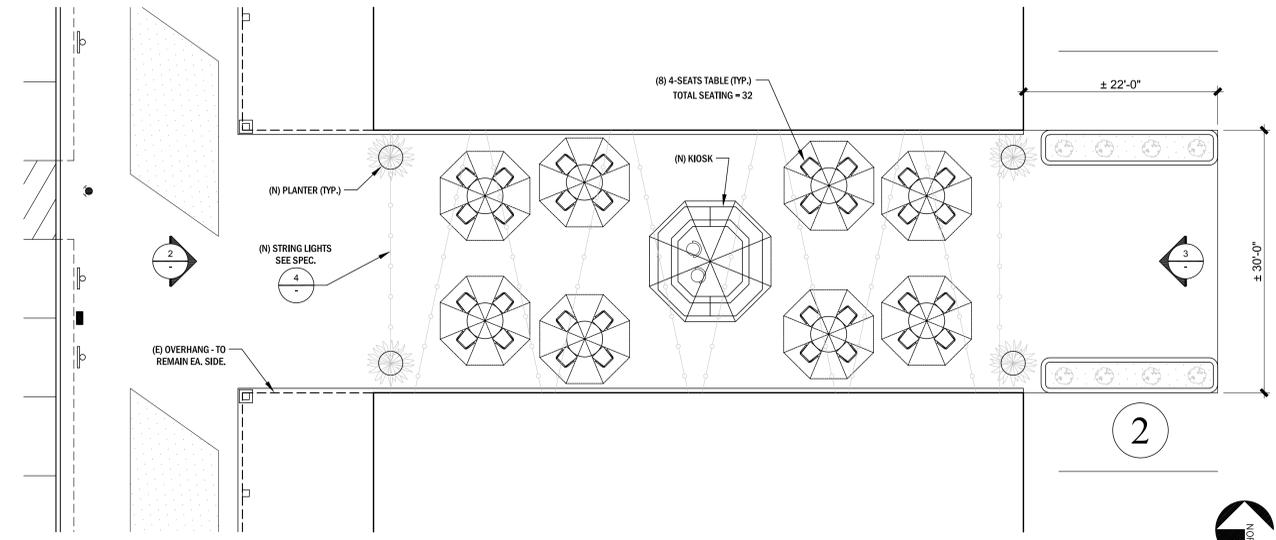
BULB INCLUDED	YES	PLUG INCLUDED	YES
---------------	-----	---------------	-----

STYLE AND COLOR

BULB COLOR	CLEAR	COLLECTION	A SERIES
COLOR TEMPERATURE	2700K	CORD COLOR	BLACK
GENRE	FARMHOUSE, MIDCENTURY / VINTAGE	SERIES	CLEAR

STANDARDS AND CODES

ENERGY STAR	NO
LOCATION RATINGS	DAMP LOCATION, DRY LOCATION



ENLARGED COURTYARD PLAN

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



FRONT ELEVATION RENDERING

SCALE: N.T.S. 2



REAR ELEVATION RENDERING

SCALE: N.T.S. 3

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ENLARGED SITE PLAN AND NOTES

A1.2



NEW WEST ELEVATION @ BLDG "G"

SCALE: 1/8"=1'-0" 2



NEW SOUTH ELEVATION @ BLDG "G"

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



NEW NORTH ELEVATION @ BLDG 'G'

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



NEW NORTH ELEVATION @ BLDG 'F'

SCALE: 1/8"=1'-0" 4



NEW NORTH ELEVATION @ BLDG 'D & E'

SCALE: 1/8"=1'-0" 5



NEW WEST ELEVATION @ BLDG 'B & C'

SCALE: 1/8"=1'-0" 6

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DATE:
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 SCALE:

EXTERIOR ELEVATION

A4.0



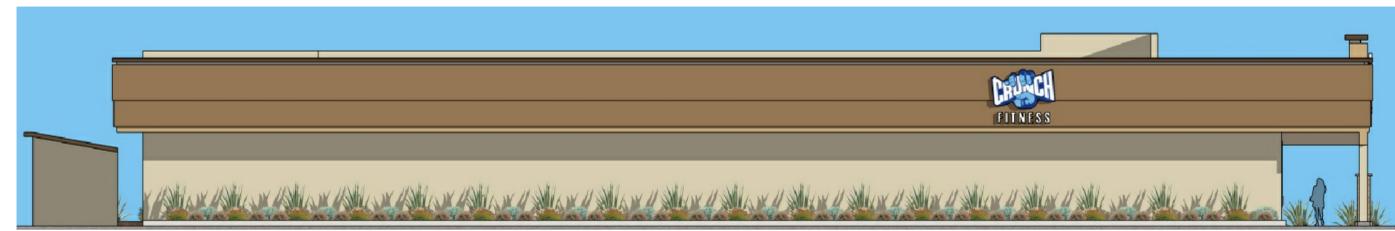
NEW WEST ELEVATION @ BLDG "A"

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



NEW EAST ELEVATION @ BLDG "A"

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



NEW NORTH ELEVATION @ BLDG 'A'

SCALE: 2
1/8"=1'-0"



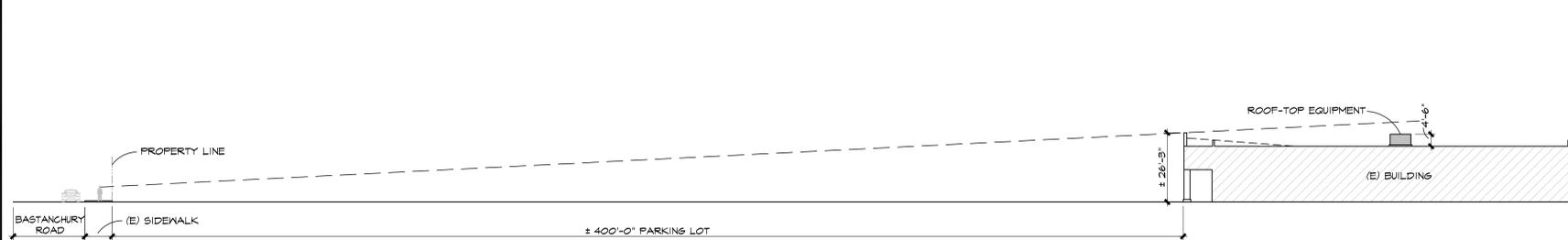
NEW WEST ELEVATION @ BLDG 'H'

SCALE: 5
1/8"=1'-0"



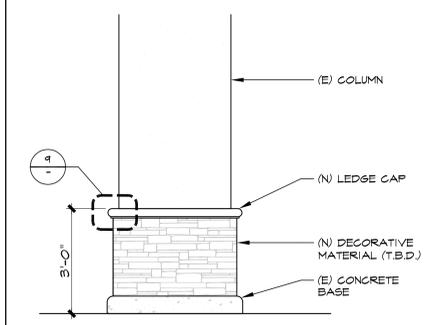
NEW SOUTH ELEVATION @ BLDG 'H'

SCALE: 4
1/8"=1'-0"



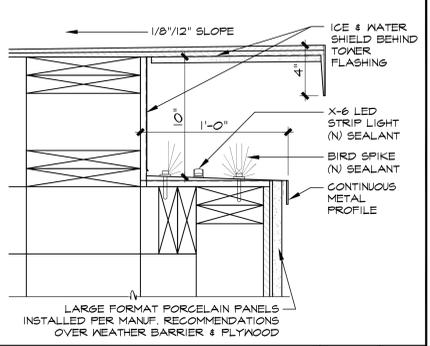
EQUIPMENT SIGHT LINE

SCALE: 8
NTS.



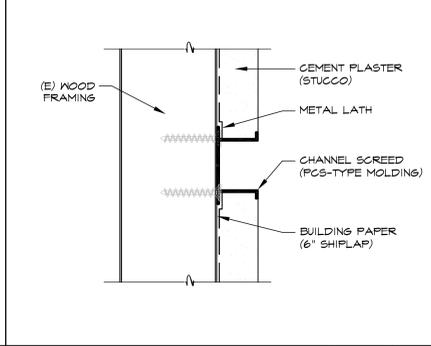
COLUMN BASE DETAIL

SCALE: 7
1/2"=1'-0"



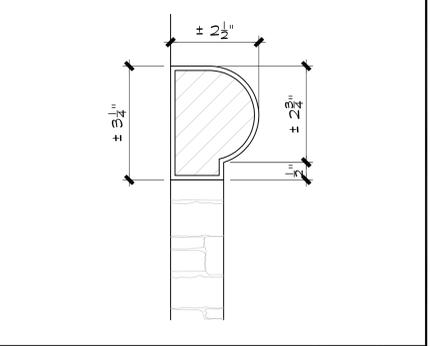
CORNICE DETAIL

SCALE: 6
NTS.



REGLET DETAIL

SCALE: 10
NTS.



LEDGE PROFILE

SCALE: 9
6"=1'-0"

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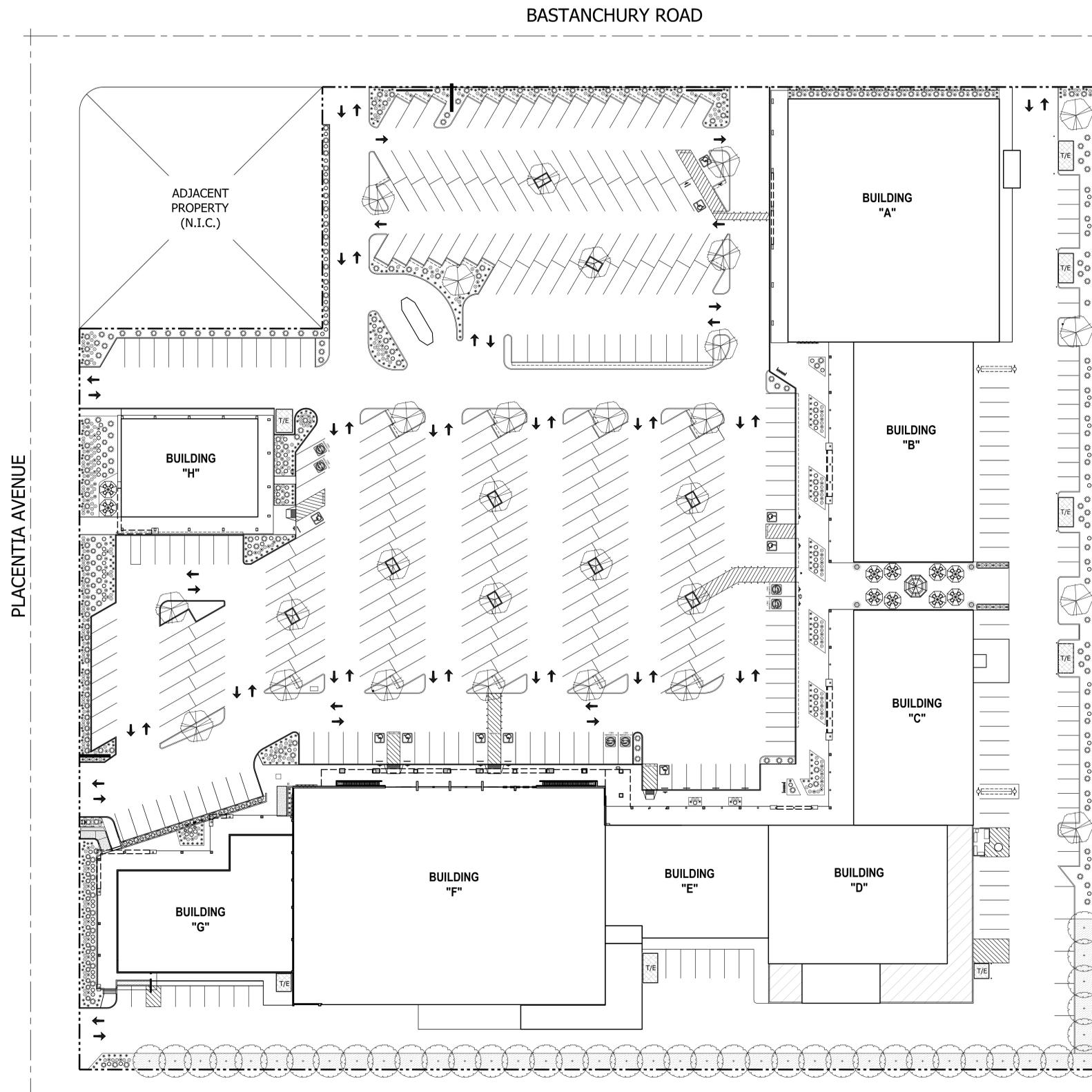
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SCALE:

EXTERIOR ELEVATION & DETAILS

A4.1

SIERRA VISTA PLAZA - UPGRADE EXISTING LANDSCAPE (LANDSCAPE IMPROVEMENT) UPGRADE EXISTING IRRIGATION & CONTROL SYSTEM



PLANT LEGEND

EXISTING PLANT

-  EXISTING LANDSCAPE - TO REMAIN
-  EXISTING TREE - TO REMAIN

PROPOSED PLANT

SYMBOL	COMMON / BOTANICAL NAME	SIZE
	MESQUITE TREE	MATURE
	CENTURY PLANT / AGAVE AMERICANA	5 GAL.
	ENGLISH LAVENDER / LAVANDULA OFFICINALIS	5 GAL.
	WHITE SAGE / SALVIA APIANA	1 GAL.
	CALIFORNIA BUSH SUNFLOWER / ENCELIA CALIFORNIA	1 GAL.
	PATRIOT RAINBOW LANTANA / LANTANA CAMARA 'ROBPATRAI'	1 GAL.
	ARTIFICIAL GREEN SCREEN WALL	T.B.D.
	POTTED PLANTER	T.B.D.

LANDSCAPE NOTES

WATER SOURCE:
DOMESTIC - GOLDEN STATE WATER

PLANT PALETTE



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05-07-18	PLAN CORRECTIONS

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SIERRA VISTA PLAZA

EXTERIOR RENOVATION IMPROVEMENT
PLACENTIA AVE. / BASTANCHURY RD.
PLACENTIA, CA 92870

DATE:
JOB # 3101
DRAWN BY: T.L.
SCALE: AS NOTED (30"X42")

OVERALL
LANDSCAPE
SITE PLAN

L1.0

GENERAL LANDSCAPE NOTES

- REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.
- NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATION BEFORE PROCEEDING WITH THE WORK. NOTIFY PROJECT MANAGER IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
- REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE PROJECT MANAGER. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
- LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.
- LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHT, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY PROJECT MANAGER IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
- OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.
- INSTALL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THE SOILS REPORT RECOMMENDATIONS IN THE REPORT BELOW.
- KILL AND REMOVE ALL EXISTING WEEDS FROM SITE AREAS PER SPECIFICATIONS.
- ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.
- LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO PROJECT MANAGER MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. PROJECT MANAGER MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHFUL APPEARANCE OR NON CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE PROJECT MANAGER OR OWNER.
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.
- AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED ON-CENTER SPACING.
- INSTALL GROUND COVER AND/OR SHRUBS MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.
- PROVIDE FERTILIZER TABLETS FOR EACH CONTAINER GROWN PLANT 1 GALLON AND LARGER PER SPECIFICATIONS.
- FOR ALL TREES WITHIN 6' OF PAVING, INSTALL ROOT BARRIERS. ROOT BARRIERS SHALL BE INSTALLED NEXT TO PAVING, NOT WRAPPED AROUND ROOTBALL.
- REMOVE ALL NURSERY STAKES AND ESPALIERS RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.
- LIST ON THE PLANT MATERIAL GUARANTEE ALL EXISTING TREES THAT HAVE HAD WORK PERFORMED WITHIN 6' OF TRUNK.
- DURING THE LENGTH OF THE GUARANTEE PERIOD BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.
- ANNUAL COLOR TO BE SELECTED BY PROJECT MANAGER AT TIMES OF INSTALLATION. REQUEST RECOMMENDATION A MINIMUM OF 48 HOURS IN ADVANCE OF NEED FOR DELIVERY.
- MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF) HAVING LESS THAN A 2:1 SLOPE WITH A 1/2" DEEP LAYER OF MEDIUM GRIND MULCH AT THE CONCLUSION OF PLANTING OPERATIONS. CONTRACTOR SHALL SUBMIT SAMPLES FOR APPROVAL BY PROJECT MANAGER PRIOR TO PURCHASING AND INSTALLING MULCH.
- AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED BY DESIGNATION ON PLANTING PLAN. HAVE SAMPLES TESTED BY A LOCAL SOILS LAB FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY TEST AND SOIL PREPARATION RECOMMENDATIONS. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACKFILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FORM FROM OWNER. SUBMIT SOIL REPORT TO PROJECT MANAGER PRIOR TO PLANTING. IF LOCATIONS FOR SOILS TEST ARE NOT FOUND ON PLANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE PROJECT MANAGER FOR SAID LOCATIONS PRIOR TO BEGINNING ANY WORK.
- FINAL PLANT LOCATIONS TO BE APPROVED BY PROJECT MANAGER. CONTRACTOR SHALL NOTIFY PROJECT MANAGER NO SHORTER THAN 48 HRS IN ADVANCE OF FINAL INSTALLATION. CONTRACTOR SHALL HAVE PLANT MATERIAL ON-SITE AND LOCATED PER PLANS FOR REVIEW PRIOR TO FINAL INSTALLATION.
- ALL SHRUBS AREAS SHALL BE UNDERPLANTED WITH GROUND COVER LISTED FOR EACH PLANTED AREA ON THE PLAN AND ALL GROUND COVER SHALL BE PLANTED TWELVE (12) INCHES ON CENTER, MINIMUM AND SHALL BE TRIANGULARLY SPACED.

GENERAL IRRIGATION NOTES

- ALL BUBBLER HEADS IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER IS 1" ABOVE FINISHED GRADE.
- ALL PRESSURE LINES SHALL BE TESTED FOR FOUR HOURS UNDER HYDROSTATIC PRESSURE OF 150 PSI AND BE PROVEN WATER TIGHT. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT FOR TEST.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANS.
- THE SPRINKLER SYSTEM IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION.
- THE FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE NEW CONTROLLER SHALL MEET OR EXCEED ALL APPLICABLE WATER CONSERVATION CODES, 120 VOLT ELECTRICAL POWER AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE CONTROLLER IN ACCORDANCE WITH LOCAL ELECTRICAL CODE.
- INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE CONTROL AND QUICK COUPLING VALVES 6' TO 12' AWAY FROM HARDSCAPE OR TURF AREA FOR EASY ACCESS.
- WHERE SPRAY HEAD ARE USED, THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVSERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN SITE DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN FORESEEN AND CONSIDERED BY THE ENGINEERING. THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD BE INFORMED OF SUCH OBSTRUCTIONS AND DIFFERENCES, BUT IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- INSTALL ALL PIPE MATERIALS AND EQUIPMENTS AS SHOWN IN CONSTRUCTION DETAILS. USE TEFLON TAPE OR TEFLON FIP DOPE ON ALL PVC MALE PIPE THREADS OF ALL SPRINKLER SHING JOINT AND VALVES ASSEMBLIES.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURE.
- DRAINAGE OF WATER THROUGH SPRINKLER HEAD WILL NOT BE ALLOWED. SOME SPRINKLERS WILL REQUIRE THE INSTALLATION OF AN ANTI-DRAIN VALVE IN THE RISER NIPPLE TO PREVENT DRAINAGE. DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR SHALL AN ANTI-DRAIN AS REQUIRED AT ANY SPRINKLER SHOWING SIGNS OF DRAINING AFTER THE IRRIGATION SYSTEM HAS OPERATED FROM AN ON TO OFF POSITION. INSTALLATION OF ANTI-DRAIN VALVES SHALL BE INCLUDED IN THE BID PRICE WITHOUT ADDITIONAL COST TO THE OWNER.
- ALL PIPE ADJACENT TO SIDEWALKS, CURBS, AND OR AT TOP AND TOE OF SLOPES TO BE PVC BURIED.
- IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED AS PER LOCAL CODE. CONTRACTORS SHALL SECURE ALL NECESSARY PERMITS.
- MASTER VALVE SHALL BE LOCATED DIRECTLY AFTER BACKFLOW PREVENTER. VALVE BOX TO BE LOCATED IN A PLANTING AREA.
- EACH REMOTE CONTROL VALVE SHALL BE INSTALLED IN ITS OWN VALVE BOX.
- REMOTE CONTROL VALVES SHALL BE INSTALLED IN A MANIFOLD. EACH MANIFOLD IS TO BE ISOLATED BY A BALL VALVE. REMOTE CONTROL VALVES SHALL BE INSTALLED WITH THE LARGEST VALVE AND GPM FLOW INSTALLED FIRST ON THE MANIFOLD, WITH SMALLER VALVES AND CAPACITIES TRANSITIONING FROM THERE. THE LINE SIZE OF THE STUB-OFF FEEDING THE MANIFOLD SHALL BE THE SAME SIZE AS THE MAINLINE.
- REMOTE CONTROL VALVES SHOULD BE SET AND INSTALLED IN PLANTING AREAS WHERE POSSIBLE. VALVE BOX SHALL BE SET PARALLEL TO EACH OTHER, AND PERPENDICULAR TO ADJACENT PAVING OR CONCRETE CURB.
- EACH QUICK COUPLER VALVE SHALL BE INSTALLED IN ITS OWN VALVE BOX.
- ALL QUICK COUPLER VALVES SHALL BE SET AND INSTALLED IN PLANTING AREAS OR AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALL QUICK COUPLERS SHALL BE ISOLATED WITH ITS OWN BALL VALVE.
- MINIMUM LINE SIZE SUPPLYING A QUICK COUPLER IS 1/2".
- EACH GATE VALVE SHALL BE INSTALLED IN ITS OWN VALVE BOX.
- ALL GATES VALVES SHALL BE FULL PORT DEIGN ONLY.
- NO SHARED USE OF TRENCHES WILL BE ALLOWED BETWEEN TRADES AND FOR INCOMPATIBLE USES. POTABLE WATER LINES FOR DRINKING FOUNTAINS SHALL BE IN A DESIGNATED TRENCH. ELECTRICAL CONDUIT SHALL BE IN A DESIGNATED TRENCH. PRESSURE MAINLINE AND LATERAL LINES WILL ONLY BE ALLOWED IN THE SAME TRENCH WHEN A MINIMUM TRENCH WIDTH 18" IS PROVIDED.
- NO PIPES ARE TO BE INSTALLED DIRECTLY OVER ONE ANOTHER. A MINIMUM OF 6" HORIZONTAL SHALL BE PROVIDED BETWEEN PARALLEL LATERAL LINES TO ALLOW FOR ACCESSING ALL PIPES.
- SAND BEDDING IS REQUIRED FOR ALL NEW PRESSURE MAINLINE.
- DETECTABLE WARNING TAPES IS REQUIRED FOR ALL NEW PRESSURE MAINLINE.
- ALL PRESSURE MAINLINE FOR PIPE 1/2" OR SMALLER SHALL BE SCH. 40 PVC. ALL NEW PRESSURE MAINLINE FOR 2"-5" SHALL BE CL. 315 PVC.
- NO ON-GRADE PIPING ALLOWED.

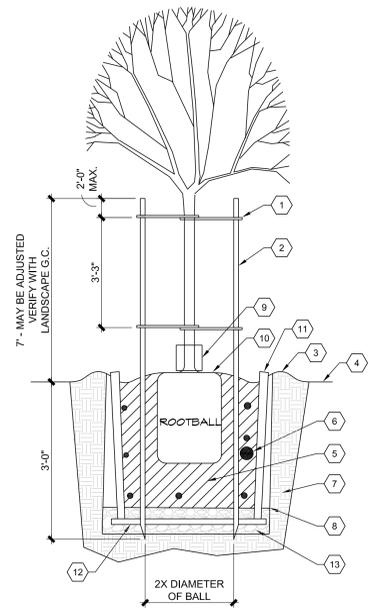
IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
	RAINBIRD	PESB SERIES PLASTIC REMOTE CONTROL VALVE
	EXISTING	PRESSURE MAINLINE - PER 'AS-IS' BUILDING GOODWILL INDUSTRIES' IRRIGATION PLANS
	AS APPROVED	IRRIGATION LATERAL LINE - PVC SCH. 40 - SIZE PER PLAN.
		PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.
	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL - U.L. APPROVED
	SPEARS	DS-400 PRE-FILLED WIRE CONNECTORS, USE ON ALL WIRE CONNECTIONS

KEYNOTES:

- VIT THIST BRACE
- 2" DIA. LODGE POLE PINE STAKE, 10' LONG FOR 24" BOX AND 8' LONG FOR 15 GAL (2 TYP.) KEEP CLEAR OF ROOTBALL.
- WATER BASIN, 4" MIN. DEPTH, MULCH TO 3" DEPTH AND DEEP WATER TREE IMMEDIATELY UPON PLANTING. REMOVE BASIN IF TUR IS INST. OR AT END OF MAINTENANCE PERIOD
- FINISH GRADE
- AMENDED BACKFILL, TAMP AND SETTLE BACKFILL BEFORE PLANTING SO THAT TREE DOES NOT SINK AFTER PLANTING
- FERTILIZER TABLET
- EXISTING SOIL
- SCARIFY SIDES & BOTTOM OF PLANTING PIT
- ARBOR-GARD TRUNK PROTECTOR FOR USE IN TURF AREAS
- CROWN OF TREE MUST NOT BE PLANTED BELOW FINISH GRADE
- EMPTY 3" DIA. PVC DRAINAGE FOR AIR AND WATERING; PLACE MIN. 3 PER TREE
- 4" DIA. CONTINUOUS PERFORATED DRAINPIPE WRAPPED WITH FILTER FABRIC TIED INTO VERTICAL DRAINPIPES (#14 ABOVE.)
- 2" DEEP COARSE GRAVEL/ROCK AT BOTTOM OF PIT

NOTE: MAINTAIN TURF 3" CLEAR FROM TREE TRUNK. INSTALL ROOT CONTROL BARRIERS WHERE TRUNK IS 5' OR LESS FROM HARDSCAPE.

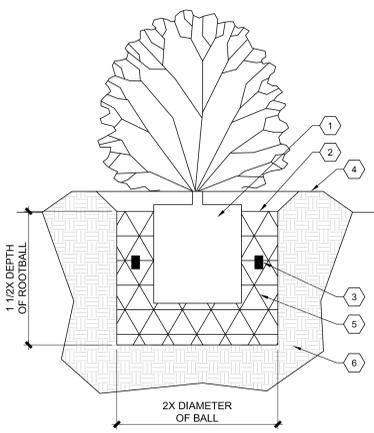


TREE PLANTING DETAIL

SCALE: 1
N.T.S.

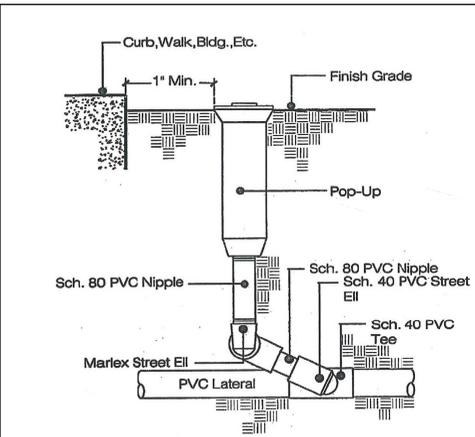
KEYNOTES:

- CROWN OF PLANT TO BE PLANTED 1/2"-1" ABOVE FINISH GRADE
- BASIN
- PLANT TABLETS
- TEMPORARY EARTH BERM
- BACKFILL MIX
- NATIVE SOIL



SHRUB PLANTING DETAIL

SCALE: 2
N.T.S.



POP UP BUBBLER DETAIL

SCALE: 3
N.T.S.

PROJECT DESIGNER
EASTON PACIFIC
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Commercial Construction, Project Management
1900 E. Warner Ave, Suite M, Santa Ana, CA 92705
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License Number: 71355

SIGNIFICANT DATES	
DATE	DESCRIPTION
2-28-18	CITY SUBMITTAL REVIEW

PLANS PREPARED BY:

CONTRACTOR
713525

LICENSE NO.

EXP. DATE

E.P.C.C. INC.
STATE LICENSE #713525
DESIGNER'S STATEMENT

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SIERRA VISTA PLAZA

EXTERIOR RENOVATION IMPROVEMENT

PLACENTIA AVE. / BASTANCHURY RD.
PLACENTIA, CA 92870

DATE:

JOB # 5101

DRAWN BY: TL

SCALE: AS NOTED (30"X42")

LANDSCAPE DETAILS & NOTES

L1.1



ELEVATION VIEW

PAINT COLOR LEGEND	
1	SW 6146 SOFTER TAN
2	SW 6095 TOASTY
3	SW 6090 JAVA
4	SW 2813 DOWNING STRAW
5	SW 6328 FIREWEED

A STONE SILL



Coronado
Chiseled Stone Sill
- Buff

B LEDGESTONE

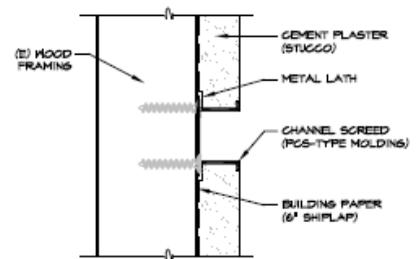


Coronado
Eastern Mountain Ledge
- Brookside

C SCONCE LIGHT



D REGLET





Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ANDREW GONZALES, SENIOR PLANNER

DATE: JUNE 12, 2018

SUBJECT: **ZONING CODE AND SPECIFIC PLAN AMENDMENT (ZCA) NO. 2017-09, DEVELOPMENT PLAN REVIEW (DPR) NO. 2017-03, USE PERMIT (UP) NO. 2017-09, AND VESTING TENTATIVE TRACT MAP (VTTM) NO. 18176 FOR AN UNIMPROVED +/-8.45-GROSS ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF ALTA VISTA STREET AND ROSE DRIVE (SC PLACENTIA DEVELOPMENT, LP)**

RECOMMENDATION

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

- 1) Open Public Hearing, concerning Zoning Code and Specific Plan Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03. Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176; and
- 2) Receive the Staff Report and consider all Public Testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. PC-2018-09, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Zoning Code and Specific Plan Amendment 2017-09 modifying the existing land use designation of SP-7 (East Placentia Specific Plan) with an underlying land use designation of "Commercial" to an underlying land use designation of "Commercial" (C) and "Medium Density Residential" (MDR), including modifications to the MDR development standards; to approve Development Plan Review 2017-03 for the development of an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes on an unimproved lot; to approve Use Permit 2017-09 establishing large outdoor seating areas and drive-through lane associated with an eating and drinking establishment use (e.g. coffee shop) in conjunction with the overall development of a commercial center; and to approve Vesting Tentative Tract Map 18176 subdividing two lots measuring approximately 8.45 gross acres, into 55 lots (54 residential lots & 1 commercial lot) to accommodate the mixed-use development project requested via DPR No. 2017-03; and recommending the adoption of Mitigated Negative Declaration 2018-01 pursuant to the California Environmental Quality Act Guidelines

(CEQA) set forth in Title 14 CCR §15074 and the City of Placentia Environmental Guidelines.

REQUEST

The applicant, SC Placentia Development, LP, requests approval of a Zoning Code and Specific Plan Amendment, Development Plan Review, Use Permit, and a Vesting Tentative Tract Map to allow for the development of an +/-8.45 gross acre, unimproved site with an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes on the site. The subject site is the last large remaining undeveloped commercial parcel both within SP-7 (East Placentia Specific Plan) and city-wide. The subject site's underlying land use designation of "Commercial" (C) will be re-designated and bifurcated into two underlying zoning designations of "Commercial" (C) (+/-1.99 acres) and "Medium Density Residential" (MDR) (+/-6.46 acres).

The "Commercial" portion of the site will be located along the northwest corner of the property and contain two commercial buildings measuring approximately 5,800 square feet (Shops 1) and 4,620 square feet (Shops 2), included with four designated outdoor dining spaces, drive-through lane to accommodate an eating and drinking establishment, 95-space parking lot, and various decorative landscape and hardscape improvements.

The "Medium Density Residential" portion will contain 54 detached, single-family residences each on their own respective lot. The residences will be in a gated community featuring two-story residences with six different architectural design styles/themes. Various studies for the subject site have been prepared by The Concord Group (TCG) and David Taussig and Associates that supports the applicant's requested underlying land use change to alter and minimize the commercially designated land area by approximately 76%. The report concluded that the amount of viable commercial land that can be supported by area consumers is no more than approximately 2 acres, coinciding with the applicant's proposal. An explanation of the economic benefit analysis is located within the analysis section of this agenda report.

PROJECT BACKGROUND

The East Placentia Specific Plan (SP-7) was approved by the City of Placentia in January 1989 and contains approximately 317 acres. The boundaries of SP-7 extend from Buena Vista Avenue on the north to Orangethorpe Avenue on the south; from Rose Drive on the west to Richfield Road on the east. In addition, a small area east of Richfield Road and south of Pine Street is also included within SP-7.

SP-7 was adopted by the City to provide for a mix of different residential densities with neighborhood commercial, institutional, and park/open space, while retaining the existing oil extraction uses. The project site was originally designated by SP-7 as Oil Reserve and Medium Density Residential; however, in September 1999 an amendment to SP-7 was approved, which re-designated the project site with an underlying land use of Commercial.

PROJECT DESCRIPTION

The proposed project would amend SP-7 and the underlying land use designation of the project site to allow medium density residential uses on a 6.46-acre portion of the subject site. In addition, a Vesting Tentative Tract Map will subdivide the site into separate commercial (+/-1.99 acres) and residential (+/- 6.46 acres) parcels with resulting underlying land use designations of “Commercial” and “Medium Density Residential” through the requested Zoning Code and Specific Plan Amendment. The project site plan is provided below for your reference.



Commercial

Two commercial buildings are intended to be developed on the 1.99-acre lot located at the northwest corner of the project site along Rose Drive and Alta Vista Street. The cumulative floor area of the commercial buildings will measure approximately 10,420 square feet, which will be broken into a 5,800-square foot building known as “Shops 1” and a 4,620-square foot building known as “Shops 2”. Approximately 2,000 square feet of the available building area is dedicated for a coffee shop with a drive-through and the remaining 8,420 square feet will be allocated to fast-casual restaurants or retail/service commercial uses. In addition, outdoor dining areas will be provided adjacent to the

building store fronts, with a larger dining area to be located within the courtyard. A 95-space parking lot will be located to the south of the buildings that will be accessible by two driveways along Rose Drive and Alta Vista Street.

A project monument feature including a planter bed, palms, and an obelisk will be installed at the corner of Rose Drive and Alta Vista Street. In addition, entry monument signs will be placed at the proposed commercial center entrances along each adjacent street and at the entrance of the residential area along Alta Vista street.

Single-Family Residential

The remainder of the site will will be developed with 54 detached, single-family dwellings on a 6.46-acre area, which will result in a density of 8.36 gross dwelling units per acre (10.54 net dwelling units/acre). The lots will be smaller than the minimum 4,000-square foot lots prescribed by Chapter 23.107 (Specific Plan 7) of the Placentia Municipal Code (PMC) and the East Placentia Specific Plan design guidelines and development standards. The lots will range between 3,177 and 7,027 square feet. The proposed residences will be two stories and have three different floor plans and six architectural design types. The residences will range in size from 2,043 to 2,299 square feet, and will provide between 3 to 4 bedrooms and 2.5 to 3 bathrooms. A summary of the proposed residences is provided below:

Each of the residences will be provided with an attached two-car garage and will be served by a dedicated driveway capable of accommodating two parking spaces. The project will also include 38 on-street parking spaces that will be distributed throughout the residential development.

Access to the residential area will be provided by a gated access road from Alta Vista Street that will be developed to loop through the residential area. In addition, four-foot wide sidewalks provide pedestrian circulation and access within the residential portion of the project, including provided pathways from Alta Vista Street. Lastly, direct access to the commercial portion of the development will be provided to residents by way of an approximately 20-foot wide tree lined walkway that will contain a decorative shade arbor, decorative hardscaping and landscaping, and a secured decorative metal gate.

The project will provide 13,600 square feet of onsite open space and recreation areas that include a tot-lot/park area, three mini park areas with turf, benches, landscaping and walkways. Additionally, one of the park areas will have a shade arbor.

Landscaping

Proposed landscaping for the project will include a mix of drought tolerant trees, shrubs, and ground cover along the exterior boundary of the project site, along the interior project streets, within the open spaces and recreation areas, commercial parking lot, and on each respective residential lot. A landscaping plan is required to meet the requirements of the MWELO (Model Water Efficient Landscape Ordinance) as required by the City's Municipal Code.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned SP-7 with an underlying land use designation of “Commercial”. The project will be required to comply with the development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the SP-7 Zoning District. Specific features of the development do not fully comply with the development standards, thereby requiring a ZCA to amend SP-7 pursuant to Section 23.96.010 of the PMC. Pursuant to PMC Section 23.75.010(a), construction of new buildings shall require a DPR to be reviewed and approved at a noticed public hearing before the Planning Commission, including a UP pursuant to PMC Section 23.107.050 for the establishment of a large outdoor seating area and drive-through lane associated with an eating and drinking establishment use (e.g. coffee shop). Furthermore, in accordance with PMC Section 22.74.060, a Vesting Tentative Map shall require Planning Commission review at a noticed public hearing, to review and solicit a recommendation for final action on the proposed VTTM by the City of Placentia City Council.

PROJECT CHARACTERISTICS

Subject Site and Surrounding Land Uses

The table below illustrates the site and surrounding existing land uses, General Plan Land Use designation and zoning:

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Vacant Unimproved Lot	Specific Plan	SP-7 (East Placentia Specific Plan) – Commercial I
Proposed	<u>Commercial</u> : 10,500 s.f. commercial retail buildings (Shops 1: 5,800 s.f.; Shops 2: 4,620 s.f.) with outdoor eating areas, drive-through lane, and 95-space parking lot. <u>Residential</u> : 54, detached two-story single-family residences with both active and passive open space areas.	Specific Plan	SP-7 – Commercial & SP-7 – Medium Density Residential (MDR)
North (across Alta Vista Street)	Village Center at Rose: Multi-tenant commercial shopping center. Vacant, unimproved lot	Specific Plan	SP7 - Commercial SP7 - Low Density Residential (LDR)
South	<u>Rose Crest Tract</u> : Detached, Single-Family Residences	Specific Plan	SP-7 - LDR
East	<u>Rose Crest Tract</u> : Detached, Single-Family Residences	Specific Plan	SP-7 - LDR

<p>West (across Rose Drive)</p>	<p>Alta Vista South Tract: Detached, Single-Family Residence</p>	<p>Planned Community</p>	<p>Residential Planned Community – Combining Oil Districts (RPC-(O))</p>
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ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the SP-7 with an underlying land use designation of “Commercial”. Based on staff’s analysis, the commercial portion of the development fully meets development standards of PMC Chapter 23.107 and the East Placentia Specific Plan design guidelines and development standards. However, the proposed MDR portion of the project does not meet specific development standards of SP-7 in terms of minimum lot size, average lot size, minimum open space, minimum yard setbacks, and minimum building separation requirements. However, approval of Zoning Code and Specific Plan Amendment 2017-09 will align the project with minimum development standards and result in a development project in full compliance with the amended development standards.

Other Departments Concerns and Requirements

The Divisions of Planning and Building, Public Works Department, Community Services Department, Police Department, as well as the Orange County Fire Authority have reviewed the application and submitted comments, but had no major concerns with the proposal. All applicable code requirements and conditions of approval have been incorporated into draft resolutions for consideration and recommendation by the Planning Commission to the City Council.

ISSUES ANALYSIS:

Consistency with the General Plan

The General Plan features policies that promotes the reinvestment of underutilized properties while being sensitive to the suburban atmosphere and requires new developments to provide adequate improvements and pay impact fees to offset the demand costs on city services and facilities. The proposed development and subdivision is consistent with the following Land Use policies of the General Plan:

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

Policy 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.

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.

Development of a large vacant property will promote further compatibility with existing developments within the surrounding area and stimulate investment and business activity which will strengthen the economic vitality of the City. The development will provide necessary improvements within the public right-of-way including street resurfacing and installation of new sidewalks, gutters, and driveway approaches, and removal and replacement of public landscaping. Impact fees will be required to be paid by the developer to offset any associated impacts on City services and facilities. Overall, the proposed development and subdivision will be consistent with the General Plan and will result in a compatible continuation to existing land uses and development within the surrounding area.

Land Use Compatibility

The project will be compatible with the surrounding area as the development will revitalize an underutilized and undeveloped property with an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes. The development project will be located within a developed and established area that aims to establish and foster a symbiotic relationship with nearby land uses. The commercial portion of the project will cater to the market needs of the community while the residential portion will assist in addressing the housing needs of the community and housing deficiency of the region. The development as a whole will provide a compatible transition between nearby land uses with a commercial retail center to the north and a residential density that complements the residential density of the housing tracts to the south and east. Based upon the use, overall site layout, and building design, the proposed development is not anticipated to result in any adverse impacts to the surrounding area.

Economic Benefit Analysis

The City of Placentia retained the services of ECONsolutions to peer review economic analysis reports the City of Placentia has received from the applicant regarding the subject site. The reports reviewed were as follows:

- The Concord Group Report – Market Study dated May 9, 2017
- David Tausig & Associates – Fiscal Impact Report of Mixed-Use dated May 25, 2017.
- David Tausig & Associates – Fiscal Impact Report of Hypothetical Retail Development dated June 26, 2017.

The basis behind the peer review is to substantiate the proposed change in the subject site's underlying land use type from exclusively "Commercial" to both "Commercial" and "Medium Density Residential". The peer review concludes that there is an opportunity for 8,000 to 11,000 square feet of viable retail space, which included most neighborhood focused retailers and restaurants catering to evening commuters and "weekend family errands". These uses include small entertainment uses, shoe stores, full-service and limited-service restaurants as well as upscale bee/wine retailers. The conclusions were based on three factors which include (a) a strong current and project trade area population or geographic area from which a community generates most of its customers, (b) evaluation of the per capita opportunity gap, and (c) ability to attract large scale retailers to the site. The review concludes that the highest and best use for the site is a mix of residential, commercial (serving the local neighborhood) and community amenities because it will yield a sustainable economic revenue source. Overall, City staff supports the conclusions of the studies and the peer review.

Architecture, Materials and Color Palette



The proposed project will enhance and beautify the site with the development of an approximately 10,500-square foot commercial buildings at the corner of Rose Drive and Alta Vista Street. The two buildings (Shops 1 and 2) would be one-story (+/-18 feet) high with architectural features that would reach 30-feet in height. The building would be stucco sided with a Spanish tile roof, a water feature, canopy, awnings, columns, and planters. The colors of the commercial structure would be off-white, beige, brown, and other similar earth tone colors. In addition, a monument feature including a planter bed, palms, and an obelisk would be installed in front of the proposed commercial building, at the corner of the Rose Drive and Alta Vista Street. This corner monument and landscape feature will provide an attractive focal point on the prominent corner of Alta Vista Street and Rose Drive.



Plan	Elevation	Bedrooms	Bathrooms	Square Footage	Quantity
Plan 1	“Tuscan” Color Scheme 1 “Italian” Color Scheme 1	3	2.5	2,043	15
Plan 2	“Tuscan” Color Scheme 2 “Provence” Color Scheme 1	3 + Loft	3	2,191	18
Plan 3	“Italian” Color Scheme 2 “Provence” Color Scheme 2	4 + Loft	3	2,299	21

The residential area would consist of 54 two-story structures, driveways, roadways, landscaping and recreational open space. There are 3 residential floor plans with two variations in the architectural design theme per floor plan type. The different floor plans will provide similar building massing, architectural features, and earth toned colors that will provide consistency throughout the project area, including: stucco exterior walls, concrete roof tiles, decorative lighting and decorative garage doors, brick trim, decorative shutters. The colors of the buildings would be a blend of earth toned colors that include beige, brown, tan, taupe, light gray, blue, green, black and off-white. These design and architectural treatments are compatible with existing residential structures to the south and east of the project site.

Planning, Community, Economic Development, and Housing Ad Hoc Committee

All major development projects within the City of Placentia require review by the Planning, Community, Economic Development, and Housing Ad Hoc Committee. The Committee reviewed this project on four occasions, on October 25, 2017, November 2, 2017, March 5, 2018, and March 22, 2018, and collectively the development project was well received. The Committee did request that the applicant make some changes, all of which were addressed in the revised plans:

1. Enhanced architecture and building mass break up, especially for those dwellings most visible along Alta Vista Street and Rose Drive; and

2. Orientation of the commercial buildings toward Alta Vista Street and Rose Drive, with an emphasis on pedestrian connectivity and creation of a visual corridor through the development.

City Council

On April 17, 2017, the City of Placentia City Council held a Study Session on the proposed development. City staff provided a presentation of the development project with a recommendation to obtain City Council policy direction on the terms and development standards for the project. The discussion was intended to obtain direction regarding the proposed zone change, lot sizes, side yard setbacks, rear yard articulation of the public street facing residential dwelling building facades, public benefit payment, parking management plan, and retail covenant. Ultimately, the project was well received with direction provided to staff to proceed with the project as proposed, and directing staff to continue focusing on the project design, which has occurred.

CEQA

An initial study was conducted by Environment Planning Development Solutions, Inc., a professional environmental firm. This document evaluated all CEQA issues contained in the latest Initial Study Checklist form. The evaluation determined that either no impact or less than significant impacts would be associated within all environmental categories, excluding Air Quality, Cultural Resources, Hazards and Hazardous Materials, and Noise. All require implementation of mitigation measures to reduce impacts to a less than significant level. The required mitigation has been proposed in this Initial Study to reduce impacts for these issues to a less than significant impact. These mitigation measures will be adopted by the City Council with a Mitigation and Monitoring Reporting Program.

Based on the findings in this Initial Study, the City of Placentia proposes to adopt a Mitigated Negative Declaration (MND) for the ZCA, DPR, UP, VTTM. A Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was issued for this project by the City of Placentia. The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration was circulated for 20 days of public comment because this project is not considered a project of regional significant. This 20-day review period ran from May 19, 2018 to June 7, 2018. Comments received during this comment period will be responded to and will be available for Planning Commission review at the June 12, 2018 meeting with a final IS/MND package to be prepared for adoption at a future City Council meeting on the project.

PUBLIC NOTIFICATION

Legal notice was published in the OC Register on June 1, 2018, and notices were sent to property owners of record within a 300-foot radius of the subject property on May 30, 2018. Notices were posted at the Civic Center and on the City website. As of June 7, 2018, staff has received no comments in support or opposition of the request.

CONCLUSION

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC as prescribed by the modifications requested by ZCA 2017-03. With the recommended conditions of approval, the proposed development and subdivision will be compatible with adjacent land uses and, with the implementation of the Mitigation and Monitoring Reporting Program, will not result in any adverse impacts onto the surrounding area.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution PC-2018-09, recommending that City Council approve the project and adopt the MND.

Prepared and submitted by:


Andrew A. Gonzales
Senior Planner

Review and approved by:


Joseph M. Lambert
Director of Development Services

ATTACHMENTS:

1. Resolution No. PC-2018-09 recommending City Council approval of Zoning Code and Specific Plan Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176, and adopting an Initial Study/Mitigated Negative Declaration of Environmental Impacts (MND 2017-01) for the project
2. Mitigated Negative Declaration (MND 2018-01) and Mitigation Monitoring & Reporting Program, Appendices (<http://www.placentia.org/index.aspx?NID=776>)
3. Project Plans including the Site Plan, Building Elevations, Color Renderings, Preliminary Landscape Plan, and Vesting Tentative Tract Map (VTTM 18176)
4. Colors and Materials Board
5. ECONsolutions – Peer Review & Economic Analysis: City of Placentia – Rose & Alta Vista; The Concord Group Report – Market Study dated May 9, 2017; David Tausig & Associates – Fiscal Impact Report of Mixed-Use dated May 25, 2017; David Tausig & Associates – Fiscal Impact Report of Hypothetical Retail Development dated June 26, 2017

ATTACHMENT 1
RESOLUTION NO. PC-2018-09

RESOLUTION NO. PC-2018-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, ADOPTION OF A MITIGATED NEGATIVE DECLARATION (MND) NO. 2018-01 AND APPROVAL OF A ZONING CODE AND SPECIFIC PLAN AMENDMENT (ZCA) NO. 2017-09, DEVELOPMENT PLAN REVIEW (DPR) NO. 2017-03, USE PERMIT (UP) NO. 2017-09, AND VESTING TENTATIVE TRACT MAP (VTTM) NO. 18176 ON AN UNIMPROVED +/- 8.45-GROSS ACRE SITE AT THE SOUTHEAST CORNER OF ALTA VISTA STREET AND ROSE DRIVE (SC PLACENTIA DEVELOPMENT, LP C/O PAUL CONZELMAN)

A. Recitals.

(i). On June 12, 2018, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, recommending to the City Council of the City of Placentia, adoption of a Mitigated Negative Declaration (MND) No. 2018-01, approval of Zoning Code and Specific Plan Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176 for a horizontal mixed-use development project located at southeast corner of Alta Vista Street and Rose Drive.

(ii). The Planning Commission heard testimony, received a report and other relevant information from City staff and members of the public regarding the SC Placentia Development, LP, C/O Paul Conzelman application for Zoning Code and Specific Plan Amendment, Development Plan Review, Use Permit, and Vesting Tentative Tract Map applications.

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

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia recommends to the City Council the following:

Section 1. Zoning Code and Specific Plan Amendment. Approve an amendment of the City of Placentia Municipal Code by modifying Chapter 23.107 SP-7 (East Placentia Specific Plan) and SP-7 Section 4.2.2 Residential Site Development Standards, and modify the existing land use designation of the site with an underlying land use designation of "Commercial" to an underlying land use designation of "Commercial" (C) (+/-1.99 acres) and "Medium Density Residential" (MDR) (+/-6.46 acres) of the City of Placentia Municipal Code that said amendment to the municipal

code will not be detrimental to the health, safety, or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the city; injurious to property or improvements within the neighborhood or within the city; nor consistent with the latest adopted General Plan.

Section 2. Development Plan Review. The development, as modified by the Zoning Code and Specific Plan Amendment application, meets the overall requirements of PMC Chapter 23.107 of the Zoning Code (SP-7 Development Standards), SP-7 Section 4.2.2 (Residential Site Development Standards), and PMC Chapter 23.75 (Development Plan Review). As such, the Planning Commission finds as follows:

- a. The project meets or exceeds the criteria established in PMC Section 23.75.020; and
- b. Conditions of Approval have been prepared as necessary to prevent: (A) detriment 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 (B) injurious to the property or improvements within the neighborhood or within the city, and
- c. The proposed development will be consistent with the latest adopted general plan; and
- d. Conditions necessary to secure the purposes of Section 23.75.020, including guarantees and evidence of compliance with conditions, are made part of the development approval.

Section 3. Use Permit. 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, in accordance with PMC Section 23.107.050 (Uses Permitted Subject to Obtaining a Use Permit) for a large outdoor seating area and drive-through lane for an eating and drinking establishment use associated with the development of a commercial center and PMC Chapter 23.87 (Use Permits). As such, the Planning Commission finds as follows:

- a. The proposed use will not be: (A) detrimental to the general health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city; and
- b. The proposed use will be consistent with the latest adopted general plan; and
- c. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the use permit approval.

Section 4. Vesting Tentative Tract Map. 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 set forth in the staff report and by this reference incorporated herein and Standard Development Requirements, the project complies with all applicable code requirements and development standards of SP-7 and Title 22, and with other applicable 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 involves a change to the site's underlying land use designation of "Commercial" to an underlying land use designation of "Commercial" (C) and "Medium Density Residential" (MDR), including modifications to the MDR development standards.
- c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.107, SP-7 of the Placentia Municipal Code. City Staff carefully examined the development against the proposed 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. The attachments to this Resolution and related staff report contain Conditions of Approval and Standard Development Requirements specific to the Application in order to provide assurances that the proposed construction of an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes on an unimproved 8.45-acre lot 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 Vesting Tentative Tract Map is to support the construction of an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes on the site. The proposed development is consistent with all of the policies, programs, and goals of the General Plan.
- f. That the site is physically suitable for the type and density of development. The subject site is an approximately 8.45-acre parcel, which has been designed to accommodate the both commercial and residential development, as well provide sufficient parking, landscaping, and open space. Based on this, the subject site is adequate to accommodate the proposed development.

- 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 an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes. The Applicant is including both active and passive open space areas. These amenities will encourage residents of the community to spend more time outdoors and live more active lifestyles.
- 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 easements exist onsite, 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 unimproved 8.45-acre site with 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 zone in a manner which meets both the commercial and growing housing needs of Placentia while adapting to the special characteristics of the land available +/-1.99-acre commercial parcel for 10,50-square foot commercial building and +/-6.46-acre residential parcel for 54, detached single-family homes. The Applicant has designed the development project 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 utilizing both Alta Vista Street and Rose Drive.
- 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 an underutilized and unimproved site.

Section 5. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia certify a Mitigated Negative Declaration (MND 2018-01) and find that the Mitigated Negative Declaration, 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:

- a. 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
- b. 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.

Section 6. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends the City Council approve Zoning Code and Specific Plan Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176, and adoption of a Mitigated Negative Declaration (MND) No. 2018-01 as modified herein, and specifically subject to the conditions set forth in Attachments “B”, “C”, and “D” of this Resolution and by this reference incorporated herein.

Section 7. 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 12th day of June, 2018.

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular

meeting of the Planning Commission of the City of Placentia held on the 12th day of June, 2018, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of June, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

ATTEST:

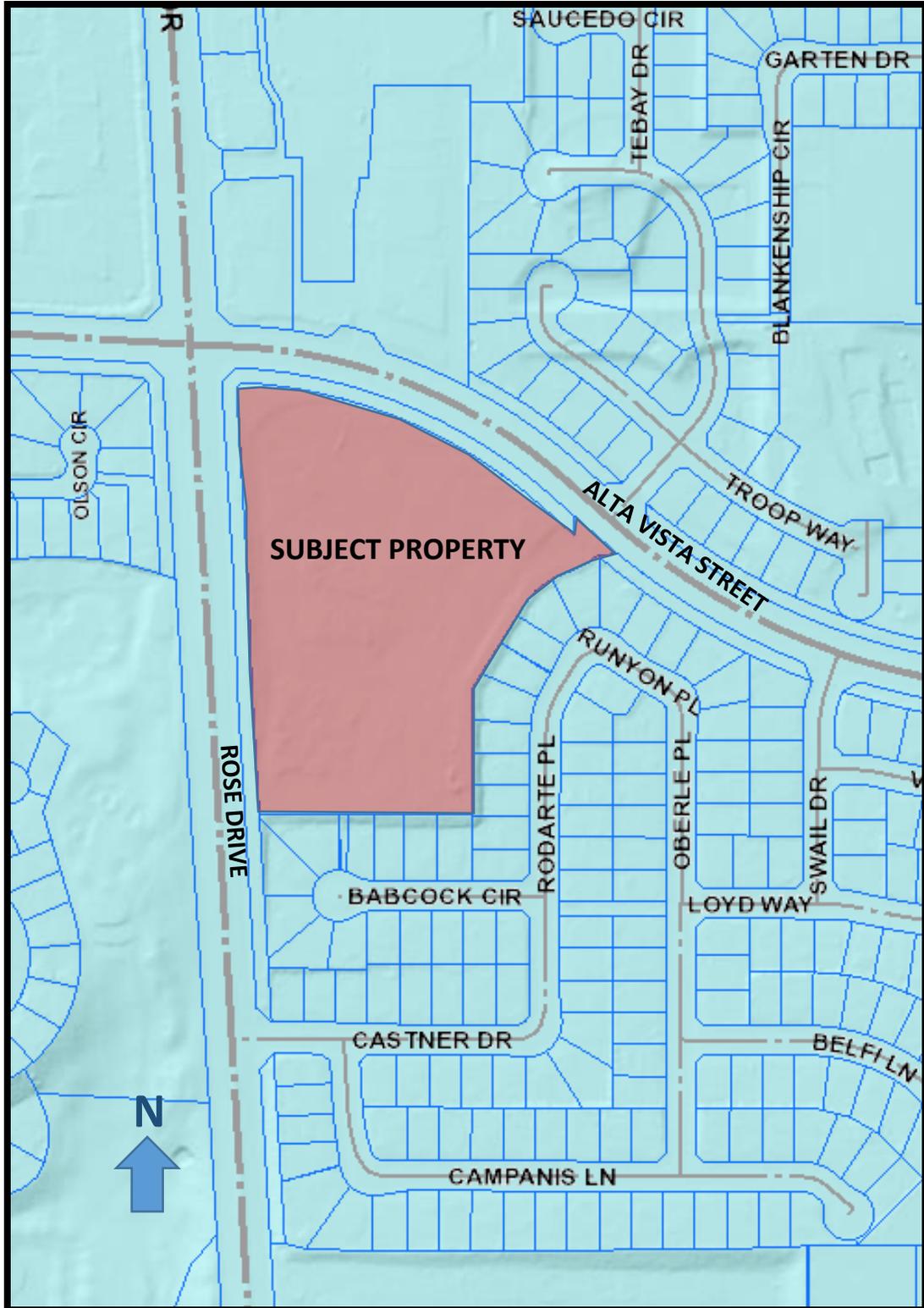
JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

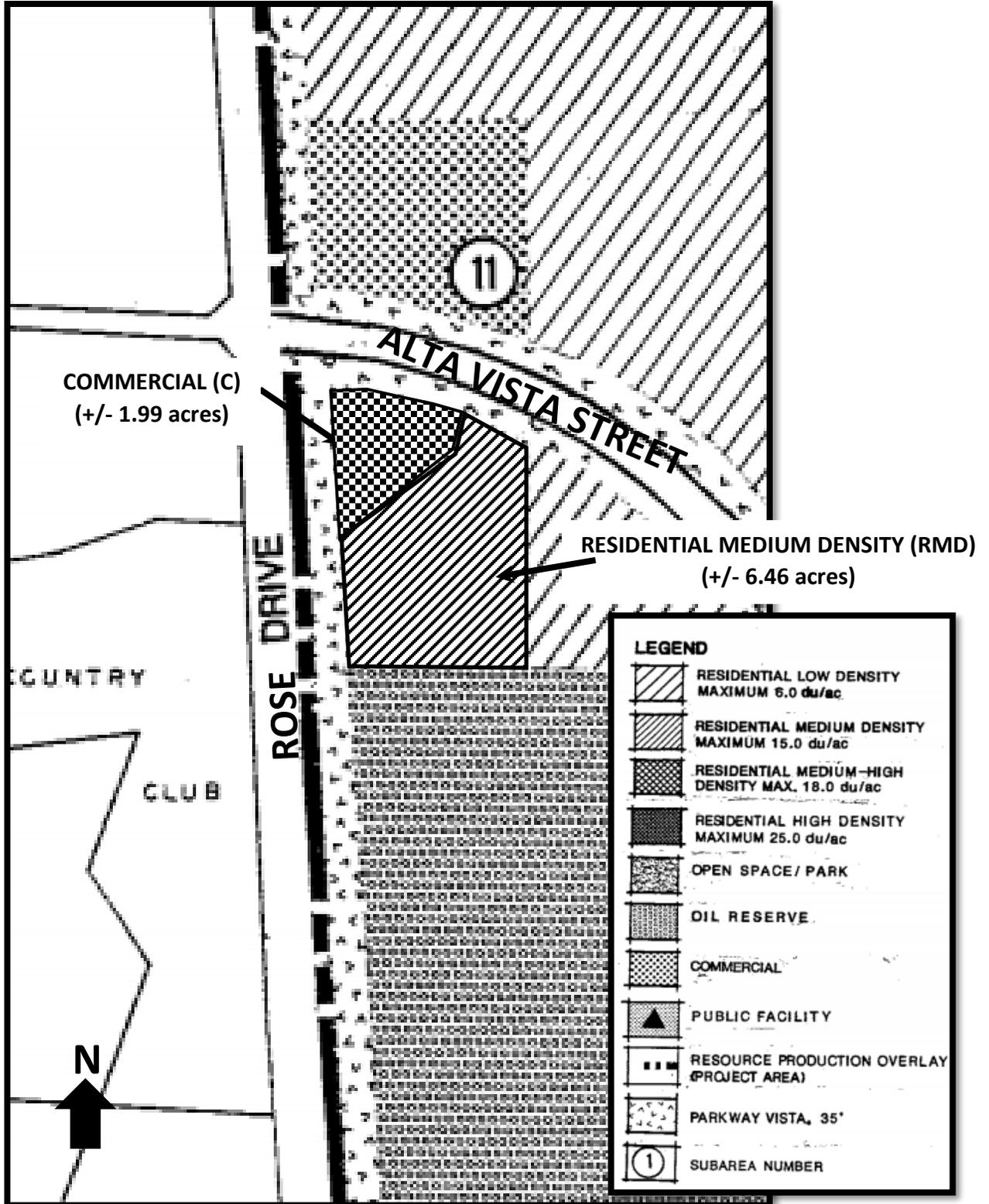
CARRIE A. RAVEN,
ASSISTANT CITY ATTORNEY

Attachment A: Exhibit 1 – Map of Project Area
Exhibit 2 – Amendment to SP-7 Land Use Map
Exhibit 3 – Amendment to Chapter 23.107 SP-7 (Placentia East Specific Plan)
Exhibit 4 – Amendment to SP-7 Section 4.2.2 Residential Site Development Standards
Attachment B: Conditions of Approval for Development Plan Review No. 2017-03
Attachment C: Conditions of Approval for Use Permit No. 2017-09
Attachment D: Conditions of Approval for Vesting Tentative Tract Map No. 18176

ATTACHMENT "A"
EXHIBIT 1
MAP OF PROJECT AREA



ATTACHMENT "A"
EXHIBIT 2
AMENDMENT TO SP-7 LAND USE MAP



ATTACHMENT "A"
EXHIBIT 3
AMENDMENT TO PMC CHAPTER 23.107

Chapter 23.107 SPECIFIC PLAN 7
23.107.010 Location.

Specific Plan 7 shall cover an area of approximately three hundred (300) acres generally bounded by the south side of Buena Vista Avenue to the north, the east side of Rose Drive to the west, the north side of Orangethorpe Avenue along the south, west side of Van Buren Street to the east except for an area north of the county flood control district's Richfield Channel and the city boundaries see Exhibit A, a copy of which is available for inspection in the office of the city clerk. (Ord. 89-O-109 § 1, 1989)

23.107.020 Purpose.

The purpose of this specific plan 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. (Ord. 89-O-109 § 1, 1989)

23.107.030 Land use areas.

The following land use areas shall be established:

- (1) Residential including:
 - (A) Low density,
 - (B) Medium density,
 - (C) Medium-high density,
 - (D) High density;
- (2) Neighborhood commercial;
- (3) Open space/park;
- (4) Oil reserve;
- (5) Public institutions;
- (6) Parkway vistas. (Ord. 89-O-109 § 1, 1989)

23.107.035 Resource production overlay.

The resource production overlay is an overlying designation which permits continued oil recovery from existing facilities, but restricts the installation of new recovery facilities or expansion of existing facilities to areas that are designated oil reserve. (Ord. 89-O-109 § 1, 1989)

23.107.040 Permitted uses.

Uses permitted within the established land use areas shall be as follows:

- (1) Low density residential: detached single-family dwellings including garages, home dwellings, home occupations per Section 23.81.020;

(2) Medium density residential: single-family detached dwellings, single-family attached dwellings, home occupations per Section 23.81.020;

(3) Medium-high density residential: single-family attached and detached dwellings, condominium projects/cooperatives, multiple-family dwellings including duplexes, triplexes, apartments, home occupations per Section 23.81.020, common private recreation facilities;

(4) High-density residential: Condominium projects/cooperatives, multiple-family dwellings including duplexes, triplexes, apartments, home occupations per Section 23.81.020, common private recreation facilities;

(5) Commercial:

(A) Retail businesses conducted within a building which sell antiques, apparel, appliances and hardware, automobile parts and supplies (no repair or service), baked goods, books and stationery, flowers, furniture, jewelry, nursery and garden supplies, sporting goods, groceries (no liquor). Also drug stores and pharmacies, hobby shops, laundry and dry cleaners (no on-site plant), print shops,

(B) Service businesses including retail sales incidental thereto: Banks and financial institutions (no drive-through), barber, beauty salons, locksmith, restaurants without alcoholic beverage sale,

(C) Office uses: Accountants, architects, attorneys, chiropractors, dentists, doctors, optometrists, travel agencies, insurance companies, public utility offices,

(D) Community facilities: Post office branch,

(E) Small outdoor seating areas per Section 23.81.165,

(F) Use conformity determination.

Notwithstanding the provisions of this subsection, the planning commission of the city of Placentia may, upon application made pursuant to the provisions of Chapter 23.87, review and determine whether a proposed use, not otherwise specified in this subsection, conforms to the intent and purpose of this chapter with regard to permitted uses and has characteristics similar to those uses listed in this subsection. The city administrator shall determine the number of plot plans to be submitted together with the application. The planning commission shall make the findings required by Section 23.87.040(1) and (2) in making any such determination.

(6) Open space/park: Ball fields, snack shops, restrooms, recreation buildings, day care buildings, parking lots;

(7) Oil reserve: Tank farms and other storage facilities, oil wells, existing gang drilling sites;

(8) Public institutions: Schools, public utility and public and quasi-public buildings and uses;

(9) Parkway vistas: Sidewalks and walkways, landscaping, public and private lighting, public utilities, public and street information signs and driveways pursuant to Chapter 23.28 of this code. (Ord. O-2010-09 § 6, 2010; Ord. 97-O-107 § 3, 1997; Ord. 95-O-100 § 1, 1995; Ord. 94-O-118 § 1, 1994; Ord. 89-O-109 § 1, 1989)

23.107.050 Uses permitted subject to obtaining a use permit.

Uses permitted subject to obtaining a use permit within the established land use areas shall be as follows:

(1) Low density residential: large family day care;

(2) Medium density residential: large family day care, condominium projects/cooperatives;

(3) Medium-high density residential: large family day care;

- (4) Commercial:
 - (A) Retail: department stores, liquor stores, pet store supplies, theaters, tire sales and services,
 - (B) Service businesses: car washes, cocktail lounges and bars, restaurants with alcoholic beverage sales, restaurants with drive-through service,
 - (C) Large outdoor seating areas per Section 23.81.165,
 - (D) Community facilities: churches, convents, monasteries and other religious institutions, day care centers, fraternal organizations, animal hospitals, commercial recreation facilities including tennis, racquetball, bowling, ice skating, athletic clubs;
- (5) Oil reserves: new oil wells, new gang drilling sites. (Ord. 97-O-107 § 4, 1997; Ord. 89-O-109 § 1, 1989)

23.107.060 Density.

The maximum permitted density in the established land use areas shall be as follows:

- (1) Low density residential: six (6) d.u./net acre;
- (2) Medium density residential: fifteen (15) d.u./net acre;
- (3) Medium-high density residential: eighteen (18) d.u./net acre;
- (4) High density residential: twenty-five (25) d.u./net acre. (Ord. 89-O-109 § 1, 1989)

23.107.070 Building site area.

Minimum building site area and lot dimensions in these land use areas shall be as follows:

	Minimum Lot Size (in square feet)	Minimum Lot Width (in feet)
Low Density Residential (LDR)	6,000 ¹	60
Medium Density Residential (MDR)	3,100 4,000	40
Medium-High Residential (MHR)	4,000 ²	40
	24,000 ³	100
High Density Residential (HDR)	24,000	100
Commercial	None	None

1 Minimum of sixty-five (65) percent of the buildable lots shall be six thousand (6,000) square feet.
 2 Single-family attached or detached units.
 3 Apartment/condominium complexes.

(Ord. 97-O-114 § 1, 1997; Ord. 89-O-109 § 1, 1989)

23.107.080 Height.

Maximum height for structures in the established land use areas shall be as follows:

- (1) Low density residential: thirty (30) feet;
- (2) Medium, medium-high and high-density residential: thirty-five (35) feet;

- (3) Commercial: thirty-five (35) feet. (Ord. 89-O-109 § 1, 1989)

23.107.090 Lot coverage.

- (a) Maximum allowable lot coverage by structures in the established land use areas shall be as follows:

	Maximum Lot Coverage (net area)¹	Required Open Space (per dwelling unit)
Low Density Residential (LDR)	50%	None
Medium Density Residential (MDR)	100%	<u>100 square feet (detached single-family dwellings)</u>
		<u>400 square feet (single-family attached dwellings)</u>
Medium-High Residential (MHR)	100% ²	400 square feet
High Density Residential (HDR)	100% ²	400 square feet

- 1 Less the required setbacks and open space recreation areas.
 2 Private attached ground-level patios may be credited as an amenity if open on three (3) sides and to the sky. Areas excluded from the open space requirements include all structures (except recreation buildings meeting above criteria) private streets, drives, parking lots and oil well exclusive-use areas.

(b) In addition, a designated common recreation area shall be provided and contain a minimum of three (3) amenities from the following list for medium, medium high and high density residential, **except for detached single-family dwellings within the Medium Density Residential (MDR) land use area which shall contain a minimum of two (2) amenities listed below:**

- (1) Swimming pool and patio deck;
- (2) Spa and patio deck;
- (3) Shade structure;
- (4) Tot lot with playground equipment;
- (5) Tennis, volleyball, basketball or multi-use sports court;
- (6) Recreation building with game room or gym equipment;
- (7) Barbecue area;
- (8) Passive recreation and seating areas. (Ord. 99-O-114 § 1, 1999; Ord. 97-O-114 § 2, 1997; Ord. 89-O-109 § 1, 1989)

23.107.100 Building setbacks.

Minimum building setbacks from actual or assumed property lines in established land use areas shall be as follows (Note: Assumed property lines shall be defined as the boundaries of the designated exclusive use area for each unit):

Land Use Area	Principal Structure and/or Accessory Structure	Patio Cover (Measured from the overhang)	Garage	Separation Between Buildings
Low Density Residential (LDR)	Front entry garage: 18'; Side entry garage: 15'; Rear: 20' Room additions: 10to rear property line; Side: 25% of lot width; 5' minimum	Side: 5'; Rear: 5'	N/A	N/A
Medium Density Residential (MDR)	Front: 15', public street; Front: 5', private street; Side: 5'² ; Rear: 10'	Side and rear: 3'; 5' if adjacent to street, greenbelt or perimeter boundary	Garage: 20' public street ¹ ; Garage: 5' private street ¹	One story: 10'; Two story: 15'
Medium High Residential (MHR)	Front: 15', public street; Front: 5', private street; Side: 5'; Rear: 10'	Side and rear: 3'; 5' if adjacent to street, greenbelt or perimeter boundary	Garages and carports, 0 setback for side and rear yards	Principal structure: 1/2 the principal structures' average height, no less than 10'; Accessory building: 5'
High Density Residential (HDR)	Front: 15', public street; Front: 5', private street; Side: 5'; Rear: 10'	Side and rear: 3'; 5' if adjacent to street, greenbelt or perimeter boundary	Garages and carports, 0 setback for side and rear yards	Principal structure: 1/2 the principal structures' average height, no less than 10'; Accessory building: 5'
Commercial	Front/corner lots compliance with Section 23.33.060. Interior lot or side yard: 0'; Adjacent to residential: 35'	N/A	N/A	N/A

- 1 Roll-up garage doors equipped with automatic door opener required for garages with less than 20 feet setback. There shall not be a garage setback between 5 and 19 feet from a private street or drive.
- 2 **The minimum side yard setback for each single-family detached principal structure and/or accessory structure shall be 4 feet.**

Additionally, setbacks for all other uses shall be as set forth in the East Placentia specific plan design guidelines and development standards as approved by the planning commission and/or city council. (Ord. O-2001-03 § 8, 2001; Ord. 99-O-114 § 2, 1999; Ord. 89-O-109 § 1, 1989)

23.107.105 Location of wells.

- (a) Oil well locations shall be in accordance with the requirements of the state.
- (b) No well, water injection, pumping unit or other type, shall be located within one hundred (100) feet of any habitable building, nor shall any such habitable building be erected within one hundred (100) feet of any well not abandoned, except buildings incidental to the operation of the well. The planning commission or city council, while

reviewing a development plan review application, may waive or modify the one hundred (100) foot distance requirement subject to making the following findings:

- (1) That the use or occupancy of the building is such that the one hundred (100) foot distance requirement is not necessary;
- (2) That the building or the drill site incorporates adequate structural and fire safety features to compensate for the reduction in the one hundred (100) foot requirement of this section; and
- (3) That the owner of the structure complies with any special safety requirements imposed by the fire department. (Ord. 92-O-100 § 7, 1992; Ord. 89-O-109 § 1, 1989)

23.107.110 Parking.

All requirements of Chapter 23.78 of this code shall be applicable to developments in specific plan areas including but not limited to minimum parking, loading and light requirements as well as regulations for the parking and storage of recreational vehicles in residential areas, unless otherwise permitted by the East Placentia specific plan design guidelines. Parking requirements for the established land use areas shall be as follows:

	Recreational Required Spaces in Garage/ Carport/Open	Vehicles and Guest Parking Spaces
Low Density Residential (LDR)	2 per unit, both in a garage	1 RV space for each 10 dwellings.
Medium Density Residential (MDR)	2 per unit, one in a garage.	none required.
Medium-High Residential (MHR)	1.75 spaces for each 1 bedroom unit; 1 in a garage or carport. 2 spaces per unit with 2 or more bedrooms; 1 in a garage or carport.	10% of the total number of spaces for guest parking. ¹
High Density Residential (HDR)	1.75 spaces for each 1 bedroom unit; 1 in a garage or carport. 2 spaces per unit with 2 or more bedrooms; 1 in a garage or carport.	15% of the total number of spaces for guest parking. ¹
Commercial	4 spaces per 1,000 square feet of gross area for general retail, service and office uses. Parking for all other uses per Section 23.78 of this code.	N/A

¹ A maximum of thirty-five (35) percent of the total number of uncovered parking spaces may be compact parking in developments with more than twenty (20) uncovered parking spaces.

(Ord. 97-O-114 § 4, 1997; Ord. 90-O-111 § 2, 1990; Ord. 89-O-109 § 1, 1989)

23.107.120 Signs.

All signs shall comply with Chapter 23.90 of this code. (Ord. 89-O-109, 1989)

23.107.130 Design guidelines and development standards.

Minimum requirements for walls, fences, landscaping, street dimensions, elevated decks, and the fencing and landscaping of oil wells shall be as follows:

- (1) Walls and fences per Sections 23.81.100 and 23.81.105;
- (2) Landscaping per Chapter 23.77;
- (3) Street dimensions per Sections 23.20.020, 23.20.030 and 23.20.035;
- (4) Private recreation areas per Section 23.81.055;
- (5) Oil wells: fencing per Section 17.12.040;
- (6) Oil wells: landscaping per City Policy No. 704, a copy of which is available at the desk of the department of development services;
- (7) Elevated decks per Section 23.81.055. (Ord. 97-O-114 § 5, 1997; Ord. 95-O-101 § 1, 1995; Ord. 89-O-109 § 1, 1989)

23.107.140 Oil reserve area.

The area designated as “oil reserve,” located south of Alta Vista, between Rose and Jefferson shall be used solely for oil extraction activities or for nursery purposes. Any additional development shall require amendment of the specific plan at which time a land use designation shall be applied. (Ord. 89-O-109 § 1, 1989)

23.107.145 Other requirements.

The specific plan area shall also be subject to and governed by the East Placentia specific plan design guidelines and development standards as approved by the planning commission and/or city council, Title 20, Building Codes, Title 22, Subdivisions, as well as those portions of this code that the city deems necessary to protect the health, safety and welfare of the city. (Ord. 89-O-109 § 1, 1989)

ATTACHMENT "A"
EXHIBIT 4
AMENDMENT TO EAST PLACENTIA SPECIFIC PLAN
SP-7

4.2.2 RESIDENTIAL SITE DEVELOPMENT STANDARDS

Table 3 identifies the site development standards applicable to residential uses in the Specific Plan area, and Exhibit 5 illustrates some possible site layouts.

TABLE 3

SITE DEVELOPMENT STANDARDS-RESIDENTIAL USES

A. General Requirements	Residential Category			
	<u>L</u>	<u>M</u>	<u>MH</u>	<u>H</u>
1. Density, maximum dwelling units per net acre	6	15	18	25
2a. Average area per lot (single-family detached)	7,000	3,600 4,000	4,000	4,000
2b. Minimum area per lot (single-family detached)	6,000	3,100 4,000	4,000	4,000
3. Lot area, minimum per unit (single –family attached)	--	4,000	4,000	4,000
4. Lot area minimum square footage: project Or multiple-family (apartment)	--	24,000	24,000	24,000
5. Lot width, minimum in feet: Detached single-family Attached single-family Multiple-family	60' -- --	40' no minimum 100'	40' 100'	40' 100'
6. Parking standards	Designated in Section 5.7 of this Specific Plan.			

4.2.2B Medium Density Residential

A. Building Height

Attached single-family dwellings shall have a maximum height of 35 feet, including roof-mounted equipment except where located adjacent to properties designated low density residential outside of the Specific Plan area, where the maximum height shall be 30 feet.

B. Building Site coverage

The total area covered by buildings shall be a maximum of 100 percent of the building site area, less the required setbacks and open space and recreation areas. If the building site area is subdivided into individual lots, the maximum coverage is 100 percent of each lot, less the required setbacks.

For single-family detached homes with a private yard, open space areas shall be provided at a minimum of 100 square feet per dwelling unit, in addition to required setback areas, which shall be provided within common designated recreational areas. Designated common recreation areas shall contain two or more of the following list of amenities.

For single-family attached homes, Aa minimum of 400 square feet of open space area shall be provided, in addition to required setback areas, per dwelling unit, which shall be provided within common designated recreational areas. Designated common recreation areas shall contain a minimum of three of the following list of amenities. Additional amenities not listed may be provided if approved by the Planning Commission or the City Council:

- Swimming pool and patio deck.
- Spa and patio deck.
- Shade structure (minimum 150 square feet).
- Tot lot with playground equipment.
- Tennis court or multi-use sports court.
- Basketball court or multi-use sports court.
- Recreation building with game room or gym equipment.
- Volleyball court.
- Barbeque areas.
- Passive recreation/seating areas.

Private attached ground-level patios may be credited if open on three sides and to the sky above. Areas excluded from the open space requirement include all structures (except recreation buildings meeting above criteria), private streets, drives, parking lots, and oil well exclusive-use areas.

C. Building Setbacks

1. From any public street right-of-way, the minimum building setback shall be 15 feet. The point of vehicular entry to any garage shall be a minimum setback of 20 feet from any public right-of-way line. Roll-up type garage doors shall be required.
2. From any private street or drive right-of-way (sidewalks are included in right-of-way, if provided), the minimum setback shall be 5 feet, provided that garages located less than 20 feet from any private street or drive shall have roll-up type doors and equipped with an automatic garage door opener. There shall not be a garage setback between 5 and 19 feet from a private street or drive.
3. The minimum side yard setback for each single-family detached principal structure and/or accessory structure shall be 54 feet.
4. The minimum rear yard setback for each dwelling unit and/or accessory structure shall be 10 feet.

5. The minimum horizontal distance between single-family attached principal structures shall be 10 feet for one-story and 15 feet for two-story.

D. Projections Into Required Setbacks

Covered patios, unenclosed on at least two sides, may extend to within 3 feet of the side or rear property lines, and the farthest projection point of the structure.

Eaves, cornices, chimneys, balconies and other similar architectural features shall not project more than 4 feet into any required front-,~~side~~ or rear yard and no more than 2 feet into any required side yard.

Location of swimming pools and/or spas shall conform with city regulations.

E. Minimum Gross Floor Area Per Unit Excluding the Garage

Bachelor	450 square feet
1 Bedroom	550 square feet
1 Bedroom with den	700 square feet
2 Bedroom	750 square feet
2 Bedroom with den or more	900 square feet

F. Fences, Hedges and Walls

Project Perimeter and Adjacent to Public Right-of-Way: Decorative masonry walls constructed to city standards shall be required.

Individual Lots: Decorative masonry walls (or fence if approved by Planning Commission and/or City Council), constructed to city standards shall be required, subject to the following:

1. Within front setback area – 3 feet maximum, except on key lots where the maximum height may be 6 feet within that portion of the front setback area abutting the area where a 6-foot high fence or wall is permitted on the abutting lot and not adjacent to the garage driveway.
2. Within other setback areas – the minimum height shall be 6 feet, measured from the highest adjacent grade. Fences shall be constructed in accordance with the architectural guidelines set forth in the Specific Plan.
3. Where a grade differential exists between building sites in any rear or side yard, the height of the fence or wall shall be a minimum of 6 feet and a maximum of 8 feet above the highest finished grade measured from either side.
4. All walls, fences and hedges shall be designed and maintained for adequate sight distance clearance.

Attachment “B”
Special Conditions of Approval, Standard Development Requirements and
Mitigation Measures for
Development Plan Review (DPR) No. 2017-03
Southeast corner of Alta Vista Street and Rose Drive
(APNs: 341-324-01 & 02)

SPECIAL CONDITIONS

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

ALL THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE DEVELOPMENT PLAN REVIEW TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Development Plan Review (DPR) No. 2017-03 is valid for a period of twenty-four (24) months from the date of final determination, unless extended pursuant to Placentia Municipal Code (PMC) Section 23.75.080. If the use approved by this action is not established by obtaining Building Permits within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. DPR 2017-03 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year. One (1) year after issuance of the final Certificate of Occupancy for the project, staff shall conduct a review of the project for compliance with these conditions of approval and findings of said review shall be placed on a Planning Commission Agenda as a non-Public Hearing item as a “receive and file” action at the discretion of the Development Services Director.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant’s project. The applicant shall pay the City’s defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City

for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any significant modifications to the approved site plan, floor plans, and elevation plans, including any modifications which will change, expand or intensify the use(s) shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the City of Placentia Planning Commission or may be approved administratively by City staff.
6. All applicable provisions of the Placentia Municipal Code (PMC) shall be met prior to issuance of Building Permits and shall be adhered to at all times.
7. Developer has voluntarily elected to and shall, no less than 90 days after receiving final entitlement approvals, submit to the City of Placentia a one-time payment in the amount of \$250,000 for costs associated with the maintenance and repair of the City's public park system.
8. Prior to issuance of building permits, except as otherwise noted, the project plans shall be submitted for the review and certification for inclusion into the entitlement file by the Director of Development Services and shall include the following information:
 - a. All Special Conditions of Approval and Standard Development Requirements of DPR 2017-03, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176. Include any project revisions on the applicable sheets of the project plans. Additionally, include separate sheets with approved Special Conditions of Approval and Standard Development Requirements to be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - d. Location of transformers, meters and other aboveground appurtenances.
 - e. Modify the elevation "Plan" and Scheme" type to apply to the following residential lots:
 - i. On Lot Nos. 10 and 14, provide additional decorative iron work along

the street facing elevation (left elevation) for Plan 1 – Italian Color Scheme 1 (as shown in the updated elevations submitted to the Development Services Department on May 18, 2018; and

- ii. On Lot No. 1, utilize the Plan 3 – Provence Color Scheme 2 (Enhanced: as shown in the updated elevations submitted to the Development Services Department on May 18, 2018.
- f. On the site plan depict the locations of the two EV charging stations and 3 stub outs for future EV charging stations.
 - g. Location of bicycle rack(s) to accommodate a minimum of five bicycle spaces.
 - h. Remove all vinyl fencing proposed as property line demising walls for each residential lot. The fencing shall be replaced with decorative masonry block (split face, slump stone, etc.). The proposed masonry block material shall be reflected on the working drawings and shall be subject to the review and approval of the Development Services Director.
 - i. Remove all proposed Queen Palms species with 36-inch Date Palms (*Phoenix dactylifera*).
 - j. 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 stage plan shall include measures such as, but not limited to the following:
 - i. 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.
 - ii. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - iii. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and from the site.
 - iv. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - v. 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.
 - vi. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
9. All commercial trash and waste bins shall be kept inside decorative trash enclosures and the design of which shall be subject to the review and approval by the Director

of Development Services. All trash and waste enclosure gates shall remain closed at all times, except during disposal and pick-up. Trash pick-up shall be done on a regular basis. All residential trash and waste bins shall be located within their respective garages or located behind the front yard setback and screened by a six-foot high fence so as not to be visible from the adjacent street.

10. Prior to issuance of final building permits, install a minimum of two EV charging stations (use Volta Charging or equal) and three additional stub outs for EV charging stations. The stub outs shall provide the necessary electrical infrastructure to install and operate future EV charging stations. This entails installation of all conduit and wire intended to be at each station location(s), all concrete work completed properly so that the stations can be mounted and installation of any cellular repeaters if required. The final locations of the stub outs and EV charging stations shall be subject to the review and approval by the Director of Development Services.
11. Prior to issuance of the commercial portion's Certificate of Occupancy, decorative short term bicycle rack(s) capable of accommodating a minimum of five bicycle spaces shall be installed on the commercial portion of the project development. The bicycle rack(s) shall be conveniently located adjacent to the commercial center buildings. These spaces shall accommodate one or more bicycles that can be securely locked, generally for 2 hours or less. The style, design, location and installation of the bicycle parking shall be subject to the satisfaction of the Director of Development Services.
12. Prior to any modification of the floor plans that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
13. All mechanical equipment shall be screened from public view to the satisfaction of the Development Services Director.
14. The applicant, business owner(s), property owner(s), and homeowners' association (HOA) shall be responsible for maintaining their respective properties, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner(s) within 72 hours of defacement and/or upon notification by the City.
15. Prior to issuance of the commercial building permits or the residential building permits, the applicant must follow the procedure for approval under the MWELo for the proposed landscaping of each respective portion. A MWELo procedure and approval package is available from the front counter in the Development Services Department.
16. At the request of the Director of Development Services, applicant and/or property owner will provide a Parking Management Plan at their own expense to be reviewed by the Director of Development Services to remedy any parking concerns that may

arise with the project. The staff review of the parking management plan will be at the expense of the property owner/property management company.

17. Developer shall pay all applicable commercial DIF's prior to issuance of the first commercial building permit and all applicable residential DIF's prior to issuance of the first residential building permit including but not limited to:
 - a. Developer shall pay in full to the City of Placentia, all applicable citywide Development Impact Fees adopted by and set forth in City Council Ordinance O-2017-10 prior to issuance of the first building permit.
 - b. Developer shall pay in full to the City of Placentia, all applicable citywide Affordable Housing Fees adopted by and set forth in City Council Ordinance O-2017-11 prior to issuance of the first building permit.
18. Developer and/or property owner agrees to approve the incorporation of the project into the Community Facilities District No. CFD 2014-01 (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
19. Developer and/or property owner agrees to approve the incorporation of the project into the Landscape Maintenance District No. LMD 1992-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into LMD No. 1992-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
20. Developer and/or property owner agrees to approve the incorporation of the project into the Street Lighting District No. SLD 1981-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq.. Said annexation into SLD No. 1981-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
21. Developer and/or property owner agrees that the City may, at its sole election, require that, instead of incorporation into SLD 1981-01 and/or LMD 1992-1, the project shall be incorporated into a Community Facilities District to be created by the City pursuant to the provision of California Government Code Section 53311, et seq; the purpose of which will be substantially the same, in whole or in part, as SLD 1981-1 and/or LMD 1992-1. Developer and/or property owner agrees to approve the incorporation of the project into said Community Facilities District.
22. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
 - a. An exterior lighting plan showing location, type and design of fixtures and areas of illumination (photometric). Lighting shall neither negatively impact adjacent properties nor the public right-of-way.

- b. Complete landscape and irrigation plans.
 - c. Postmaster approval of the location and design of the mailboxes, if applicable.
23. The individual commercial structures or residential structures cannot be occupied, the final Certificate of Occupancy cannot be approved, and utilities cannot be released until the following is completed for each respective portion of the property:
- a. The property owner(s) and/or their successor(s) willfully agree to enter into any established Community Facility District(s) (CFD), Landscape Maintenance District(s) (LMD), and Street Lighting Maintenance District(s) (SLMD) or participate in the annexation into said district(s) for the project area as prescribed by Condition Nos. 18-21 above. In any of the subject property(ies) are sold prior to annexation into the three districts, the future property owner(s) must complete the annexation process and no Certificates of Occupancy shall be issued prior to completion of annexation.
 - b. The property owner(s) shall pay in full all applicable impact fees associated with the development project.
24. The final action of DPR 2017-03 shall be contingent upon final approval of Zoning Code Amendment (ZCA) No. 2017-09, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176. In the event the DPR is denied, approval of any of the aforementioned entitlements shall be deemed to be null and void.
25. Comply with all applicable conditions of approval of UP 2017-09 and VTTM 18176.

26. CEQA MITIGATION MEASURES:

Air Quality

AQ-1 The project plans, permits, and grading specifications shall state that during site preparation and grading activity all actively graded areas shall be watered at 2.1-hour watering intervals (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12 percent in maintained for actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor.

AG-2 The project plans, permits, and grading specifications shall state that construction equipment greater than 150 horsepower (>150 HP), shall be off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards during all construction phases and all construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications.

Cultural Resources

CUL-1 Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Placentia Planning Department, or designee, from a qualified paleontologist stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist perform paleontological monitoring of any ground disturbing activities within undisturbed native sediments during mass grading, site preparation, and underground utility installation. The project paleontologist may re-evaluate the necessity for paleontological monitoring after 50 percent or greater of the excavations have been completed.

In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.

Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.

Hazards and Hazardous Materials

HAZ-1 Should potentially contaminated soils be identified during excavation, grading, or construction activities, the applicant's hazardous materials specialist will collect soils samples and have them analyzed for contaminants of concern for concentrations above worker safety thresholds established by the California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), and/or County of Orange Health Care Agency. Any soils with chemicals exceeding the RWQCB Environmental Screening Levels (ESLs) for residential uses or hazardous waste limits will be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal facility in compliance with state regulations.

Noise

N-1 The project plans, specifications, and permitting shall require construction of 6-foot high noise barriers adjacent to the backyards of the proposed single-family residences adjacent to Rose Drive and Alta Vista Street. The noise control barriers shall be constructed so that the top of each wall and/or berm combination extends to the planned height above the pad elevation of the lot it is shielding. If the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residence and the road. The barrier shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, or a minimum transmission loss of 20 dBA. The barrier shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking. The noise barrier shall be constructed using the following materials:

- Masonry block;
- Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot capable of providing a minimum transmission loss of 20 dBA;
- Earthen berm;
- Any combination of these construction materials.

N-2 The project plans, specifications, and permitting shall require the following noise reduction features be included in the construction of the buildings adjacent to Rose Drive and Alta Vista Street:

Residential:

- Windows: All residential lots adjacent to Rose Drive and Alta Vista Street require first and second-floor windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, with minimum sound transmission class (STC) ratings of 27.
- Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.
- Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.
- Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air

conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

Commercial:

- Windows: Retail buildings (Shops 1 and 2) require upgraded windows with a minimum STC rating of 32 and a means of mechanical ventilation (e.g., air conditioning);
- Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.
- Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.
- Roof: Roof sheathing shall be per manufacturer's specification. Ceilings shall be per manufacturer's specification. Ceiling/roof Insulation, if required under manufacturer's specification, shall have a minimum rating of R-19.
- Ventilation: Arrangements for any habitable room (e.g., office) shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

N-3 The project plans, specifications, and permitting shall require construction activities to adhere to the following:

- The use of large construction equipment (e.g., dozers, graders, scrapers) capable of generating noise levels in excess of 79 dBA L_{eq} (10-minute) at 10 feet and vibration levels of 80 VdB at sensitive receiver locations shall be prohibited within 100 feet of nearby occupied sensitive receivers (represented by receiver locations R3 to R5) to reduce the noise and vibration levels for the entire duration of project construction. Only smaller mobile equipment shall be allowed within 100 feet of these sensitive receivers. If the contractor can demonstrate that specific pieces of large construction equipment satisfies the 79 dBA L_{eq} (10-minute) at 10 feet noise level criteria, and vibration levels of 80 VdB at sensitive receiver locations, then they shall be allowed to operate within the 100-foot buffer zone.
- Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during construction (i.e., to the northwest and center).

- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. and 7:00 p.m. Monday to Friday; 9:00 a.m. to 6:00 p.m. Saturday; with no activity on Sundays or holidays). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.

Tribal Cultural Resources

TCR-1: Prior to the issuance of a grading permit, the project developer/applicant shall communicate with representatives of the Gabrieleño Band of Mission Indians Kizh-Nation and present evidence of such communication to the City of Placentia Community Development Department Director, or designee, demonstrating the following shall occur:

- **On-call monitoring services** by a qualified Native American Monitor to address unanticipated prehistoric or tribal resources. The Native American Monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance.
- **Native American Indian Sensitivity Training** by a qualified Native American Monitor for construction personnel. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry, and the general steps the Monitor would follow in conducting a salvage investigation.
- **Construction Monitoring** by a qualified Native American Monitor for ground-disturbing construction activities, as follows:
 - Initial clearing and rough grading activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing);
 - Spot checking of previously disturbed soils that haven't been previously monitored; and
 - Monitoring previously undisturbed native soils.

The Native American Monitor(s) shall complete monitoring logs on a daily basis when onsite. The logs shall provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities of previously undisturbed native soils are completed, or when the Tribal Representatives and Monitor have indicated that the site has a low potential for tribal cultural resources.

- **Consult on unanticipated discovery of human remains and associated funerary objects:**
 - Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human

remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe).

- As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. If the remains are Native American, the Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed and the project applicant/developer shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects, if possible. The Tribe shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes 4 or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant/developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if

possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

27. All residential units shall be equipped with automatic fire sprinkler system throughout.
28. In accordance with 2016 California Green Building Code, each residential dwelling unit shall provide a dedicated electrical branch circuit which will accommodate for a future EV charger.
29. Building plans and structural calculations shall be designed and prepared by a licensed California architect or civil/structural engineer.
30. Grading, street improvement, wall (interior and exterior), utility, NPDES, SWPPP, WQMP plans shall be designed and prepared by a licensed California civil engineer.
31. Landscape Plans shall be designed and prepared by a licensed California landscape architect.
32. All overhead electrical poles shall be undergrounded. Please provide plans and seek approvals from both City of Placentia and Southern California Edison.
33. The development project shall comply with all ADA requirements, 2016 California Building Code (CBC), 2016 California Plumbing Code, 2016 California Plumbing Code, 2016 California Electrical Code, License Ordinance (Sub-contractor list), State of California Energy Conservation Standards, and Floodplain Management Regulations.
34. Prior to issuance of commercial or residential building permits, the following fees shall be paid for their respective portion:
 - a. County Sewer Fee;
 - b. Building permit, plan check, contractor/sub contractor license fee;
 - c. Recreation/Park In-lieu fee; and
 - d. Curb identification fee.

PUBLIC WORKS DEPARTMENT:

35. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other

registered/licensed professional as required.

36. Prior to issuance of Certificate of Occupancy or building final, all existing and new utilities including electric power, telephone, telecommunication fiber and/or cable TV in the street adjacent to and on-site shall be placed underground in accordance with the City of Placentia standards and ordinances. All existing utility poles and associated overhead utility lines along the project/property frontage shall be removed.
37. Prior to issuance of a Certificate of Occupancy, the engineer of record shall submit all approved project plans on an AutoCAD DWG and DFX formatted Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the applicant shall pay a scanning fee to cover the cost of scanning the as-built plans.

Grading

38. Prior to the issuance of a grading permit, the applicant shall prepare a Low Impact Development (LID) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and/or non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP) and Local Implementation Plan (LIP) Guideline. Website available at (<http://ocwatersheds.com/publiced/residents/glltd>) Particular attention should be addressed to the appendix section "Best Management Practices for priority redevelopment." The LID shall clearly show the locations of structural or Nonstructural BMP's, and assignment of long term maintenance responsibilities. The plan shall be prepared to the general form and content and submitted to the Director of Public Works/City Engineer for review and approval.
39. Prior to the issuance of a grading permit, the applicant shall prepare a Water Quality Management Plan (WQMP) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP). Particular attention should be addressed to the appendix section "Best Management Practices for Development." The WQMP shall clearly show the locations of structural BMP's, and assignment of long term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and content shown in the City of Placentia's WQMP template and shall be submitted to the City Engineer for review and approval. Website available at (<http://www.placentia.org/index.aspx?nid=262>).
40. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City Engineer that coverage has been obtained under the California's General Permit for Discharge of Storm Water Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the City Engineer. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as

stockpiling, or excavation. Prior to the issuance of a grading permit, the applicant shall submit to the City Engineer for review a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.

41. Prior to the issuance of grading permits, the applicant shall prepare and submit a precise grading plan prepared by a licensed civil engineer to the Engineering Division of the Public Works Department showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion control, slope easements, structural best management practices (BMPs) conforming to the approved water quality management plan, and other pertinent information. The project development shall accept and make provisions for the existing surface water that are the natural flows from the adjacent properties immediately abutting to the development site.
42. Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site-specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and structural design recommendations for avoiding liquefaction, subsidence or collapse for each of the proposed structures and percolation test for infiltration rate fulfilled per Appendix VII of OCTGD. The recommendations shall be implemented by the Applicant.
43. Prior to the issuance of a grading permit, erosion control plans and notes shall be submitted and approved by the Engineering Division of Public Works Department.
44. All private slopes of 4 feet or more in vertical height and of 4:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
45. Surety and agreement guaranteeing completion of all on-site grading improvements including drainage, structural BMPs, erosion control, grading operations shall be posted and executed to the satisfaction of the City Engineer prior to the issuance of grading permits.
46. The final grading plan for the parcels shall be substantially the same, specifically with regard to pad elevations, size, and configuration; as the proposed grading illustrated on the approved site plan. If there is a significant deviation between the two plans the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Community Development Director and the City Engineer may refer the matter to the Planning Commission for an opinion before making a decision. Failure to achieve such a finding will require processing a revised site plan.

47. Prior to issuance of grading permit, the applicant shall submit a preliminary title report no older than 90 days.
48. Prior to issuance of any permits (such as grading, tree removal, encroachment, or building), the site grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Placentia.
49. The applicant shall provide a quitclaim or relocation of easement as applicable in plan review process prior to issuance of grading permit.
50. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Placentia; prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.), or approved use has commenced, whichever comes first.

Public Improvements and Construction

51. If existing pavement and sidewalk conditions of Alta Vista Street and Rose Drive are determined by the City Engineer unsuitable due to cracking, irregular surface, age, water damage, and/or failure to meet structural section to support the new development. The applicant shall provide street resurfacing of one half section (up to street centerline) of pavement along the full length of property frontage (grinding and overlay to a depth of 2 inches). All public improvements shown on the plans and/or tentative map shall be constructed to City of Placentia standards, ordinances, policies and/or reasonably determined by the City Engineer to be applicable to the project.
52. All parking, common, and storage areas in commercial site shall be lighted to maintain a minimum of 1-foot candle power. These areas should be lighted from sunset to sunrise and be on photo censored cell.
53. Prior to the issuance of building permit, the applicant shall enter into an agreement and post security bond, in a form and amount acceptable to the City Engineer, guaranteeing the construction of public improvements in conformance with applicable City standards and the City Code, including, but not limited to the following:
 - a. Street improvement including, but not limited to: pavement, curb and gutter, sidewalks, driveway approaches, street lights, signing, striping, traffic signal systems and other traffic control devices as appropriate;
 - b. Storm drain facilities;
 - c. Landscaping;
 - d. Sewer systems; and

e. Street lighting.

54. All utilities to the project site will be undergrounded. All existing overhead utilities and utility poles located on the project site must be removed and undergrounded.
55. The developer will be responsible to renovate and replace all the public landscaping along their entire project frontage on Rose and along Alta Vista. This would entail removing all the turf grass and replacing it with low-water usage plant materials, new trees, drip irrigation, etc., as approved by the City. In addition, the median on Rose Drive adjacent to their project site has to be renovated in the same fashion. Also, any decorative pavers on the project has to be limited within the private property boundaries and outside of the City's ROW. Pavers are to be placed on private property only.

Storm Drain Improvements and Construction

56. The development site shall be graded to drain surface water to the existing City storm drain system with no cross lot drainage permitted. If a drainage crossing a property line is altered and involves the use of drainage pipes, culverts, and V-gutters to conduct the storm water to an approved city storm drain system, a drainage easement shall be established by the recordation of Covenants Agreements and Restrictions for the benefit of each lot. Drainage easement shall be indicated on the precise grading plans.
57. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points.
58. Prior to the issuance of grading permits, the applicant shall prepare and submit a storm drain relocation plan prepared by a licensed civil engineer to the Engineering Division of the Public Works Department showing new and relocated drain lines, catch basins, LID best management practices (BMPs), and other pertinent information.
59. Drainage easements, when required, shall be shown on the grading plans and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed."
60. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval by City Engineer. The hydraulics and hydrology report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, BMP treatment and LID, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood per the Orange County Hydrology Manual. The project development shall be designed to

accept and properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer.

61. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street curb to curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed. All analysis shall comply with the Orange County Hydrology Manual and County Local Drainage Manual.
62. The post development peak flow rate generated from the project site shall be less than or equal to the pre-development peak flow rate from the site for all frequency storms up to and including 100-year return.
63. Drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency flow bypass shall also be provided as approved by City Engineer.

Sewer Line Improvements and Construction

64. Sewer flow calculations justifying sewer line design shall be prepared by a registered civil engineer and submitted as a part of an improvement plan for approval by the City Engineer.
65. Prior to issuance of building permit, the developer's engineer shall analyze and mitigate any sewer system deficiencies for all phases of the proposed development. Results of the system analysis may require special construction such as booster pumps, upsizing the downstream pipes and backwater valves. The engineering analysis and special construction requirements shall be subject to review and approval of City Engineer.
66. Onsite water improvement and fire protection plans shall be approved by the Fire Marshal, the local water district, and City Engineer. The water distribution lines and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Golden State Water Company.
67. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the Orange County Fire Authority and satisfaction to the City Engineer.
68. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.
69. Install new sanitary sewer manholes at the proposed connection to the existing City sewer line.

ORANGE COUNTY FIRE AUTHORITY

70. Prior to approval of a tentative map or issuance of a rough grading permit, whichever comes first; or, at the discretion of the Planning Department, prior to approval at public hearing if this precedes map approval or grading permit issuance:
- a. Methane investigation/mitigation (service codes PR172-PR176); and
 - b. Fire master plan (service code PR145)
71. Prior to issuance of a building permit, the applicant shall submit plans addressing the following items for review and approval:
- a. Architectural (service codes PR200-PR285), when required by the OCFA "Plan Submittal Criteria Form";
 - b. High-piled storage (service code PR330), if applicable for commercial building;
 - c. Refrigeration and vapor detection/alarm system (service codes PR340 and PR500-PR520), if required by the Refrigeration Disclosure worksheet in OCFA guideline G-02 or the California Fire or Mechanical Codes if applicable;
 - d. Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475); and
 - e. fire sprinkler system (service codes PR400-PR465).

Attachment "C"
**Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) No. 2017-09**

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE USE PERMIT TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit (UP) No. 2017-09 is valid for a period of twenty-four (24) months from the date of final determination, unless extended pursuant to Placentia Municipal Code (PMC) Section 23.87.080. If occupancy of the building for uses approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. UP 2017-09 shall expire and be of no further force or effect if the drive through lane and outdoor seating area are discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify

the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any modifications to the approved site layout or changes to the business operations, which do not expand or intensify the present use shall be reviewed by the Director of Development Services and may be modified administratively. Modifications to the approved site layout or business operation, which expand or intensify the present use may be brought to the Planning Commission for modification at the discretion of the Director of Development Services
6. Prior to any modification of the site layout that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
7. At the request of the Director of Development Services, applicant and/or property owner will provide a Parking Management Plan at their own expense to be reviewed by the Director of Development Services to remedy any parking concerns that may arise with the project. The staff review of the parking management plan will be at the expense of the property owner/property management company.
8. No outside storage or displays shall be permitted at any time.
9. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
10. All trash bins shall be kept inside trash enclosures or designated areas, and gates closed at all times (if applicable), except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
11. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
12. In the event that the capacity of the drive through lane is exceeded, additional staff shall be assigned to the drive-through lane to take orders and temporary barrier shall be placed by the subject business staff at the drive-through lane in order to re-route traffic through the drive aisle safely and prevent the overspill of cars into the main traffic aisle. All requirements deemed necessary shall be installed and paid for by the subject business upon written notification from the Development Services Department.
13. The design and locations of the proposed menu kiosk and direction signages shall be subject to the review and approval of the Development Services Department. The volume of the menu kiosk communication system shall face a northeasterly

direction away from residential properties and shall be maintain in accordance with the City Noise Ordinance. Directional signs shall be placed as deemed necessary to guide traffic to the service window.

14. The onsite sale and consumption of alcohol is prohibited unless a Use Permit is reviewed and approved by the City of Placentia Planning Commission.
15. The final action of UP 2017-09 shall be contingent upon final approval of Zoning Code Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03, and Vesting Tentative Tract Map (VTTM) No. 18176. In the event the UP is denied, approval of any of the aforementioned entitlements shall be deemed to be null and void.
16. Comply with all applicable conditions of approval of DPR 2017-03 and VTTM 18176.

Attachment “D”
Special Conditions of Approval for
Vesting Tentative Tract Map No. (VTTM) 18176
Southeast corner of Alta Vista Street and Rose Drive W. Crowther Avenue
(APNs: 341-324-01 & 02)

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE DEVELOPMENT PLAN REVIEW TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. 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 actions by the City of Placentia Planning Commission.
2. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
3. Approval of Vesting Tentative Tract Map (VTTM) 18176 and the final map is contingent upon City Council Approval.
4. VTTM 18176 shall expire twenty-four (24) months after approval or conditional approval if a final map is not recorded. Upon written request, by the developer, the time limit may be extended an additional twelve (12) months by City Council.

5. A final map shall be prepared by or under the direction of a registered Civil engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
6. VTTM 18176 shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
7. Any modifications to the approved floor plan/site plan and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the Placentia Planning Commission or may be approved administratively by City staff.
8. Prior to final release of the commercial buildings and residential buildings for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved for their respective portion.
9. Applicant/builder is responsible, at its sole cost and expense, to cause all cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, Applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior to issuance of a certificate of occupancy. Applicant/builder shall provide the City with "as built" plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way.
10. The final action of Tentative Tract Map (VTTM) No. 18176 shall be contingent upon final approval of Zoning Code Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03, and Use Permit (UP) No. 2017-09. In the event the VTTM is denied, approval of any of the aforementioned entitlements shall be deemed to be null and void.
11. Comply with all applicable conditions of approval of DPR 2017-03 and UP 2017-09.

PUBLIC WORKS – ENGINEERING DIVISION:

12. Prior to recordation of the final map, the public improvement plans as required shall be prepared and signed by the City Engineer.

Final Map

13. Applicant shall provide a quitclaim or relocation of easement that affects the proposed development.
14. The applicant shall prepare and submit a preliminary title report no older than 90 days.
15. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements and survey Monumentation, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement providing for the necessary right-of-way, design and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.
16. The applicant shall establish a Homeowner's association (HOA) for the purpose of maintaining all private access, common lots, onsite fire hydrant, common sewer line, WQMP, LIP, open space, storm drainage and emergency opening of security gate. The association is subject to the review and approval of the Director of Public Works and City Attorney and shall be recorded concurrently with the final map.
17. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer. The computer analysis may be submitted on a CD with a proper labeled.

**ATTACHMENT 2
INITIAL STUDY,
DRAFT MITIGATED NEGATIVE DECLARATION
NO. 2018-01, MITIGATION MONITORING &
REPORTING PROGRAM, & APPENDICES
(<http://www.placentia.org/index.aspx?NID=776>)**



ALTA VISTA COMMERCIAL/RESIDENTIAL PROJECT

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

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May 19, 2018

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1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.);
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.); and

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed residential development. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Placentia, in consultation with other jurisdictional agencies, to determine if a Mitigated Negative Declaration or an Environmental Impact Report is required for the project.

This Initial Study informs City decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A “significant effect” or “significant impact” on the environment means “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project” (Guidelines §15382).

Given the project's broad scope and level of detail, combined with previous analyses and current information about the site and environs, the City's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §5004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects, and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

Existing Plans, Programs, or Policies (PPPs)

Throughout the impact analysis in this IS/MND, reference is made to Existing Plans, Programs, or Policies (PPPs) that are currently in place which effectively reduce environmental impacts. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. Where the application of these measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced. The City would include these PPPs along with

mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) for the project to ensure their implementation.

1.2 DOCUMENT ORGANIZATION

This IS/MND includes the following sections:

Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study/MND was prepared by the City of Placentia to evaluate the proposed project's potential to impact the physical environment.

Section 2.0 Setting

Provides information about the proposed project's location.

Section 3.0 Project Description

Includes a description of the proposed project's physical features and construction and operational characteristics.

Section 4.0 Environmental Checklist

Includes the Environmental Checklist and evaluates the proposed project's potential to result in significant adverse effects to the physical environment.

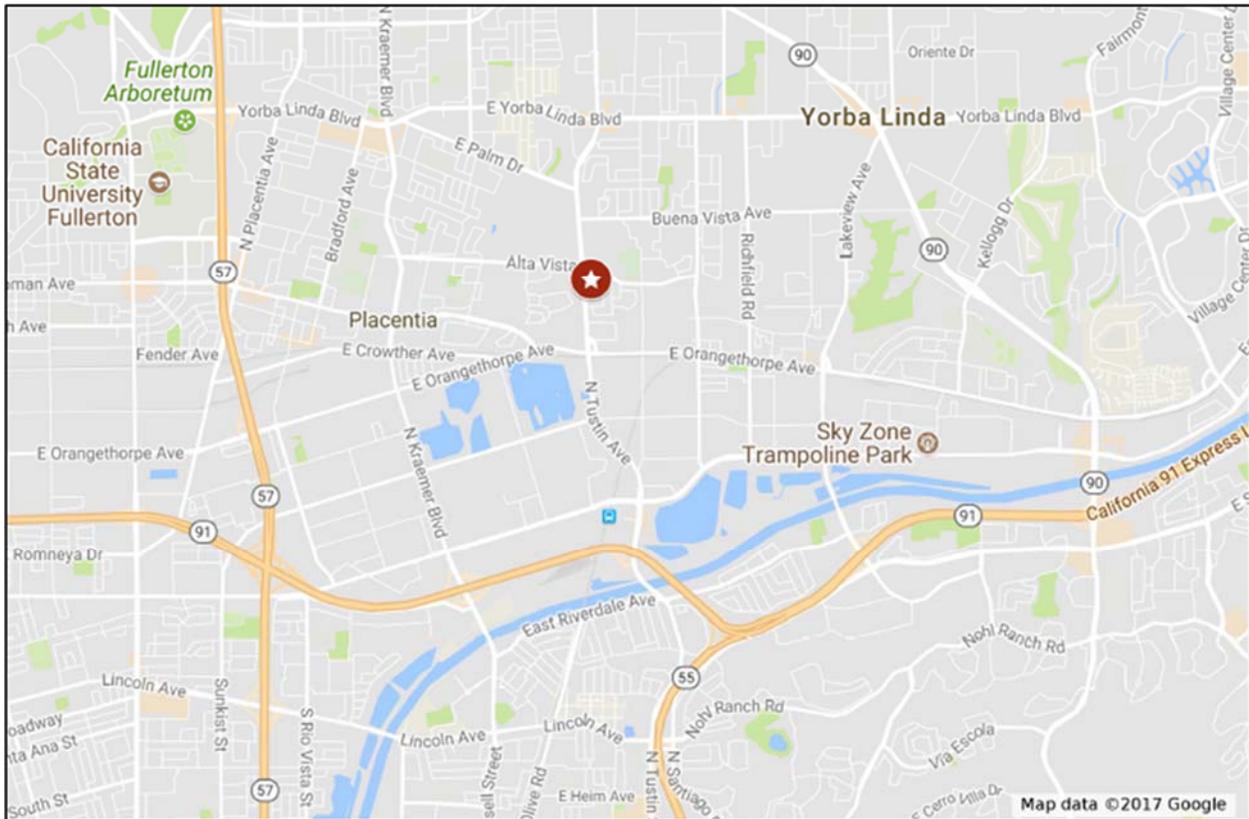
Section 5.0 Document Preparers and Contributors

Provides information regarding the organizations responsible for preparation of this document.

2 PROJECT SETTING

2.1 PROJECT LOCATION

The 8.45-acre project site consists of two parcels (assessor parcel numbers (APN) 341-324-01 and 341-324-02) that are located at the southeast corner of Rose Drive and Alta Vista Street in the City of Placentia. The project site is approximately one mile north of State Route (SR) 91 and 2.5 miles east of SR 57. Additionally, the site is located within the Yorba Linda and U.S. Geological Survey (USGS) 7.5-minute quadrangle map and within Township 3 South, Range 9 West. The location of the project is shown in Figure 1.

Figure 1: Project Location

2.2 EXISTING LAND USES

The project site is currently vacant and undeveloped. The site is surrounded by a chain link fencing and cement block walls that are associated with the adjacent residential development. The site contains soil and debris piles and a riser drain near the center of the parcel that was likely used during the previous oil extraction activities onsite.

The project site is located within the East Placentia Specific Plan (SP-7) and has a General Plan designation of Specific Plan 7 (SP-7), a zoning designation for commercial uses, and an Oil Resources zoning overlay.

Pictures of the existing site are shown in Figure 2.

Figure 2: Project Site Photos



Looking North from Rose Drive



Looking South from Alta Vista Street

2.3 SURROUNDING LAND USES

The site is surrounded by urban developed lands within SP-7 or similar Planned Community (PC) uses. Alta Vista Street is adjacent to the north of the site, and South Rose Street is adjacent to the west. The southern and eastern sides of the project site are adjacent to existing single-family residential and a 6-foot high block wall that separates the developed residential from the undeveloped project site. A golf course and residential areas are located to the west, beyond South Rose Drive, and commercial/retail, oil production, and park uses are located to the north, beyond Alta Vista Street. The existing uses and designations for the project site and adjacent areas are listed in Table 1, below. An aerial photograph of the site, showing surrounding land uses, is provided in Figure 3.

Table 1: Existing Land Uses

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant/Undeveloped	SP-7 (Specific Plan 7)	Commercial
North	Commercial/Retail and Oil Production	SP-7 (Specific Plan 7)	Commercial and Oil Production
East	Single-Family Residential and Sports Park	SP-7 (Specific Plan 7)	Low Density Residential
South	Single-Family Residential	SP-7 (Specific Plan 7)	Medium Density Residential
West	Single-Family Residential and Golf Course	PC – Planned Community	RPC (O)

Figure 3: Aerial Photograph



2.4 PROJECT SITE BACKGROUND

The project site is located within the East Placentia Specific Plan (SP-7), which was approved by the City in January 1989 and contains 317 acres. The boundaries of SP-7 extend from Buena Vista Avenue on the north to Orangethorpe Avenue on the south; from Rose Drive on the west to Richfield Road on the east. In addition, a small area east of Richfield Road and south of Pine Street is also included within SP-7.

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. The project site was originally designated by SP-7 as Oil Reserve and Medium Density Residential; however, in September 1999 an amendment to SP-7 was approved, which re-designated the project site for commercial uses.

The project site is currently undeveloped and vacant but was formally an oil field containing 8 oil wells that were installed in the 1930s and removed in the 1990s. After removal of the oil production facilities, petroleum-impacted soils were successfully treated on the site and the Orange County Health Care Agency issued a full closure letter for the site in 2002 (Phase 1 2017).

3 PROJECT DESCRIPTION

3.1 PROJECT CHARACTERISTICS

The proposed project would amend SP 7 and the zoning of the project site to allow medium density residential uses on 6.46 acres of the site. In addition, a tentative tract map would divide the site into separate commercial and residential parcels, and the project would develop the site for both commercial and single-family residential uses. The project site plan is provided in Figure 4.

Commercial

Two commercial buildings would be developed on a 1.99-acre portion of the project site at the corner of Rose Drive and Alta Vista Street. The commercial buildings are planned to be approximately 10,420 square feet. However, to provide a worst-case analysis and to allow for minor changes to the site plan, the commercial portion is evaluated throughout this document, and in the technical studies, as 10,600 square feet. Approximately, 2,000 square-feet of the commercial would be a coffee shop with drive through and 8,600 square-feet would be either a fast-casual restaurant space or retail/service commercial. In addition, an outdoor dining court would be provided, along with 95 parking spaces. Access to the commercial uses would be provided from driveways from along Rose Drive and Alta Vista Street. The schematic design for the commercial portion of the project is shown in Figure 5

Single-Family Residential

remainder of the project site would be developed for single-family residential uses. A total of 54 residences would be located on 6.46-acres, which would result in a density of 8.36 dwelling units per acre. The proposed residences would be two-stories with a maximum height of 35-feet and have three different floorplans. The proposed design of the residential portion of the project is illustrated in the street scene from rose drive, shown in Figure 6. The residences would range in

Figure 4: Project Site Plan



size from 2,043 to 2,299 square feet and would provide between 3 to 4 bedrooms and 2.5 to 3 bathrooms. A summary of the proposed residences is provided in Table 2.

Table 2: Summary of Proposed Residences

Plan	Bedrooms	Bathrooms	Square footage	Quantity
Plan 1	3	2.5	2,043	15
Plan 2	3 + Loft	3	2,191	18
Plan 3	4 + Loft	3	2,299	21

In addition, each of the residences would have a 2-car garage and two driveway parking spaces. The project would also include 38 on-street parking spaces that would be spread throughout the residential tract and available to residents and guests.

Access to the proposed residential area would be provided via a gated access from Alta Vista Street and a street that would be developed to loop through the residential area. In addition, 4-foot wide sidewalks to provide for pedestrian circulation, and pedestrian access to the residential portion of the project would be provided via pedestrian paths from Alta Vista Street.

The project would provide 13,600 square feet of private onsite open space and recreation areas that would be for use by project residents and would include a tot-lot/park area, and 3 mini park areas with turf, benches, landscaping, walkways and a shade arbor. The open space would be maintained by the homeowners association (HOA).

The residential area would be bound by 6-foot high slump block walls and residential parcels would be separated by 6-foot high vinyl fences. In addition, 6-foot high slump block walls would be installed at the rear of all residential lots bordering the common area and tot lot.

Signage and Landscaping

The entire project site (both commercial and residential) would be landscaped with drought tolerant trees, shrubs, and ground cover along the exterior boundary of the project site, along the interior project streets, and in the open space and recreation areas throughout the project site.

A monument feature including a planter bed, queen palms, and an obelisk would be installed at the corner of Rose Drive/Alta Vista Street. In addition, entry monument signs would be placed at the proposed commercial center entrances on Rose Drive and Alta Vista Street and at the entrance to the residential area on Alta Vista Street. The proposed landscape plan is shown in Figure 7.

Project Operations

The project would be maintained by a Homeowners Association (HOA) that would maintain the onsite open space, recreation amenities, and common space landscaping. The HOA would be responsible for maintaining the site to City standards, which include those of the General Plan, municipal code, and the East Placentia Specific Plan.

Figure 5: Commercial Portion Schematic Design



Figure 6: Residential Portion Schematic Design



1 Rose Drive Street Scene With Landscape



1 Rose Drive Street Scene Without Landscape

Figure 7: Project Landscaping Plan



3.1.1 CONSTRUCTION

Construction activities are anticipated to last approximately 18 months, and would include clearing and grubbing, grading, excavation and re-compaction of soils, utility and infrastructure installation, building construction, roadway pavement, and architectural coatings. Grading would involve cut of 9,700 cubic yards and fill of 11,600 cubic yards of soils. Thus, 1,900 cubic yards of soil import would be required. It is anticipated that excavation for the project would extend 12 feet below the existing grade of the site to install all the necessary utilities and foundations. Water and sewer utilities would be provided by installation of onsite infrastructure that would connect to the existing lines within Alta Vista Street.

Construction of the project would modify the existing 36-inch storm drain that currently runs through the site. This drain collects runoff from the upstream catch basin on Alta Vista Street and conveys it downstream to the 36-inch storm drain in the residential tract south of the project site. As part of the proposed project, the existing 36-inch storm drain running thru the site would be removed and a new onsite storm water system would be installed to collect runoff from the proposed development, which would filter and discharge it into the existing offsite 36-inch storm drain that is south of the project site. In addition, biotreatment devices such as catch basin planters and tree box filters would be installed to capture and filter runoff.

3.2 DISCRETIONARY APPROVALS

CITY OF PLACENTIA

- Development Plan Review to permit the development of two single-story commercial retail buildings with a total approximate square footage of 10,600 and 54 detached single-family homes.
- Zoning Code Amendment to change 6.46-acres from Commercial to Medium Density Residential and to modify the SP7 Medium Density Residential development standards.
- Tentative Tract/Parcel Map to subdivide the site into one 1.99-acre commercial site and 54 residential lots.
- Conditional Use Permit for the drive-through and outdoor dining space.

OTHER AGENCIES

This IS/MND would also provide environmental information to responsible agencies and other public agencies that may be required to grant approvals or coordinate with the City of Placentia as part of project implementation. These agencies include, but are not limited to the following:

- Santa Ana Regional Water Quality Control Board

4 ENVIRONMENTAL CHECKLIST FORM

This section includes the completed environmental checklist form. The checklist form is used to assist in evaluating the potential environmental impacts of the proposed project. The checklist form identifies potential project effects as follows: 1) Potentially Significant Impact; 2) Less Than Significant With Mitigation Incorporation; 3) Less Than Significant Impact; and, 4) No Impact. Substantiation and clarification for each checklist response is provided in Section 5 (Environmental Evaluation). Included in the discussion for each topic are standard condition/regulations and mitigation measures, if necessary, that are recommended for implementation as part of the proposed project.

4.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Environmental Factors Potentially Affected

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agricultural Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Hydrology/Water Quality
<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Tribal Cultural Resources	<input type="checkbox"/>	Utilities/Service Systems
		<input type="checkbox"/>	Mandatory Findings of Significance		

4.2 DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated

or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

4.3 ENVIRONMENTAL CHECKLIST QUESTIONS

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

a) Have a substantial adverse effect on a scenic vista?

No Impact. Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting.

The project site is located within a developed area, on the southeast corner of Alta Vista Street and Rose Drive and is surrounded by developed areas that consist of roadways, commercial development, oil production, and residential areas that are surrounded with landscaping. The project site and surrounding area are generally level, without substantial hills or topography changes. Photos of the project site are shown in previously referenced Figure 2. Due to the limited topography and existing development with mature landscaping that exists in the project vicinity, scenic views are limited to areas along roadway corridors that shows landscaping surrounding developed land uses. However, distant views of hills can be also be seen from the roadway corridors. The Coyote Hills are located 3 miles to the northwest; the Chino Hills are located approximately 4 miles to the north; the Puente Hills are located approximately 7 miles to the northwest.

Development of the one-story commercial buildings and the two-story residences on the project site, would be similar to the existing development surrounding the project site, and would not hinder any scenic vistas or panoramic views. The existing residences to the south and east of the project site are two-story structures, and the existing commercial center at the Alta Vista Street and Rose Drive

intersection, across the street from the project site, consists of one-story structures with high rooflines that are typical of grocery stores, gas stations, pharmacies, and other neighborhood retail commercial. The project elevations are shown in previously referenced Figures 5 and 6.

Both Rose Drive and Alta Vista Street are currently lined by sidewalks, grass parkways, and landscaping adjacent to the project site. The proposed residential and commercial development would be setback behind the existing sidewalk and landscaping and would not intrude into the roadway view corridors. Road corridor views would continue to be of landscaped development and distant hills. As a result, the proposed project would not result in an adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The proposed project would not damage any scenic resources or historic buildings within a state scenic highway. There are no designated state scenic highways in the City of Placentia. The closest State scenic highway is State Route (SR) 91 from SR 55 to east of the City of Anaheim limits (Caltrans 2017), which is located approximately 3 miles south of the project site and is not visible from the project site. Caltrans describes that views from the scenic highway portion of SR 91 include residential and commercial development (Caltrans 2017). The proposed commercial and residential development is consistent with the existing views within the scenic highway, and because the state scenic highway is not visible from the project site, no impacts to state scenic highways would occur from implementation of the proposed project.

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

Less than Significant Impact. The project site is surrounded by developed areas that consist of roadways, residences, and commercial development. The project site that was previously used for oil production, is currently undeveloped vacant land. There are no significant visual features or scenic resources within the project site or surrounding area. The project site contains scattered non-native ruderal vegetation and the Phase I Environmental Assessment that was prepared for the site describes that the site contains construction rubble/debris, old tires, a 55-gallon drum, and a vertical corrugated metal pipe (with a diameter of about 15 inches).

The proposed project would alter the existing views of the site by developing approximately 10,600 square feet of commercial buildings at the corner of Rose Drive and Alta Vista Street. The buildings would be one-story (19 feet) high with architectural features that would reach 30-feet in height. The building would be stucco sided with a Spanish tile roof, a water feature, canopy, awnings, columns, and planters. The colors of the commercial structure would be off-white, beige, brown, and other similar earth toned colors. In addition, a monument feature including a planter bed, queen palms, and an obelisk would be installed in front of the proposed commercial building, at the corner of the Rose Drive and Alta Vista Street.

The proposed residential tract would alter views of the remainder of the project site. The residential area would consist of 54 two-story structures, driveways, roadways, landscaping and recreational open space. As described in the Project Description, there are 3 residential floor plans. The different floor plans would provide similar architectural features and earth toned colors that would provide consistency throughout the project area, including: stucco exterior walls, concrete roof tiles, decorative lighting and garage doors, brick trim, decorative shutters. The colors of the buildings would be a blend of earth toned colors that include beige, brown, tan, taupe, light gray, blue,

green, black and off-white. These design and architectural treatments are compatible with existing residential structures to the south and east of the project site.

The proposed residential area would be located at setbacks that have been designed to minimize the views of the proposed development from the public streets, and the proposed landscaping for the project would install 6-foot high beige slump block walls to screen views of the residential uses on the project site. In addition, the existing sidewalk and landscaping would remain along Rose Drive and Alta Vista Street adjacent to the project site, with exception of the areas that would be replaced by the driveways to the project site, which would have decorative interlocking pavers and monument signs. The project would also provide consistent landscaping throughout the site that would consist of various species of ornamental trees, shrubs, and ground cover, some of which would be in decorative planters.

Given the existing vacant and undeveloped visual character of the site, which is surrounded by residential and retail commercial uses, development of the proposed project would alter, but not substantially degrade the existing visual character or quality of the project site and its surroundings. As a result, impacts would be less than significant.

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. The project site is undeveloped and has no existing source of nighttime lighting. However, the project site is surrounded by sources of nighttime lighting that includes street lights along Rose Drive and Alta Vista Street, illumination from vehicle headlights, offsite exterior residential and commercial related lighting, and interior illumination passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources on the project site that would include exterior lighting for streetlights, residential security lighting, walkways lighting, interior lighting, which could be visible through windows to the outside and headlights from vehicles. In addition, the project would result in additional vehicular trips after sunset, which would add lighting in the area. However, the lighting from vehicle headlights are focused on a downward trajectory and would be intermittent and for a short period of time; therefore, impacts related to vehicle headlights would be less than significant.

The requirements of City's Municipal Code and SP 7 limit the potential for increased lighting on sensitive uses. Light emanating from the proposed project is required by Municipal Code Section 23.78.080 and SP 7 to be shielded and directed downward and away from adjoining properties and public rights-of-way to reduce light spillage. With compliance with the City's Municipal Code, that is included as PPP AE-1 and is checked through the City's plan check and project permitting process, impacts related to increased sources of light would be less than significant.

Glare can emanate from many different sources, some of which include direct sunlight, sunlight reflecting from cars or buildings, and bright outdoor or indoor lighting. Glare in the project vicinity is generated by building and vehicle windows reflecting light. However, there are no substantial buildings or structures near the project site that presently generate substantial glare since most of the buildings are one or two-story structures that are constructed of non-reflective materials and are not surfaced with a substantial number of windows adjacent to one another that would create a large reflective area.

As described above, the exterior of the proposed residences would be finished in a palette of earth-toned colors, and consist of stucco with cement roof tiles, which are not reflective surfaces. Additionally, installation of outdoor lighting would be required to meet the requirements of the City's Municipal Code and SP 7, as included as PPP AE-1, which would reduce the potential to generate glare from new lighting fixtures. As a result, the proposed project would not create a substantial source of glare, and impacts would be less than significant.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to aesthetics. This action will be included in the project's mitigation monitoring and reporting program:

PPP AE-1: As required by the City of Placentia Municipal Code and SP 7, all exterior lighting fixtures shall comply with the following standards to reduce light spillage.

- 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

No mitigation measures related to aesthetics are required.

REFERENCES

Caltrans California Scenic Highway Mapping System (Caltrans 2017). Accessed: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/

City of Placentia Municipal Code. Accessed: <https://qcode.us/codes/placentia/>

Phase I Environmental Site Assessment, 2017. Prepared by SCS Engineers (Phase I 2017).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. AGRICULTURE AND FORESTRY RESOURCES.

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 Dept. 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:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site is vacant and undeveloped land that was previously used for oil production. The project site is identified by the California Department of Conservation Important Farmland Finder as “Urban and Built-Up Land” (CDC 2017). The project site is not designated as Prime, Unique, or Farmland of Statewide Importance. Thus, the proposed project would not result in impacts related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site has an existing zoning designation for commercial uses. The project site is not zoned for agricultural use and is not subject to a Williamson Act contract. Thus, the proposed project would not result in impacts related to conflict with an existing agricultural zoning or Williamson Act contract, and impacts would not occur.

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. The project site consists of disturbed land that has been previously used for oil production uses. No forest land exists on or adjacent to the project site. The project site has a zoning designation for commercial and is not zoned for forest land or timberland uses. Thus, the proposed project would not result in impacts related to conflict with an existing forest land or timberland zoning, and impacts would not occur.

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

No Impact. The project site is vacant land that has been previously used for oil production; and no forest land exists. Thus, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, and impacts would not occur.

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 described in the responses above, the project area does not include farmland or forest land; thus, implementation of the proposed project would not 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. Impacts would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to agriculture and forestry that are applicable to the project.

Mitigation Measures

No mitigation measures related to agriculture and forestry are required.

REFERENCES

California Department of Conservation Important Farmland Finder (CDC 2017). Accessed: <https://maps.conservation.ca.gov/dlrp/ciff/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. 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:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on the Air Quality Impact Analysis prepared by Urban Crossroads, 2017 (AQUC 2017), which is included as Appendix A.

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

Less than significant impact. The project site is located in the South Coast Air Basin (Basin), which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project’s trip generation is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD’s attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The project site has a General Plan land use designation of SP-7 and a zoning designation for commercial uses. The proposed project would amend SP-7 to change the zoning of a 6.46-acre portion of the project site from commercial to medium density residential. As detailed in Section 16, Transportation and Traffic Section, operation of the proposed 54 single family residences on the 6.46-acre portion of the project site would result in 55.6 percent fewer daily vehicle trips than development of the area for commercial uses (2,293 daily trips from the residential uses versus 5,168 daily trips from commercial uses in the area). Thus, the proposed residential zoning would result in reduced emissions from vehicular trips in comparison to those that would be generated from build out of the commercial zoning; and therefore, would be within the AQMP emissions assumptions. In addition, the proposed project would develop an infill parcel and provide additional residences near retail services and adjacent to existing residential. As a result, the vehicular trips and emissions generated from the proposed project would be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the proposed project would not exceed thresholds with implementation of mitigation measures, as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the proposed project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the proposed project would be less than significant

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

Less than significant Impact. As described in the previous response, the project site is within the SCAQMD. Thus, the methodologies from the SCAQMD CEQA Air Quality Handbook and SCAQMD thresholds are used in evaluating project impacts. The SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds (lbs/day)¹

Pollutant	Construction	Operations
VOC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150

Construction

Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) site preparation, grading, and excavation. (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris and soil export

¹ SCAQMD CEQA Air Quality Handbook, November 1993 Rev.

from, the project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. Grading for the proposed project would involve emissions related to cut of 9,700 cubic yards and fill of 11,600 cubic yards of soils. This involves 1,900 cubic yards of soil import, and emissions of trucks importing soil. The cut, fill, and import of soils during construction results in the peak-day construction emissions of NO_x to reach 71.77, as shown on Table AQ-2. However, this would only occur during maximum grading and export activity and would not exceed the SCAQMD threshold, also shown on Table AQ-2.

In addition, the CalEEMod results shown in Table AQ-2, indicate that all of construction emissions generated by the proposed project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Peak-Day Regional Construction Emissions (lbs/day)

	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2018	6.17	71.77	24.58	0.06	23.51	13.08
2019	44.14	15.30	15.27	0.02	0.99	0.80
Maximum Daily Emissions	44.14	71.77	24.58	0.06	23.51	13.08
SCAQMD Threshold	75	100	550	150	150	55
Exceed Significance?	No	No	No	No	No	No

Source: Urban Crossroads, 2017.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities, particularly during grading. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 is included as PPP AQ-1 and was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling, and is included as PPP AQ-2.

Operations

Implementation of the proposed commercial and residential uses would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, operational vehicular emissions would generate the majority of emissions from the project. The modeled operational emissions are summarized in Table AQ-3. As shown, the proposed project would not generate emissions exceeding the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would be less than significant.

Table AQ-3: Peak Operational Emissions (lbs/day)

Summer Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	4.61	1.16	18.09	0.05	2.26	2.26
Energy Source	0.12	1.09	0.77	0.01	0.08	0.08
Mobile	7.28	28.54	51.76	0.13	8.73	2.44
Total Maximum Daily Emissions	12.01	30.79	70.62	0.19	11.07	4.78
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Winter Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	4.61	1.16	18.09	0.05	2.26	2.26
Energy Source	0.12	1.09	0.77	0.01	0.08	0.08
Mobile	6.91	28.47	52.86	0.12	8.73	2.44
Total Maximum Daily Emissions	11.64	30.73	71.72	0.18	11.07	2.44
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Urban Crossroads, 2017.

- 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. The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, could cumulatively contribute to these pollutant violations. Evaluation of cumulative air quality impacts of the proposed project has been completed pursuant to SCAQMD's cumulative air quality impact methodology, SCAQMD states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NO_x, SO_x, PM₁₀, and PM_{2.5}) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As described above in response to Impact 3.b), neither construction or operation of the proposed project would result in an exceedance of any SCAQMD's recommended daily thresholds. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

Less Than Significant Impact with Mitigation Incorporated. The SCAQMD recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008). According to the LST Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008).

Localized Air Quality Thresholds

SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 16, North Orange County.

Construction

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily.

The Air Quality Impact Analysis (Appendix A) determined that the proposed project would disturb a maximum of 3.5 acres per day during site preparation and 2.5 acres per day during grading activity, and that the closest receptor is approximately 10 feet (3.05 meters) from the project site. Although these sensitive receptors are located closer than 25 meters from the project site, SCAQMD's LST methodology states that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.

As shown in Table AQ-4, without mitigation emissions during construction activity would exceed SCAQMD's localized significance thresholds for PM₁₀ and PM_{2.5} during site preparation and grading.

Table AQ-4: Peak Localized Daily Construction Emissions Without Mitigation (lbs/day)

Site Preparation	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	71.70	23.76	23.31	13.03
SCAQMD Localized Threshold	184	1,037	9	5
Threshold Exceeded?	No	No	Yes	Yes
Grading	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	48.30	17.54	10.11	5.34
SCAQMD Localized Threshold	159	854	7	4
Threshold Exceeded?	No	No	Yes	Yes

Source: Urban Crossroads, 2017.

As a result, Mitigation Measures MM AQ-1 and MM AQ-2 are included to require watering construction areas 4 times per day to ensure minimum soil moisture of 12 percent, as verified by a moisture probe; and require that all construction equipment greater than 150 horsepower (>150 HP) that complies with EPA/CARB Tier 3 emissions standards. With implementation of Mitigation Measures MM AQ-1 and MM AQ-2, PM₁₀ and PM_{2.5} emissions would be reduced to below thresholds, as shown in Table AQ-5.

Table AQ-5: Peak Localized Daily Construction Emissions With Mitigation (lbs/day)

Site Preparation	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	27.05	30.31	6.27	3.67
SCAQMD Localized Threshold	184	1,037	9	5
Threshold Exceeded?	No	No	No	No
Grading	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	20.83	24.51	2.94	1.74
SCAQMD Localized Threshold	159	854	7	4
Threshold Exceeded?	No	No	No	No

Source: Urban Crossroads, 2017.

Hot Spots

Regarding potential “hot spots” of CO that could result from the project, the Air Quality Impact Analysis (Appendix A) describes that the proposed project would not generate enough traffic to generate a potential hotspot. As described in the AQMP, even if the daily traffic volume at any intersection was to reach 400,000 vehicles per day, it still would not likely exceed the most stringent 1-hour CO standard (20 ppm).

As detailed in Section 16, Transportation and Traffic, the project would generate 2,857 net daily, 145 net a.m. peak hour and 166 net p.m. peak hour trips. According to the Orange County Transportation Authority 2017 Traffic Flow Map (OCTA, 2017), Rose Drive currently carries approximately 26,000 average daily trips (ADT) south of Alta Vista Street and 31,000 ADT north of Alta Vista Street. Alta Vista Street carries 14,000 ADT adjacent to the project site. When project traffic is added, the highest potential ADT would be 33,857 ADT on Rose Drive north of Alta Vista Street, which much less than the volume of traffic required to generate a CO hot spot. Thus, impacts related to a CO hot spot would not occur from implementation of the proposed project.

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

Less Than Significant Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project would implement residential and commercial development within the project area. Residential uses do not involve the types of activities that would emit objectionable odors affecting a substantial number of people. In addition, odors generated by new and existing non-residential land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

During construction, emissions from diesel equipment, use of volatile organic compounds from architectural coatings, and paving activities may generate some nuisance odors. However, these odors would be temporary and are not expected to affect a substantial number of people. Therefore, impacts relating to both operational and construction activity odors would be less than

significant.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to air quality. These actions will be included in the project's mitigation monitoring and reporting program:

PPP AQ-1: The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

PPP AQ-2: The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used

Mitigation Measures

MM AQ-1: The project plans, permits, and grading specifications shall state that during site preparation and grading activity all actively graded areas shall be watered at 2.1-hour watering intervals (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12 percent is maintained for actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor.

MM AQ-2: The project plans, permits, and grading specifications shall state that construction equipment greater than 150 horsepower (>150 HP), shall be off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards during all construction phases and all construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications.

REFERENCES

Air Quality Impact Analysis prepared by Urban Crossroads, 2017 (AQUC 2017).

Orange County Transportation Authority Annual Traffic Volume Maps (OCTA 2017). Accessed: <http://www.octa.net/News-and-Resources/Open-Data/Annual-Traffic-Volume-Maps/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES:				
Would the project:				
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 ² or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Habitat Suitability Evaluation prepared by Ecological Sciences, 2017 (EC 2017), which is included as Appendix B.

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

² Effective January 1, 2013, the California Department of Fish and Game (DFG) became the California Department of Fish and Wildlife. See <https://cdfgnews.wordpress.com/2012/12/31/departement-name-change-effective-tomorrow/>. The CEQA Guidelines Appendix G: Environmental Checklist Form has not been updated to reflect this new name.

plans, policies, or regulations, or by the California Department of Fish and Game² or U.S. Fish and Wildlife Service?

No Impact. As described previously, the project site was previously used for oil extraction activities and is highly disturbed. The project site does not include any special status species or habitat associated with special status species.

The Habitat Suitability Evaluation (EC 2017) prepared for the project site describes that the non-native plant species are located onsite that include the following ruderal species: Mediterranean grass (*Schismus barbatus*), foxtail chess (*Bromus madritensis ssp. rubens*), Russian thistle (*Salsola tragus*), Jimsonweed (*Datura stramonium*), black mustard (*Brassica nigra*), spotted spurge (*Euphorbia maculata*), and Australian saltbush (*Atriplex semibaccata*); and the landscaping species of gum tree (*Eucalyptus sp.*) and fan palm (*Washingtonia filifera*). The project site also hosts common wildlife species that includes: northern mockingbird (*Mimus polyglottos*), mourning dove (*Zenaida macroura*), European starling (*Sturnus vulgaris*), and house sparrow (*Passer domesticus*). One reptile species was recorded that included side-blotched lizard (*Uta stansburiana*). Mammals recorded included California ground squirrel (*Spermophilus beecheyi*).

The Habitat Suitability Evaluation describes that no special-status plant or wildlife species were detected on site during the reconnaissance survey and none are expected due to lack of suitable habitat (EC 2017). In addition, the previous long-term use of the site for commercial purposes and other anthropogenic disturbances have altered soil chemistry and other substrate characteristics such that on-site soils are not capable of supporting any sensitive plant species known from the site vicinity (EC 2017). Thus, due to the lack of habitat and disturbed nature of the project site, impacts related to special status species would not occur from implementation of the proposed project.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact. The project site consists of disturbed upland areas, and does not contain any drainages, vernal pools, wetland habitats, creeks, or rivers. The project site does not contain any riparian habitat, jurisdictional streambed or wetland areas, or sensitive natural community identified by USFWS or CDFW (EC 2017). In addition, no biological resources within or near the project site are identified in the Placentia General Plan. Thus, impacts to riparian habitat or other sensitive natural community would not occur from implementation of the proposed project.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?

No Impact. As described in the response above, the project site consists of disturbed upland areas, and does not contain any drainages, creeks, rivers, or other wetland areas (EC 2017). The project site does not contain any jurisdictional areas that would be subject to Section 404 of the Clean Water Act, and the proposed project does not involve any hydrological interruption on any existing water resources. Thus, impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act would not occur from implementation of the proposed project.

- 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. The project site is located in an urban, developed area; and is surrounded by roadways or developed land uses. The project site and adjacent areas do not function as a wildlife movement corridor. Thus, development of the proposed project would not result in an impact on regional wildlife movement.

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

No Impact. There are no local biological related policies or ordinances, such as a tree preservation policy or ordinance that is applicable to the proposed project. The project site is adjacent existing non-native ornamental trees that are on City property and are not subject to any ordinances. The project site contains non-native grasses and shrubs, but there are no trees on the project site. Therefore, implementation of the proposed project would not conflict with local polices or ordinances protecting trees and no impact would occur.

- 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 is urbanized and does 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 (EC 2017). Development of the project site would not conflict with local, regional, or state resource preservation and/or conservation policies. Therefore, no significant impacts would occur as a result of project implementation.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to biological resources that are applicable to the project.

Mitigation Measures

No mitigation measures related to Biological Resources are required.

REFERENCES

Habitat Suitability Evaluation. Prepared by Ecological Sciences, 2017 (EC 2017).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on the Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, October 2017 (MCC 2017), and included as Appendix C.

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. The project site is vacant and undeveloped and does not contain any historic resources (MCC 2017). The site was formerly used as an oil field and contained 8 oil wells that were removed in the 1990s. In addition, the project site is adjacent to modern housing tracts and street system. No historic resources are located adjacent to the site. Therefore, implementation of the proposed project would not cause a substantial adverse change in the significance of a historical resource, and impacts would not occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than Significant Impact. As described in the previous response, the project site is vacant and undeveloped. The records search identified that there are no known archaeological or historical architectural resources within the project site or within a 1-mile radius of the project site. As described in the Phase 1 Cultural Resources Assessment, although the project region was likely inhabited from at least 8,000 years ago, no archaeological resources have been recorded. In addition, the intensive modification and disturbance of the project site has eradicated any potential of near-surface resources (MCC 2017). As a result, it is unlikely that cultural resources would be encountered during the course of project development (MCC 2017); thus, impacts would be less than significant.

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

Less than Significant Impact With Mitigation Incorporated. The project site has been heavily disturbed by previous site activities to an unknown depth below surface. However, the paleontological sediment is mapped entirely as alluvial fan deposits dating from the Holocene to Late Pleistocene period, which is considered highly sensitive for containing significant fossil remains. The excavation activities included in construction of the proposed project would extend into the paleontologically sensitive Pleistocene units. In similar formations, significant fossil remains have been found less than 5 feet below surface. Therefore, there is a high potential for encountering paleontological resources during excavation activities. As a result, Mitigation Measure CUL-1 is included to provide a paleontological resource monitoring plan with procedures to follow for monitoring and fossil discovery, and requires a curation agreement with an appropriate, accredited institution. With implementation of Mitigation Measure CUL-1, impacts related to paleontological resources would be less than significant.

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

Less than Significant Impact. The project site was previously used for oil extraction activities and is not located adjacent to any known cemeteries. It is possible, though, that construction activities could unearth previously unknown human remains. However, compliance with California Health and Safety Code Section 7050.5, as included by PPP CUL-1, would ensure that human remains were treated with dignity and as specified by law, which would reduce the impact to a less than significant level.

As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent. Overall, compliance with the existing California Health and Safety Code regulations, as included by PPP CUL-1, would reduce impacts related to human remains to a less than significant level.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to cultural resources. This action will be included in the project's mitigation monitoring and reporting program:

PPP CUL-1: Should human remains be discovered during project construction, the project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of

and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

Mitigation Measure

MM CUL-1: Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Placentia Planning Department, or designee, from a qualified paleontologist stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist perform paleontological monitoring of any ground disturbing activities within undisturbed native sediments during mass grading, site preparation, and underground utility installation. The project paleontologist may re-evaluate the necessity for paleontological monitoring after 50 percent or greater of the excavations have been completed.

In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.

Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.

REFERENCES

Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, October 2017 (MCC 2017).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Geotechnical Investigation, prepared by Associated Soils Engineering, September 2017 (ASE 2017), included as Appendix D.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. **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?**

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo (AP) Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet).

The project site is not located within a designated Alquist-Priolo Earthquake Fault Zone. No active faults have been mapped near the project site. The closest active faults to the project site is the Whittier Fault that is located approximately 3.2 miles from the project site and the Puente Hills Blind Thrust Fault that is located approximately 4.9 miles from the site (ASE 2017). Thus, impacts related to rupture of a known earthquake fault would not occur.

a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

ii. **Strong seismic ground shaking?**

Less Than Significant Impact. The project site is located in a seismically active region, as is all of southern California. The project site could be subject to seismically related strong ground shaking. Groundshaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consist of poorly consolidated material such as alluvium located near the source, and in response to an earthquake of great magnitude.

The Geotechnical Investigation that was prepared for the project states that the site is likely to be subject to strong seismic ground shaking during the life of the project due to the numerous fault in the region, and states that the seismic design of the proposed structures should be implemented in accordance with the applicable provisions stipulated in the California Building Code (CBC) (ASE 2017).

As described above, the Whittier Fault that is located approximately 3.2 miles from the project site and the Puente Hills Blind Thrust Fault that is located approximately 4.9 miles from the site. In addition, the Chino-Central Avenue (Elsinore) Fault is located approximately 9.9 miles from the site (ASE 2017).

The proposed project would add development, employees, and residents within the project site. Therefore, project implementation could subject people and structures to hazards from ground shaking. However, the California Building Code (CBC) includes provisions to reduce impacts caused by major structural failures or loss of life resulting from earthquakes or other geologic hazards. For example, Chapter 16 of the CBC contains requirements for design and construction of structures to resist loads, including earthquake loads. The CBC provides procedures for earthquake resistant structural design that include considerations for onsite soil conditions, occupancy, and the configuration of the structure including the structural system and height.

The City of Placentia has adopted the 2016 version of the CBC as Chapter 20.04 of the Municipal Code, which includes provisions to reduce impacts caused by potential major structural failures or loss of life resulting from earthquakes or other geologic hazards. For example, as done by the proposed project, the CBC requires that a California Certified Engineering Geologist or California-licensed civil engineer prepare a site-specific engineering analysis that demonstrates the satisfactory performance of proposed structures and contains requirements for design and construction of structures to resist loads and peak ground accelerations that could result from earthquakes. The Geotechnical Investigation prepared for the project includes this information, in addition to recommendations for site grading, construction, foundation design, slab design, retaining walls, infiltration design, and pavement design that are based on the CBC regulations and identified specifically for the proposed project based on site conditions. These CBC-related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and specifications as a condition of project approval, as included as PPP GEO-1. Thus, the project would be required to adhere to the provisions of the CBC as specified for the project, which are reviewed by the City for appropriate inclusion, as part of the building plan check and development review process. Overall, compliance with the requirements of the CBC and the City municipal code for structural safety, as included as PPP GEO-1, would reduce hazards from strong seismic groundshaking to a less than significant level.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. The term "liquefaction" describes a phenomenon in which a saturated cohesionless soil loses strength and acquires a degree of mobility as a result of strong ground shaking during an earthquake. The factors known to influence liquefaction potential include soil type and depth, grain size, relative density, groundwater level, degree of saturation, and both the intensity and duration of ground shaking.

The Geotechnical Investigation describes that groundwater is greater than 31 feet 6 inches below existing grade, and that onsite soils consist of stiff to hard, fine grained silty/clayey fill and native soils, loose to medium dense granular fill soils, and medium dense to very dense granular native soils that exhibit stiff to hard consistency that are not prone to liquefaction (ASE 2017). Thus, the likelihood of occurrence of seismically-induced liquefaction at the site was determined by the Geotechnical Investigation to be negligible (ASE 2017). The project would be required to comply with the CBC requirements, as implemented by the City's Municipal Code, and by the plan check and permitting process. Thus, potential impacts related to liquefaction would be less than significant.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

iv. Landslides?

No Impact. The project site is generally level without significant slopes and is not located near substantial slopes or hillsides. The Geotechnical Investigation states that there is no indication that recent landslides or unstable slope conditions exist on or adjacent to the site (ASE 2017). In addition, the California Seismic Hazard Map does not show that the area has a potential for earthquake-induced landslides. Therefore, the project would not expose people or structures to slope instability or seismically induced landslides.

b) Result in soil erosion or the loss of topsoil?**Less Than Significant Impact.****Construction**

Grading and excavation activities that would be required for the proposed project would expose and loosen topsoil, which could be eroded by wind or water. Thus, construction of the project has the potential to contribute to soil erosion and the loss of topsoil.

However, the City's Municipal Code Section 16.20, Stormwater Runoff and Urban Pollutant Control states that all significant development within the City, such as the proposed project, shall be undertaken in accordance with the County Drainage Area Management Plan (DAMP). The DAMP requires construction sites to implement control practices that address erosion and sedimentation (DAMP Section 8.0). Additionally, per Municipal Code Section 16.20.010, the City is a co-permittee to the Statewide National Pollutant Discharge Elimination System (NPDES) Permit for General Construction Activity, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP), by a Qualified SWPPP Developer. The SWPPP is required to be consistent with the County DAMP, address site-specific conditions related to sources of sediment, and implement erosion control and sediment control BMPs to reduce or eliminate sediment during construction. Adherence to a City approved SWPPP, which is included as PPP WQ-1 would be verified prior to the issuance of a demolition or grading permit would ensure that potential erosion associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The proposed project includes installation of landscaping throughout the project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the proposed commercial and residential uses. In addition, as described in Section 9, Hydrology and Water Quality the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within biofiltration systems and landscaping on the project site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, pursuant to the City's Municipal Code Section 16.20.040, implementation of the project requires a Water Quality Management Plan (WQMP), which is included as PPP WQ-2. The WQMP describes the operational BMPs that would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil during operation of the project. As a result, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant.

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- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. As described above, the project site is relatively level, and does not contain nor is adjacent to any significant slope of hillside area. The project would not create slopes. Thus, on or off-site landslides would not occur from implementation of the project.

Also, as described above the project site is not conducive to effects related to liquefaction. Lateral spreading, a phenomenon associated with seismically-induced soil liquefaction, is a display of lateral displacement of soils due to inertial motion and lack of lateral support during or post liquefaction. It is typically exemplified by the formation of vertical cracks on the surface of liquefied soils, and usually takes place on gently sloping ground or level ground with nearby free surface such as drainage or stream channel (ASE 2017). As the project does not contain a drainage or stream channel, and the potential for liquefaction onsite is limited, impacts related to lateral spreading would also be less than significant (ASE 2017).

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. Because the groundwater has been historically deep at the project site, and the project would not pump water from the project area (as further described below), impacts related to subsidence would not occur.

Seismic related ground failure or settlements can occur within loose to moderately dense, dry or saturated granular soil. As described previously, the Geotechnical Investigation identified that onsite soils have a stiff to hard consistency that are not prone to ground failure. However, the Geotechnical Investigation recommends that onsite soils providing foundations for buildings and pavement areas be overexcavated and recompacted pursuant to the CBC compaction regulations. With implementation of the overexcavation requirements per the CBC, as included as PPP GEO-1, the potential for settlement or collapse of soils would be reduced to a less than significant level. Therefore, compliance with the requirements of the CBC as identified in the site geotechnical design recommendations that would be reviewed by the City for appropriate inclusion, as part of the permitting process, would reduce potential impacts related to ground collapse to a less than significant level.

d) Be located on expansive soil, as defined in in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils and could result in heaving and cracking of buildings and foundations.

As described by the Geotechnical Investigation, much of the subsurface soils on the project site consist of fill containing interbedded silty sands, sands, and sand with silt, with some layers of sandy silts, clayey silts with sands, silty clays, and clays. Encountered artificial fill soils were generally medium dense to very dense (ASE 2017). Laboratory tests that were completed as part of the Geotechnical Investigation indicate that soils have a “Low” soil expansion potential.

The Geotechnical Investigation also describes that excavation bottoms would be recompacted to a minimum 90 percent relative compaction and describes removal and recompaction of all fill soils. In addition, foundations for the project would be required to comply with the CBC requirements, as implemented by the City’s Municipal Code, and by the plan check and permitting process. Thus, impacts related to expansive soils would be less than significant.

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 proposed project would tie into existing sewers and would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to geology and soils. These actions will be included in the project's mitigation monitoring and reporting program:

PPP GEO-1: The project is required to comply with the California Building Standards Code as included in the City's Municipal Code and the Geotechnical Investigation, prepared by Associated Soils Engineering, September 2017, to preclude significant adverse effects associated with seismic hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and specifications as a condition of project approval.

PPP WQ-1: Stormwater Pollution Prevention Plan, provided in Section 9, Hydrology and Water Quality.

PPP WQ-2: Water Quality Management Plan, provided in Section 9, Hydrology and Water Quality.

Mitigation Measures

No mitigation measures related to geology and soils are required.

REFERENCES

Geotechnical Investigation, prepared by Associated Soils Engineering, September 2017 (ASE 2017).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. GREENHOUSE GAS EMISSIONS.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The discussion below is based on the Greenhouse Gas Analysis prepared by Urban Crossroads, 2017 (GHGUC 2017), which is included as Appendix E.

Threshold

The City of Placentia has not established local CEQA significance thresholds for greenhouse gas (GHG) emissions, as allowed by Section 15064.7 of the CEQA guidelines. The City utilizes the SCAQMD’s numeric significance thresholds that are based on capture of approximately 90 percent of emissions from development, which is 3,000 metric tons carbon dioxide equivalent (MTCO_{2e}) per year for mixed use (residential/commercial) projects. This approach has been adopted by the SCAQMD for residential and mixed-use projects where it is the lead agency and is also widely used by cities in the South Coast Air Basin. As such, this threshold is utilized herein to determine if emissions of greenhouse gases from this project would be significant.

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

Less than Significant Impact. Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed commercial and residential uses would result in area and indirect sources of operational GHG emissions from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed from the proposed development would be generated off-site by the electricity provider and is assumed to be generated by fuel combustion. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed project are shown in Table GHG-1. Additionally, in accordance with SCAQMD’s recommendation, the project’s construction-related GHG emissions are amortized over 30 years

and added to the operational emissions estimate in order to determine the project's total annual GHG emissions. As shown on Table GHG-1, the project would result in approximately 2,595.99 MTCO₂e per year and would not exceed the threshold of 3,000 MTCO₂e per year. Thus, project-related GHG emissions would be less than significant.

Table GHG-1: Annual Greenhouse Gas Emissions Generated by the Project

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Construction emissions amortized over 30 years	19.95	--	--	20.08
Area	17.49	0.02	--	18.01
Energy	482.22	0.02	0.01	484.47
Mobile Sources	1,929.28	0.14	--	1,932.81
Waste	38.27	2.26	--	94.81
Water Usage	38.66	0.22	0.01	45.82
Total CO₂E (All Sources)	2,595.99			
SCAQMD Threshold	3,000			
Threshold Exceeded?	No			

Source: Urban Crossroads, 2017.

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

No Impact. The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project would comply with regulations imposed by the State and the SCAQMD that reduce GHG emissions, as described below:

- Global Warming Solutions Act of 2006 (AB 32) is applicable to the project because many of the GHG reduction measures outlined in AB 32 (e.g., low carbon fuel standard, advanced clean car standards, and cap-and-trade) have been adopted over the last five years and implementation activities are ongoing. The proposed project would develop commercial and residential uses that would not conflict with fuel and car standards or cap-and-trade.
- Pavley Fuel Efficiency Standards (AB 1493). Establishes fuel efficiency ratings for new (model year 2009-2016) passenger cars and light trucks. AB 1493 is applicable to the project because the vehicles traveling to and from the project site would meet the manufacturer required fuel efficiency standards that would reduce GHG emissions. The California Air Resources Board (CARB) anticipates that implementation of the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 30 percent.
- Title 24 California Code of Regulations (Title 24) establishes energy efficiency requirements for new construction that address the energy efficiency of new (and altered) residences and commercial buildings. The proposed project is required to comply with Title 24, which would be verified by the City during the project permitting process.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard [LCFS]). Requires carbon content of fuel sold in California to be 10 percent less by 2020. Because the LCFS applies to any transportation fuel that is sold or supplied in California, all vehicles trips generated by the project would comply with LCFS.

- California Water Conservation in Landscaping Act of 2006 (AB 1881) provides requirements to ensure water efficient landscapes in new development and reduced water waste in existing landscapes. The proposed project is required to comply with AB 1881 landscaping requirements, which would be verified by the City during the project permitting process.

In addition, as described in the previous response, the proposed project would not result in GHG emissions that would exceed the threshold of 3,000 MTCO₂e per year, which is the SCAQMD's numeric significance threshold. Therefore, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to greenhouse gas emissions that are applicable to the project.

Mitigation Measures

No mitigation measures related to greenhouse gas emissions are required.

REFERENCES

Greenhouse Gas Analysis prepared by Urban Crossroads, 2017 (GHGUC 2017).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The discussion below is based on the Phase I Environmental Site Assessment, 2017. Prepared by SCS Engineers (Phase I 2017), and the Methane Assessment 2017. Prepared by SCS Engineers (SCS 2017), which are included as Appendix F and Appendix G.

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

Less than Significant Impact. A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released.

As described in Section 2.4, *Project Site Background*, the 8 oil wells that formally existed onsite have been removed and petroleum-impacted soils were successfully treated on the site and the Orange County Health Care Agency issued a full closure letter for the site in 2002 (Phase I 2017). However, the proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials may be needed for fueling or operating construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the project construction activities are required to strictly adhere to. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, hazardous material impacts related to construction activities would be less than significant.

Operation of the proposed project includes activities related to residential and retail/restaurant development, which would use hazardous materials including: solvents, cleaning agents, paints, pesticides, batteries, and aerosol cans. Although residents and employees of the project would utilize common types of hazardous materials, normal routine use of these products as indicated by product safety labeling in compliance with federal and state regulations would not result in a significant hazard to residents or workers in the vicinity of the project. Therefore, operation of the proposed project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste during operation of the proposed project. Impacts would be less than significant.

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 Impact with Mitigation Incorporated. As described by the Phase I Environmental Site Assessment (Phase I 2017), the project site was used for oil extraction activities and 8 wells were located on the property from the 1930s through the 1990s. By the late 1990s, all oil field related structures/buildings had been removed from the site (Phase I 2017). Potential environmental issues associated with oil field site include residual petroleum hydrocarbons in soil and presence of methane gas.

The Phase I determined that there is no evidence of releases of hazardous substances and there appears to be little potential for on-site contamination on the site (Phase I 2017). The Phase I also

identified that after removal of the oil production facilities, petroleum-impacted soils were successfully treated on the site and the Orange County Health Care Agency issued a full closure letter for the site in 2002 (Phase I 2017).

Due to the potential for methane gas to be present in the project area, a methane gas testing was conducted pursuant to the requirements of the Orange County Fire Authority (OCFA) as outlined in the Combustible Soil Gas Hazard Mitigation Guideline C-03. The testing identified methane gas at concentrations ranging from 0 to 500 parts per million (ppm) (SCS 2017). The OCFA Combustible Soils Gas Hazard Mitigation Guideline provides a threshold of 5,000 ppm. Because the methane gas concentrations on the project site were identified at a maximum of 500, which are much lower than the threshold, impacts related to methane gas would be less than significant.

Although based on the findings of the Phase I no contaminants are anticipated to exist on the project site, because the site was previously used for oil production, petroleum hydrocarbons could exist within onsite soils. Thus, the Phase I recommends inclusion of a soils management contingency plan in the event petroleum hydrocarbons are encountered during site development activities. As a result, Mitigation Measure HAZ-1 has been included to ensure that any contaminated soils identified onsite would be removed and disposed of in compliance with existing federal, state, and local regulations that are overseen by the County of Orange Health Care Agency.

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

Less than Significant Impact. A preschool is currently located within the commercial center across Alta Vista Street from the project site. As described in response a), construction and operation of the proposed project would involve the use, storage and disposal of small amounts of hazardous materials on the project site. These hazardous materials would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment near the school. In addition, the proposed residential and commercial uses would not involve the use or handling of acutely hazardous materials.

Furthermore, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed project would not emit hazardous or handle acutely hazardous materials, substances, or waste near the school, and impacts would be less than significant.

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 Phase I Environmental Site Assessment (Phase I 2017) prepared for the project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site which is included on a list of hazardous materials sites. As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

- e) **For a project 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. The proposed project is not located within an airport land use plan or within two miles of an airport. The closest airports to the project site is the Fullerton Municipal Airport, which is approximately 7.75 miles west of the project site, and John Wayne Airport, which is approximately 13.25 miles south of the project site. Therefore, the proposed project would not result in an airport related safety hazard for people residing or working in the project area.

- 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. There are no private airstrips located within the vicinity of the project site. Therefore, the development of the project would not result in a safety hazard related to airstrips for people residing or working in the project area.

- g) **Impair implementation of an adopted emergency response plan or emergency evacuation plan?**

Less Than Significant Impact. The City of Placentia Police Department oversees emergency response in the City. The proposed project would provide commercial and single-family residential uses that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code as included in the City's Municipal Code (Chapter 20.04 Building Code and Section 18.04.030, Fire Code) to ensure that it would not conflict with implementation of an emergency evacuation.

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas, and impacts related to interference with an adopted emergency response or evacuation plan during construction activities would be less than significant.

Operation of the proposed project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from Alta Vista Street and Rose Drive, which are adjacent to the project site. The residential portion of the project would be gated. Thus, to provide emergency vehicle access, an OCFA/Police Department approved Knox Box would be installed. The project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the City Municipal Code. In addition, the OCFA would review the development plans during the permitting process to ensure adequate emergency access pursuant to the requirements of the building and fire codes. As such, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

- 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 project site is located within a developed suburban area and not adjacent to wildlands and is not located within an identified wildland fire hazard area, as identified by the Orange County Very High Fire Hazard Severity Zone Map. In addition, implementation of the proposed project would be required to adhere to the Uniform Fire Code, as included in the City's Municipal Code Section 18.04.030, and would be reviewed by OCFA during the project permitting process to ensure that the project plans meet the fire protection requirements. Because the project site is not mixed with wildlands and is surrounded by developed lands, it would not expose people or structures to a significant risk of loss, injury, or death from wildfires. Therefore, impacts related to exposure of people or structures to a significant risk of loss, injury or death involving wildland fires would not occur.

Project Design Features & Standard Conditions/Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to hazards and hazardous materials that are applicable to the project.

Mitigation Measures

Mitigation Measure HAZ-1: Should potentially contaminated soils be identified during excavation, grading, or construction activities, the applicant's hazardous materials specialist will collect soils samples and have them analyzed for contaminants of concern for concentrations above worker safety thresholds established by the California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), and/or County of Orange Health Care Agency. Any soils with chemicals exceeding the RWQCB Environmental Screening Levels (ESLs) for residential uses or hazardous waste limits will be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal facility in compliance with state regulations.

REFERENCES

Methane Assessment 2017. Prepared by SCS Engineers (SCS 2017).

Orange County Very High Fire Hazard Severity Zone Map (Oct 2011). Accessed:
<http://www.ocpublicworks.com/gov/pw/cd/building/firehazard.asp>

Phase I Environmental Site Assessment, 2017. Prepared by SCS Engineers (Phase I 2017).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The discussion below is based on the Drainage Study, prepared by Blue Peak Engineering, 2017 (Drainage 2017), which is included as Appendix H, and the Preliminary Water Quality Management Plan, prepared by Blue Peak Engineering, 2017 (WQMP 2017).

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

Less than Significant Impact.

Construction

Construction of the proposed project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a stormwater pollution prevention plan (SWPPP). Construction of the project would disturb more than one acre of soil; therefore, the proposed project would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ, as amended). Construction activity subject to this permit includes clearing, grading, and ground disturbances such as trenching, stockpiling, or excavation. The Construction General Permit requires implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, stormwater collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. The SWPPP would also include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs as ensured through the City's construction permitting process and included as PPP WQ-1, would ensure that the project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

Operations

The proposed project would introduce new commercial and residential uses to the project site, which would introduce the potential for pollutants such as, chemicals from household cleaners, pathogens from pet wastes, nutrients from fertilizer, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Thus, the project would be required to comply with existing regulations that limit the potential for pollutants to discharge from the site.

The Orange County Drainage Area Management Plan (DAMP), which is included in the City's Municipal Code as Section 16.20.040, is the primary water pollutant control regulation for development projects. The DAMP requires implementation of Water Quality Management Plans (WQMPs) based on the anticipated pollutants that could result from the project. The potential pollutants guide which BMPs are incorporated into the project, including the Low Impact Development (LID) features, pollutant source control features, and pollutant treatment control features. In addition, the DAMP requires the project to infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event. As provided in the Project Description, a new onsite storm water system would be installed to collect runoff from the proposed development, which would filter and discharge it into the existing offsite 36-inch storm drain that is south of the project site. In addition, biotreatment devices such as catch basin planters and tree box filters would be installed to capture and filter runoff from the project area. The biotreatment devices would remove pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides).

With implementation of the operational BMPs that would be included in the required WQMP, that is required pursuant to the DAMP and City Municipal Code that is implemented by PPP WQ-2, which would be verified during the permitting process for the proposed project, potential pollutants would be reduced to the maximum extent feasible, and development of the proposed project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant.

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. The proposed project is within the service boundaries of, and would be served by, the Golden State Water Company (GSWC). Approximately, 44 percent of the total water supply to the Placentia-Yorba Linda area is obtained from groundwater. GSWC operates several groundwater wells within the Orange County Groundwater Basin. The Basin is managed by the Orange County Water District (OCWD), which regulates the amount of groundwater pumped from the Basin and sets the Basin Production Percentage for all pumpers, including GSWC. The proposed project would result in a limited increased need for water supply, as detailed in Section

18, *Utilities and Service Systems*, based on the Golden State Water Company (GSWC) water use factors, the proposed project would result in the need for approximately 8.957 acre-feet/year (AFY), which would be provided by GSWC through both imported and groundwater supplies. Because the Basin is managed by OCWD and the project is limited in size and within the existing Urban Water Management Plan (UWMP) water demand estimates (as detailed in Section 18, *Utilities and Service Systems*), the water need from the proposed project would not require additional groundwater supplies that could result in lowering of the groundwater table. In addition, the project does not propose to extract groundwater. Thus, the proposed project would not result in the lowering of the local groundwater table, and impacts would be less than significant.

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

Less than Significant Impact. The project site does not contain, nor is adjacent to, a stream, river, creek, or other flowing water body. Thus, impacts related to alteration of the course of a stream or river would not occur.

Construction

Construction of the proposed project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, as described in Response 3.9 a), construction of the proposed project requires City approval of a SWPPP prepared by a Qualified SWPPP Developer, as included by PPP WQ-1. The SWPPP is required for plan check and approval by the City's Public Works Department, prior to provision of permits for the project, and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include: use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as described in the previous above). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operations

The project area is currently undeveloped and largely pervious. After development of the project, the site would be 33 percent pervious, and 67 percent impervious (WQMP 2017). The pervious areas onsite would be landscaped. Thus, implementation of the project would not generate soils that could erode. In addition, the proposed drainage infrastructure would slow and retain stormwater, which would also limit the potential for erosion or siltation. The project proposes to filter stormwater through the infrastructure of the onsite storm drain system and through biotreatment devices such as catch basin planters and tree box filters that would be installed to capture and filter runoff from the project area. As described in previous Response 3.9 a), the DAMP requires the project to implement a WQMP (as included by PPP WQ-2) to infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event, and the project would achieve this by the use of the biotreatment devices, such as catch basin planters and tree box filters that have been incorporated into the site plan to meet the drainage needs of the proposed project. As a result, stormwater runoff and the potential for erosion and siltation would not increase with implementation of the proposed project. Therefore, the proposed project would not alter the existing drainage pattern in the project area and would not result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

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?

Less than Significant Impact. As described in the previous response, the project site does not contain, nor is adjacent to, a stream, river, creek, or other flowing water body. Thus, impacts related to alteration of the course of a stream or river would not occur. In addition, the proposed project would be required to implement a SWPPP (included as PPP WQ-1) during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and flooding on or off-site would not occur.

Also, as described above, the project would implement an operational WQMP (as included by PPP WQ-2) that would install an onsite storm drain system and biotreatment devices such as catch basin planters and tree box filters that would infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event, as required by the DAMP. Thus, operation of the proposed project would not substantially increase stormwater runoff, and flooding on or off-site would not occur.

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 described in the previous responses, the proposed project would be required to implement a SWPPP (included as PPP WQ-1) during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and that pollutants would not discharge from the project site, which would reduce potential impacts to drainage systems and water quality to a less than significant level.

Also, the project would implement an operational WQMP (included as PPP WQ-2) that would install an onsite storm drain system and biotreatment devices such as catch basin planters and tree box filters as part of the project, that would infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event, as required by the DAMP. Thus, operation of the proposed project would not substantially increase stormwater runoff, and pollutants would be filtered onsite. Impacts related to drainage systems and polluted runoff would be less than significant with implementation of the existing requirements, which would be verified during the permitting process.

f) Otherwise substantially degrade water quality?

Less than Significant Impact. As described in the previous responses, the proposed project would be required to implement a SWPPP during construction (as included by PPP WQ-1) that would implement BMPs to limit the potential of pollutants to discharge from the project site. Similarly, a WQMP would be required to be implemented pursuant to the requirements of the DAMP (as included by PPP WQ-2), which would reduce the potential for pollutants to discharge from the project site. Overall, potential impacts related to the substantial degradation of water quality would be less than significant with implementation of the existing regulations that are verified during the City's permitting process.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) for the project area (06059C0152J) identifies that the project site is not located within a 100-year flood zone. Thus, the proposed project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, and impacts would not occur.

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

No Impact. As described in the response above, the project site is not located within a 100-year flood hazard area. Thus, the proposed project would not place structures within a flood hazard area that would impede or redirect flood flows, and impacts would not occur.

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?

No Impact. Project implementation would 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 would result from implementation of the project.

j) Inundation by seiche, tsunami, or mudflow

No Impact. A seiche is a surface wave created when an inland body of water is shaken, usually by earthquake activity. The site also is not subject to flooding hazards associated with a seiche because the nearest large body of surface water are Anaheim Lake, which is an engineered infiltration basin that is located 0.5 miles southwest of the site and is too far away from the project site to result in effects related to a seiche.

The Pacific Ocean is located more than 17.5 miles west of the project site; consequently, there is no potential for the project site to be inundated by a tsunami. In addition, the project site is flat and not located near any steep hillsides; therefore, there is no potential for the site to be adversely affected by mudflow. Thus, implementation of the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow. No impact would occur.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to water quality. These actions will be included in the project's mitigation monitoring and reporting program:

PPP WQ-1: Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the Orange County Drainage Area Management Plan (DAMP). The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other DAMP requirements to comply with the National Pollutant Discharge Elimination System (NPDES) regulations to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with

the SWPPP and permit periodic inspection of the construction site by City of Placentia staff or its designee to confirm compliance.

PPP WQ-2: Prior to grading permit issuance, the project developer shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The project shall comply with the City's Municipal Code Section 16.20.040, the Orange County Drainage Area Management Plan (DAMP), and Regional Water Quality Control Board (RWQCB) requirements in effect at the time permitting to control discharges of sediments and pollutants during operation of the project.

Mitigation Measures

No mitigation measures related to hydrology and water quality are required.

REFERENCES

Federal Emergency Management Agency Flood Map Service Center. Accessed:
<https://msc.fema.gov>.

Golden State Water Company 2015 Urban Water Management Plan - Placentia-Yorba Linda (GSWC 2015). Prepared by Kennedy/Jenks Consultants. July 2016. Accessed:
http://www.gswater.com/download/Placentia-YorbaLinda_2015_UWMP-Final-Draft.pdf

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. LAND USE AND PLANNING. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Physically divide an established community?

No Impact. The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed project site is vacant and surrounded by developed land uses that include single-family residential, retail commercial, and roadways. The proposed retail and single-family residential project is consistent with the existing land uses surrounding the project site. The proposed commercial area on the corner of the site would be directly across Alta Vista Street from existing commercial uses, and the proposed residential area would be adjacent on the south and east sides to existing single-family residential uses. The proposed project would develop onsite roadways to serve the residential area and connect to Alta Vista Street. These new roads would not change any existing street systems or divide any developed areas. Overall, implementation of the proposed project would not physically divide an established community, and impacts would not occur.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. The project site has an existing General Plan land use designation of SP-7 and a zoning designation for commercial uses. The proposed project would amend SP-7 to change the zoning of a 6.46-acre portion of the project site from commercial to medium density residential. As detailed in Section 16, Transportation and Traffic Section, development of the proposed 54 single-family residences on the 6.46-acre portion of the project site would result in

55.6 percent fewer daily vehicle trips than development of the area for commercial uses (2,293 daily trips from the residential uses versus 5,168 daily trips from commercial uses in the area). Because build out of the proposed residential zoned area would result in a reduced number of vehicular trips compared to operation of commercial uses in the area, the associated impacts related to air quality emissions, greenhouse gas emissions, noise, and traffic congestion would also be less. Additionally, the amended zoning designation and proposed commercial and single-family residential uses would be compatible with development patterns in the area, as described in the previous response. Thus, impacts related to conflict with a policy adopted for the purpose of avoiding or mitigating an environmental effect would be less than significant.

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

No Impact. The project site and surrounding area is urbanized and does 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 (EC 2017). Development of the project site would not conflict with local, regional, or state resource preservation and/or conservation policies. Therefore, impacts would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to land use and planning that are applicable to the project.

Mitigation Measures

No mitigation measures related to land use and planning are required.

REFERENCES

City of Placentia East Placentia Specific Plan (SP-7). Accessed:
<http://www.placentia.org/DocumentCenter/View/6231>

Habitat Suitability Evaluation. Prepared by Ecological Sciences, 2017 (EC 2017).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 vacant and undeveloped land and is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. The Generalized Mineral Land Classification of Orange County (DOC 1994), shows that the project site is in Mineral Resource Zone 1 (MRZ-1). Areas located in MRZ-1 are classified as areas where adequate information indicates that no significant mineral resources are present, or where it is judged that little likelihood exists for their presence.

The project site was previously used for oil extraction activities, that included 8 onsite wells. Like all areas within SP-7, the project site has an Oil Resources zoning overlay that ensures oil extraction/production activities could continue until the reserves diminish. However, oil production activities on the project site were discontinued in the late 1990s (ASE 2017). Therefore, development of the site with commercial and single-family residences would neither result in a loss of oil production nor result in the loss of availability of a known mineral resource that would be of value to the region, and impacts would not occur.

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

No Impact. As described in the previous response, the area in which the project is located has been the source of oil production activities in the past; however, the subject property has not been used for oil production since the late 1990s (ASE 2017). In addition, the site has been designated as an MRZ-1 area, which are areas where no significant mineral resources exist. Therefore, implementation of the proposed commercial and residential uses on the project site would not result in the loss of locally important mineral resources, and impacts would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to mineral resources that are applicable to the project.

Mitigation Measures

No mitigation measures related to mineral resources are required.

REFERENCES

Geotechnical Investigation, prepared by Associated Soils Engineering, September 2017 (ASE 2017).

California, State of. Department of Conservation (DOC 1994). Generalized Mineral Land Classification of Orange County, California. Accessed:
ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/OFR_94-15_Plate_1.pdf

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Noise Impact Analysis, 2017. Prepared by Urban Crossroads, which is included as Appendix I.

State Law

An interior CNEL of 45 dB is mandated by the State of California Noise Insulation Standards (CCR, Title 24, Part 6, Section T25-28) for residential dwellings and hotel and motel rooms. Conventional construction practices, with closed windows and fresh air supply systems or air conditioning normally suffice.

City of Placentia Municipal Code

Section 23.76.050 of the City’s Municipal Code establishes the permissible noise level that may be received at nearby sensitive uses (e.g., residential). For noise-sensitive residential properties, the exterior noise level shall not exceed 55 dBA L₅₀ during daytime hours (7:00 a.m. to 10:00 p.m.) and shall not exceed 50 dBA L₅₀ during the nighttime hours (10:00 p.m. to 7:00 a.m.). These standards apply for a cumulative period of 30 minutes in any hour (L₅₀), as well as plus 5 dBA cannot be exceeded for a cumulative period of more than 15 minutes in any hour (L₂₅), or the standard plus 10 dBA for a cumulative period of more than 5 minutes in any hour (L₈), or the

standard plus 15 dBA for a cumulative period of more than 1 minute in any hour (L₂), or the standard plus 20 dBA for any period of time (L_{max}), as shown on Table N-1.

Table N-1: City of Placentia Operational Noise Standards

Land Use	Time Period	Exterior Noise Levels (dBA) ¹				
		L ₅₀ (30 Mins)	L ₂₅ (15 mins)	L ₈ (5 mins)	L ₂ (1 Min)	L _{max} (Anytime)
Residential (Noise Zone I)	Daytime	55	60	65	70	75
	Nighttime	50	55	60	65	70

Source: Section 23.76.050 of the City of Placentia Municipal Code

¹ The noise level is the level exceeded "n" percent of the time during the measurement period. L₂₅ is the noise level exceeded 25% of the time

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

Section 23.81.170 of the City’s Municipal Code states that construction activity is limited to the hours of 7:00 a.m. and 7:00 p.m. Monday to Friday; 9:00 a.m. to 6:00 p.m. on Saturdays; with no activity allowed on Sundays or holidays.

Noise Thresholds

The Noise Impact Analysis utilized the City’s Municipal Code criteria, the Federal Interagency Committee on Noise (FICON), and Caltrans construction noise analysis protocols as noise thresholds for the proposed project. Noise impacts are considered significant if any of the conditions listed in Table N-2 result from the project.

Table N-2: Noise Significance Criteria

Analysis Scenario	Noise Condition(s)	Significance Criteria	
		Daytime	Nighttime
Off-Site ¹ Traffic Noise	if ambient is < 60 dBA CNEL	≥ 5 dBA CNEL project increase	
	if ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL project increase	
	if ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL project increase	
On-Site ² Traffic Noise	Residential Exterior Noise Level Criteria	65 dBA CNEL	
	Residential Interior Noise Level Standard	45 dBA CNEL	
	Commercial Interior Noise Level Standard	50 dBA CNEL	
Operational Noise	Exterior Noise Level Standards ³	See Table N-1	
	if ambient is < 60 dBA ¹	≥ 5 dBA project increase	
	if ambient is 60 - 65 dBA ¹	≥ 3 dBA project increase	
	if ambient is > 65 dBA ¹	≥ 1.5 dBA project increase	
Construction Noise & Vibration	Permitted hours of 7:00 a.m. and 7:00 p.m. Monday to Friday; 9:00 a.m. to 6:00 p.m. Saturday; with no activity on Sundays or holidays. ⁴		
	Noise Level Threshold ⁵	85 dBA L _{eq}	n/a
	Noise Level Increase ⁶	12 dBA L _{eq}	n/a
	Vibration Level Threshold ⁷	80 VdB	n/a

Source: Urban Crossroads, 2017.

¹ Source: FICON, 1992.

² Sources: City of Placentia General Plan Noise Element, County of Orange General Plan Noise Element (Tables VIII-2 & VIII-3), and the California Green Building Standards Code (Section 5.507.4.2).

³ Source: Section 23.76.050 of the City of Placentia Municipal Code (Appendix 3.1).

⁴ Source: Section 23.81.170 of the City of Placentia Municipal Code.

⁵ Source: NIOSH, Criteria for Recommended Standard: Occupational Noise Exposure.

⁶ Source: Caltrans Traffic Noise Analysis Protocol, May 2011.

⁷ Source: FTA Transit Noise and Vibration Impact Assessment, May 2006.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.; "n/a" = No nighttime construction activity is permitted, so no nighttime construction noise level limits are identified.

Sensitive Receptors

Sensitive receptors near the project site include existing residences and the Placentia Champions Sports Complex and park. The closest sensitive receiver locations are approximately 10 feet east and south of the site boundary. The closest sensitive receptors to the project site are listed below:

- R1: Located approximately 345 feet northwest of the project site, R1 represents the existing Emerald Isle Apartments on the northwest corner of Rose Drive and Alta Vista Street.
- R2: Location R2 represents the Placentia Champions Sports Complex and park located approximately 646 feet northeast of the project site on Blankenship Circle, behind an existing 10-foot high wall.
- R3: Location R3 represents the existing outdoor living areas (backyards) of residences located approximately 10 feet east of the project site on Runyon Place.
- R4: Location R4 represents the existing outdoor living areas (backyards) of residences located approximately 10 feet east of the project site on Rodarte Place.
- R5: Location R5 represents the existing outdoor living areas (backyards) of residences located approximately 10 feet south of the project site on Babcock Circle.
- R6: Location R6 represents the existing residential homes located approximately 187 feet west of the project site across Rose Drive.

Existing Ambient Noise Levels

To identify the existing ambient noise levels in the project area, noise level measurements were taken on and adjacent to the project site on November 15, 2017 for a 24-hour period. As shown on Table N-3, noise levels in the project area range from 57.5 to 76.2 Community Noise Equivalent Level (CNEL).

Table N-3: Existing Ambient Noise Levels

Location	Distance to Project Boundary (Feet)	Description	Energy Average Hourly Noise Level (dBA L _{eq}) ¹		Average Median Noise Level (dBA L ₅₀) ¹		CNEL
			Daytime	Nighttime	Daytime	Nighttime	
L1	270	Northwest of the site on the northwest corner of Rose Drive and Alta Vista Street.	67.9	63.5	63.7	54.6	71.2
L2	800	East of the site in the Champions Sports park.	56.5	53.1	53.5	51.1	60.8
L3	0	Northeast corner of the site on Alta Vista Street.	61.0	56.5	56.1	51.3	64.2
L4	0	At the eastern site boundary on Rodarte Place.	51.5	50.7	49.6	48.3	57.5
L5	0	Southwest corner of the site on Rose Drive.	66.7	61.0	63.5	53.1	69.3
L6	180	West of the site across Rose Drive adjacent to residences on Underhill Drive.	71.2	69.2	64.9	57.3	76.2

Source: Urban Crossroads, 2017.

¹ Energy (logarithmic) average hourly levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2.
"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

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 with Mitigation Incorporated.

Onsite Exterior Noise Conditions

The Noise Impact Analysis (Appendix I) calculated the exterior noise levels for the proposed buildings. As shown in Table N-4, the proposed outdoor living areas and building façades adjacent to Rose Drive and Alta Vista Street would experience exterior noise levels ranging from 65.3 to 70.1 dBA CNEL, which exceeds the 65 dBA CNEL exterior noise level standards for residential land use. As a result, Mitigation Measure N-1 is included, which requires the project to include 6-foot high noise barriers for the outdoor living areas (backyards) of the proposed single-family residential lots adjacent to Rose Drive and Alta Vista Street, which is shown in Figure N-1.

With inclusion of the noise barriers, exterior noise at the impacted areas would be reduced to range from 60.8 to 64.1 dBA CNEL (shown on Table N-4), which would satisfy the 65 dBA CNEL exterior noise level standard for single-family residential use.

Table N-4: Exterior Onsite Traffic Noise Levels

Lot/ Building	Roadway	Unmitigated Noise Level (dBA CNEL)	Mitigated Noise Level (dBA CNEL)	Barrier Height (Feet)
14	Rose Dr.	69.8	63.8	6.0
20	Rose Dr.	70.1	64.1	6.0
Shop 1	Rose Dr.	68.0	– ¹	– ¹
Shop 2	Alta Vista St.	65.3	– ¹	– ¹
3	Alta Vista St.	67.0	60.8	6.0

Source: Urban Crossroads, 2017.

¹ The unmitigated exterior traffic noise levels at Shops 1 and 2 satisfy the Office of Planning and Research, Appendix C: Noise Element Guidelines, Figure 2, normally acceptable land use compatibility criteria for commercial uses. Therefore, no exterior noise mitigation is required.

Onsite Interior Noise Conditions

To determine if the interior noise levels within the proposed buildings would comply with the City of Placentia 45 dBA CNEL interior noise standards for residential land use, and the interior noise level threshold of 50 dBA CNEL based on the California Green Building Standards Code for non-residential buildings (Section 5.507.4.2), future noise levels were calculated at the first and second-floors of the proposed building façades.

Table N-5 identifies that noise levels at the first-floor of the proposed building façade would range from 59.7 to 68.0 dBA CNEL. Using standard windows with a minimum STC rating of 27, would reduce the first-floor interior noise to meet the residential and commercial standards. Therefore, Mitigation Measure N-2 is included to require the use of construction components on the buildings adjacent to Rose Drive and Alta Vista Street (that are identified in Figure N-1) that would reduce interior noise to within standards. Thus, impacts related to interior noise would be less than significant with implementation of Mitigation Measure N-2.

Table N-5: Interior First Floor Noise Levels with Mitigation

Lot/ Building	Noise Level at Façade without Mitigation ¹	Required Interior NR ²	Estimated Minimum Interior NR with Mitigation	Mitigated Interior Noise Level	Noise Standard
14	63.4	18.4	25.0	38.4	45
20	63.4	18.4	25.0	38.4	45
Shop 1	68.0	18.0	25.0	43.0	50
Shop 2	65.3	15.3	25.0	40.3	50
3	59.7	14.7	25.0	34.7	45

Source: Urban Crossroads, 2017.

¹ Exterior noise level at the facade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).

² Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.

"NR" = Noise reduction

In addition, Table N-6 shows that noise levels at the second-floor of the proposed building façades would range from 65.7 to 69.2 dBA CNEL. However, with implementation of Mitigation Measure N-2, interior noise to second floor areas of the proposed project would be within standards, and impacts related to interior noise would be less than significant.

Table N-6: Interior Second Floor Noise Levels with Mitigation

Lot/ Building	Noise Level at Façade without Mitigation ¹	Required Interior NR ²	Estimated Minimum Interior NR with Mitigation	Mitigated Interior Noise Level	Noise Standard
14	69.2	24.2	25.0	44.2	45
20	69.2	24.2	25.0	44.2	45
3	65.7	20.7	25.0	40.7	45

Source: Urban Crossroads, 2017.

¹ Exterior noise level at the facade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).

² Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.

"NR" = Noise reduction

Project Operational Noise

The proposed commercial and residential uses would generate noise from roof-top air conditioning units, a drive-thru speakerphone, entry gate activity, recreational activity, and parking lot activity. Table N-7 shows that the combined operational noise from the project related activities would not exceed the City's Municipal Code exterior noise level standards at the sensitive receptors. Therefore, the project generated operational noise would be less than significant.

Table N-7: Operational Noise Levels at Sensitive Receptors

Receiver Location	Noise Level at Receiver Locations (dBA)					Threshold Exceeded?	
	L ₅₀ (30 mins)	L ₂₅ (15 mins)	L ₈ (5 mins)	L ₂ (1 min)	L _{max} (Anytime)	Daytime	Nighttime
	Residential Standards	55	60	65	70		
	50	55	60	65	70	-	-
R1	36.2	37.8	39.8	41.2	44.0	No	No
R2	31.4	33.5	37.2	39.7	42.3	No	No
R3	46.1	48.8	54.1	57.1	59.0	No	No
R4	32.9	35.3	39.7	42.4	44.9	No	No
R5	28.7	30.7	34.0	36.3	39.6	No	No
R5	36.0	37.8	39.4	40.5	44.0	No	No

Source: Urban Crossroads, 2017.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

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

Less than Significant Impact with Mitigation Incorporated. Construction activity included in the project can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from project construction activities would cause only intermittent, localized intrusion from the following:

- **Heavy Construction Equipment:** The vibration generated by excavation, grading, and construction equipment is short-term and intermittent during construction activity that would be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday to Friday; 9:00 a.m. to 6:00 p.m. Saturday. The project would require 1,900 cubic yards of soil import. Grading operations would occur over a number of weeks and therefore the daily off-site trips generated by soil hauling would be minimal.
- **Haul Trucks:** Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes.

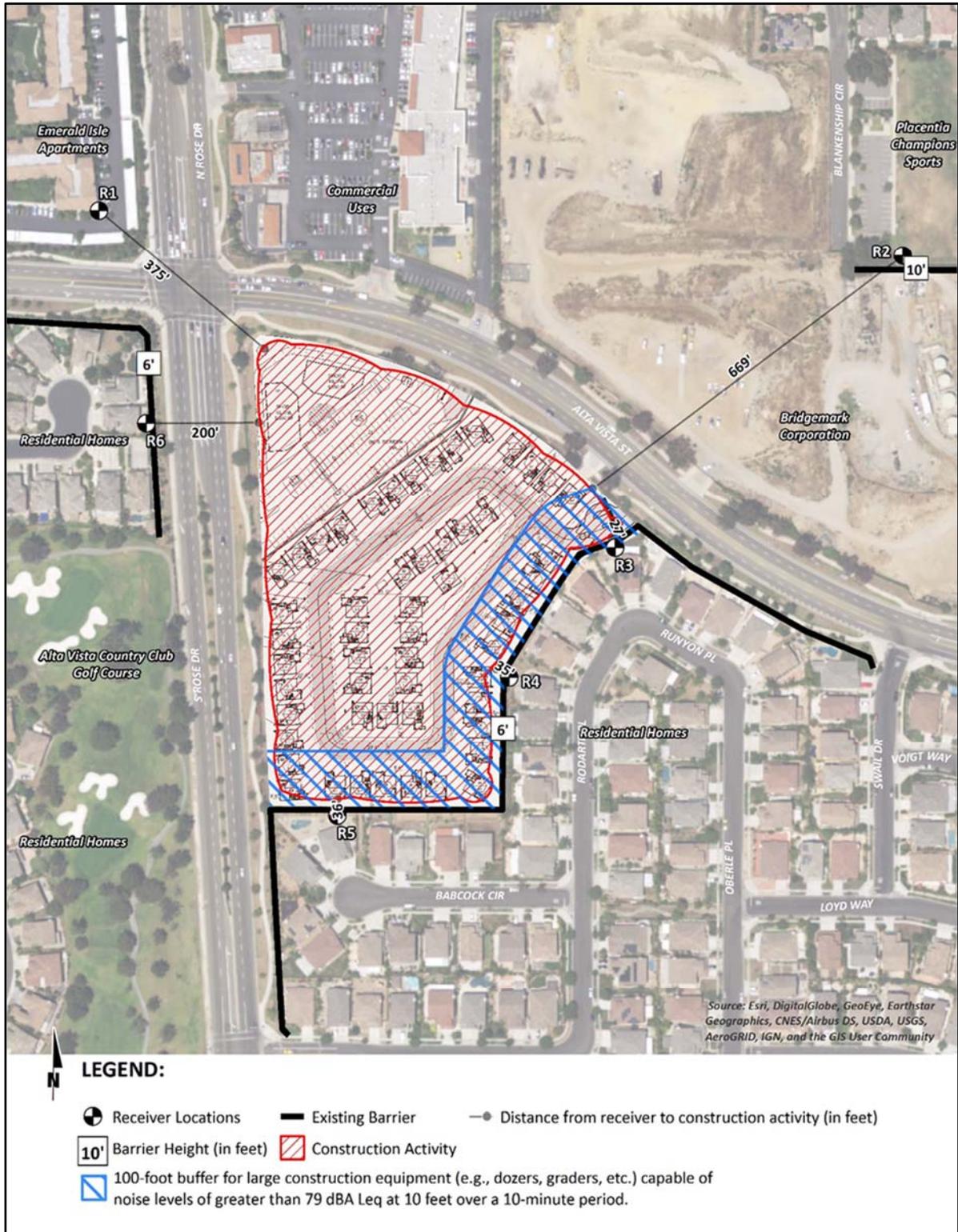
Construction Equipment Vibration: The ground-borne vibration levels from the project's construction activities were estimated by data published by the Federal Transit Administration (FTA). The Noise Impact Analysis identified that construction vibration levels would exceed the 80 VdB human annoyance threshold for infrequent vibration at receiver locations R3 to R5, as shown on Table N-8 and Figure N-2. Table N-8 reflects all phases of project development.

Table N-8: Construction Equipment Vibration Levels at Sensitive Receptors

Receiver Location ¹	Construction Equipment Vibration Levels (VdB) ²					Highest Vibration Level (VdB)	Threshold Exceeded? ³
	Distance to Construction Activity (Feet)	Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer		
R1	375'	22.7	43.7	50.7	51.7	51.7	No
R2	669'	15.2	36.2	43.2	44.2	44.2	No
R3	27'	57.0	78.0	85.0	86.0	86.0	Yes
R4	35'	53.6	74.6	81.6	82.6	82.6	Yes
R5	36'	53.2	74.2	81.2	82.2	82.2	Yes
R6	200'	30.9	51.9	58.9	59.9	59.9	No

Source: Urban Crossroads, 2017.

Figure N-2: Construction Buffer Zone and Receiver Locations



As a result, Mitigation Measure N-3 is included, which would require a 100-foot buffer zone for large construction equipment (e.g. dozers, graders, scrapers, etc.) from the impacted receiver locations (as shown on Figure N-2) where vibration could exceed thresholds. Within the 100-foot buffer zone, only smaller mobile equipment would be allowed. With implementation of Mitigation Measure N-3, vibration levels would be reduced to 68.9 VdB, as shown on Table N-9, which is below the FTA 80 VdB threshold, and impacts would be reduced to a less than significant level.

Further, vibration levels at sensitive receptors would not be sustained during the entire construction period but would occur only during the times that heavy construction equipment is operating adjacent to the project site perimeter near the sensitive receptor, and within the City's allowable construction hours.

Table N-9: Mitigated Construction Equipment Vibration Levels at Sensitive Receptors

Receiver Location	Construction Equipment Vibration Levels (VdB)					Highest Vibration Level (VdB)	Threshold Exceeded?
	Distance to Construction Activity (Feet)	Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer		
R3	100'	39.9	60.9	67.9	68.9	68.9	No
R4	100'	39.9	60.9	67.9	68.9	68.9	No
R5	100'	39.9	60.9	67.9	68.9	68.9	No

Source: Urban Crossroads, 2017.

Construction Haul Truck Vibration: Construction of the project site would require up to 1,900 cubic yards of soils import, which would be brought to the site by haul trucks. The Noise Impact Analysis determined that typical vibration levels for the heavy truck activity at normal traffic speeds would approach 65 VdB, which is below the vibration threshold of 80 VdB. Thus, impacts related to construction haul truck vibration would be less than significant.

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

Less than Significant Impact.

Traffic Noise

As described in Section 16, Transportation and Traffic, the project would generate 2,875 daily trips (145 a.m. peak hour trips and 166 p.m. peak hour trips). Table N-10 provides the increase in ambient noise that would occur from the project generated traffic. As shown, the project would result in a noise level increase of up to 0.6 dBA CNEL, which is less than the 1.5 dBA CNEL threshold listed in Table N-2. Therefore, traffic noise level increases would be less than significant.

Table N-10: Project Traffic Related Noise Increases

ID	Road	Segment	Adjacent Land Use ¹	CNEL at Adjacent Land Use (dBA) ²			Threshold Exceeded?
				No Project	With Project	Project Addition	
1	Rose Dr.	n/o Buena Vista	Residential	71.7	71.7	0.0	No
2	Rose Dr.	s/o Buena Vista	Residential	71.8	71.8	0.0	No
3	Rose Dr.	s/o Alta Vista St.	Residential	70.9	71.1	0.2	No
4	Rose Dr.	s/o Del Cerro Dr.	Residential	70.9	71.1	0.2	No
5	Jefferson St.	n/o Alta Vista St.	Residential/Park	61.5	61.5	0.0	No
6	Jefferson St.	s/o Alta Vista St.	Residential	64.4	64.4	0.0	No
7	Buena Vista	e/o Rose Dr.	Residential	68.7	68.7	0.0	No
8	Alta Vista St.	w/o Rose Dr.	Residential	70.6	70.7	0.1	No
9	Alta Vista St.	e/o Rose Dr.	Residential	69.1	69.7	0.6	No
10	Alta Vista St.	e/o Jefferson St.	Residential	67.6	67.7	0.1	No
11	Del Cerro Dr.	e/o Rose Dr.	Residential	66.6	66.9	0.3	No
12	Orangethorpe	w/o Del Cerro Dr.	Residential	70.7	70.7	0.0	No
13	Orangethorpe	e/o Del Cerro Dr.	Residential	70.5	70.5	0.0	No

Source: Urban Crossroads, 2017.

¹ City of Placentia General Plan Land Use Element, Exhibit 5.² The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use.**Project Operational Noise**

As described previously, implementation of the proposed commercial and residential uses would generate noise related to roof-top air conditioning units, a drive-thru speakerphone, entry gate activity, recreational activity, and parking lot vehicle movements. To identify the increase in ambient noise that would be generated by operation of the project, the estimated operational noise levels were combined with the existing ambient noise levels measurements, listed in Table N-3.

As indicated on Tables N-11 and N-12, the project is estimated to generate an increase in ambient noise during the daytime hours of up to 0.4 dBA L₅₀ and during the nighttime hours of up to 1.1 dBA L₅₀. This would be less than the 1.5 dBA threshold; therefore, impacts would be less than significant.

Table N-11: Daytime Operational Related Noise Increases

Receiver Location	Total Project Operational Noise Level (dBA L ₅₀)	Measurement Location	Reference Ambient Noise Levels (dBA L ₅₀)	Combined Project and Ambient (dBA L ₅₀)	Project Contribution (dBA L ₅₀)	Threshold Exceeded?
R1	36.2	L1	63.7	63.7	0.0	No
R2	31.4	L2	53.5	53.6	0.0	No
R3	46.1	L3	56.1	56.5	0.4	No
R4	32.9	L4	49.6	49.7	0.1	No
R5	28.7	L5	63.5	63.5	0.0	No
R6	36.0	L6	64.9	64.9	0.0	No

Source: Urban Crossroads, 2017.

Table N-12: Nighttime Operational Related Noise Increases

Receiver Location	Total Project Operational Noise Level (dBA L ₅₀)	Measurement Location	Reference Ambient Noise Levels (dBA L ₅₀)	Combined Project and Ambient (dBA L ₅₀)	Project Contribution (dBA L ₅₀)	Threshold Exceeded?
R1	36.2	L1	54.6	54.6	0.1	No
R2	31.4	L2	51.1	51.2	0.0	No
R3	46.1	L3	51.3	52.5	1.1	No
R4	32.9	L4	48.3	48.5	0.1	No
R5	28.7	L5	53.1	53.1	0.0	No
R6	36.0	L6	57.3	57.4	0.0	No

Source: Urban Crossroads, 2017.

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

Less than Significant Impact with Mitigation Incorporated. Construction of the proposed project is anticipated to last 18-months and would involve grubbing, grading, excavation and re-compaction of soils, utility and infrastructure installation, building construction, roadway pavement, and architectural coatings. Construction of the proposed project would require use of heavy equipment that would increase noise levels in the immediate project area. The noise from construction activity would fluctuate depending on the particular type, number, and duration of use of construction equipment.

The Noise Impact Analysis prepared for the project determined that project-related construction noise levels would range from 50.9 to 73.3 dBA Leq at sensitive receptors. As shown in Table N-13, the project related construction noise would result in temporary and periodic noise level increases between 0.3 to 19.6 dBA Leq at sensitive receiver locations. The 12 dBA Leq significance threshold would be exceeded at receiver locations R3 and R4.

Table N-13: Construction Related Increases in Noise Levels at Sensitive Receptors

Receiver Location	Highest Project Construction Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Temporary Worst-Case Project Contribution	Threshold Exceeded?
R1	56.0	L1	67.9	68.2	0.3	No
R2	50.9	L2	56.5	57.6	1.1	No
R3	73.3	L3	61.0	73.6	12.6	Yes
R4	71.1	L4	51.5	71.1	19.6	Yes
R5	70.8	L5	66.7	72.2	5.5	No
R6	55.9	L6	71.2	71.3	0.1	No

Source: Urban Crossroads, 2017.

As a result, Mitigation Measure N-3 is included, which would require a 100-foot buffer zone for large construction equipment (e.g. dozers, graders, scrapers, etc.) from the impacted receiver locations where project construction noise levels could potentially exceed the noise level thresholds. Within the 100-foot buffer zone, only smaller mobile equipment would be allowed. Table N-14 shows that with implantation of Mitigation Measure N-3 the noise levels at the impacted receiver

locations would be reduced to below the 12 dBA construction noise threshold, which would reduce construction noise impacts to a less than significant level.

Table N-14: Mitigated Construction Noise Levels at Sensitive Receptors

Receiver Location	Mitigated Construction Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Temporary Worst-Case Project Contribution	Threshold Exceeded?
R1	56.0	L1	67.9	68.2	0.3	No
R2	50.9	L2	56.5	57.6	1.1	No
R3	61.9	L3	61.0	64.5	3.5	No
R4	61.9	L4	51.5	62.3	10.8	No
R5	61.9	L5	66.7	68.0	1.3	No
R6	55.9	L6	71.2	71.3	0.1	No

Source: Urban Crossroads, 2017.

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. The proposed project is not located within an airport land use plan or within two miles of an airport. The closest airports to the project site is the Fullerton Municipal Airport, which is approximately 7.75 miles west of the project site, and John Wayne Airport, which is approximately 13.25 miles south of the project site. Therefore, the proposed project would not result in airport related noise impacts to people residing or working within the project site.

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. There are no private airstrips located within the vicinity of the project site. Therefore, the development of the project would not expose people residing or working in the project site to excessive noise related to airstrips, and impacts would not occur.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to noise. This requirement will be included in the project's mitigation monitoring and reporting program:

PPP N-1: Per Municipal Code Section 23.81.170 construction activity is limited to the hours of 7:00 a.m. and 7:00 p.m. Monday to Friday; 9:00 a.m. to 6:00 p.m. on Saturdays; with no activity allowed on Sundays or holidays.

Mitigation Measures

Mitigation Measure N-1: The project plans, specifications, and permitting shall require construction of 6-foot high noise barriers adjacent to the backyards of the proposed single-family residences adjacent to Rose Drive and Alta Vista Street. The noise control barriers shall be constructed so that the top of each wall and/or berm combination extends to the planned height above the pad elevation of the lot it is shielding. If the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residence and the road. The barrier shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, or a

minimum transmission loss of 20 dBA. The barrier shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking. The noise barrier shall be constructed using the following materials:

- Masonry block;
- Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot capable of providing a minimum transmission loss of 20 dBA;
- Earthen berm;
- Any combination of these construction materials.

Mitigation Measure N-2: The project plans, specifications, and permitting shall require the following noise reduction features be included in the construction of the buildings adjacent to Rose Drive and Alta Vista Street:

Residential:

- **Windows:** All residential lots adjacent to Rose Drive and Alta Vista Street require first and second-floor windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, with minimum sound transmission class (STC) ratings of 27.
- **Doors (Non-Glass):** All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.
- **Walls:** At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.
- **Roof:** Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

Commercial:

- **Windows:** Retail buildings (Shops 1 and 2) require upgraded windows with a minimum STC rating of 32 and a means of mechanical ventilation (e.g., air conditioning);
- **Doors (Non-Glass):** All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.
- **Walls:** At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.

- Roof: Roof sheathing shall be per manufacturer's specification. Ceilings shall be per manufacturer's specification. Ceiling/roof Insulation, if required under manufacturer's specification, shall have a minimum rating of R-19.
- Ventilation: Arrangements for any habitable room (e.g., office) shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

Mitigation Measure N-3: The project plans, specifications, and permitting shall require construction activities to adhere to the following:

- The use of large construction equipment (e.g., dozers, graders, scrapers) capable of generating noise levels in excess of 79 dBA L_{eq} (10-minute) at 10 feet and vibration levels of 80 VdB at sensitive receiver locations shall be prohibited within 100 feet of nearby occupied sensitive receivers (represented by receiver locations R3 to R5) to reduce the noise and vibration levels for the entire duration of project construction. Only smaller mobile equipment shall be allowed within 100 feet of these sensitive receivers. If the contractor can demonstrate that specific pieces of large construction equipment satisfies the 79 dBA L_{eq} (10-minute) at 10 feet noise level criteria, and vibration levels of 80 VdB at sensitive receiver locations, then they shall be allowed to operate within the 100-foot buffer zone.
- Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during construction (i.e., to the northwest and center).
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. and 7:00 p.m. Monday to Friday; 9:00 a.m. to 6:00 p.m. Saturday; with no activity on Sundays or holidays). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.

REFERENCES

Noise Impact Analysis, 2017. Prepared by Urban Crossroads

Potentially Significant Impact Less Than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

13. POPULATION AND HOUSING.

Would the project:

- 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?

a) Induce substantial population growth in an area, either directly or indirectly?

Less than Significant Impact. The U.S. Census Bureau data provides that in 2015 there were 16,553 housing units within the City of Placentia, and that 97 percent of them were occupied. The average household size within the City was 3.44 persons per household and 70 percent households within the City have between 1 and 3 occupants. As shown in Table P-1, the City of Placentia is anticipated to grow by 6,121 residents (an increase of 11.7 percent) and 2,347 housing units (an increase of 14.2 percent) between 2015 and 2040.

Table P-1: City of Placentia SCAG Projected Population and Housing

	Population	Housing
Actual 2015¹	52,279	16,553
2040 SCAG Projections²	58,400	18,900
Increase	6,121 (11.7%)	2,347 (14.2%)

Source: ¹Census American Factfinder, ²SCAG 2016 Growth Forecast by Jurisdiction.

Based on the existing average household size of 3.44 persons per household, the 54 single-family residences that would be developed on the project site would result in approximately 186 residents a full capacity. This would consist of 2.3 percent of the anticipated housing growth and 3 percent of the anticipated population growth between 2015 and 2040. This increase in population is not considered a substantial direct increase because it is within the anticipated growth rate and consists of an infill development within an urban area that would be served by existing infrastructure.

In addition, indirect growth is related to the expansion of infrastructure, such as water, sewer or street systems that would serve areas beyond the proposed development. As described previously, the proposed project would be served by existing infrastructure that the project would connect to. The proposed street system would only serve the proposed residences, would connect to Alta Vista Street, and would not serve any areas beyond the project site. Therefore, the proposed project

would not result in inducement of substantial population growth, either directly or indirectly, and impacts would be less than significant.

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

No Impact. The project site is vacant and undeveloped land and does not contain any housing on the project site. The proposed project would provide 54 new housing units onsite, and would not displace any existing housing or necessitate the construction of housing elsewhere. Thus, impacts would not occur.

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

No Impact. As described above, the project site is vacant, and no people currently reside onsite. The proposed project would provide onsite housing; it would not displace any people and would not necessitate the construction of housing elsewhere. Thus, impacts would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to population and housing that are applicable to the project.

Mitigation Measures

No mitigation measures related to population and housing are required.

REFERENCES

SCAG 2016 Growth Forecast by Jurisdiction. Accessed:
www.scag.ca.gov/Documents/2016DraftGrowthForecastByJurisdiction.pdf

U.S. Census American Factfinder (Census 2017). Accessed: <https://factfinder.census.gov/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. PUBLIC SERVICES.

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:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Result in substantial adverse physical impacts associated with the provision of 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:**

- Fire protection?**
- Police protection?**
- Schools?**
- Parks?**
- Other public facilities?**

Fire Protection

Less Than Significant Impact. The Orange County Fire Authority (OCFA) provides fire protection to the City of Placentia. The OCFA provides services including fire prevention and suppression, emergency medical services, technical rescue, and hazardous materials response. There are 3 existing OCFA Stations within approximately 2 miles from the project site. Station 34 is 1.2 miles from the project site at 1530 North Valencia Avenue; Fire Station 35 is 1.6 miles from the project site at 120 South Bradford Avenue; and Fire Station 10 is 2.1 miles from the project site at 18422 E. Lemon Drive (ocfa.org 2017).

The proposed project is an infill development that would provide 54 single-family unit residences within an area already served by OCFA and within close proximity to 3 stations. Due to the small

increase in residents that would occur from implementation of the project, a limited incremental increase in demand for fire protection and emergency medical services would occur. However, implementation of the project would be required to adhere to the California Fire Code, which is included in the City's Municipal Code per Chapter 18.04.030 and would be reviewed by OCFA during the project permitting process to ensure that the project plans meet the fire protection requirements. This would include fire hydrant location, fire water pressure, and knox boxes to provide emergency access through the gated residential area.

Additionally, the site is within 2 miles of 3 fire stations that currently serve the project area. Due to the limited increase in residents and the existing location of OCFA facilities, the proposed project would not result in the need for, new or physically altered fire department facilities, and substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur. Therefore, impacts related to fire protection services would be less than significant.

Police Protection

Less Than Significant Impact. The Placentia Police Department provides policing services throughout the City from its headquarters at 401 E. Chapman Avenue, which is approximately 1.5 miles from the project site. The proposed project would develop infill residential uses within an area that is already served by the Police Department. The proposed project would result in an onsite population that would create the need for police services. Calls for police service during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the proposed 54 residences and the commercial retail establishments could generate a typical range of police service calls, such as shoplifting, vehicle burglaries, residential thefts, and disturbances. To reduce the potential for these types of crimes, security concerns are addressed in the project design by providing low-intensity security lighting for the purposes of wayfinding, safety, and building structure security. The commercial area would have a security system that includes cameras. In addition, the gates for the residential area would have knox boxes to provide emergency access.

Although an incremental increase could result from implementation of the project, the need for law enforcement services from the proposed project would not be significant when compared to the current service levels of the Placentia Police Department and the small residential nature of the proposed project. The additional 186 residents that are anticipated to be generated from full occupancy of the proposed project would not require the construction or expansion of the Police Department facilities. Overall the proposed project would not result in the need for, new or physically altered police protection facilities, and substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur.

Schools

Less Than Significant Impact. The project site is located within the Placentia-Yorba Linda Unified School District, which operates and maintains 34 schools, including 23 elementary schools (K-6), 6 middle schools (7-8), and 7 high schools (9-12). The site is currently located within the attendance area boundaries of Morse Elementary School, Kraemer Middle School, and Valencia High School.

The School District's Residential Development School Fee Justification Study from 2016 provides estimates of the number of students generated by residential development. As shown in Table PS-1, the proposed 54 single-family residential units would result in approximately 25 students.

Table PS-1: Student Generation

School Level	Students Per Single Family House	Students Generated by Project
Elementary	0.1887	10
Middle	0.1151	6
High	0.1714	9
Total	0.4752	25

Pursuant to Government Code Section 65995 et seq. (which was passed as Senate Bill 50 in 1998), school districts may collect development fees. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.” As of April 12, 2016, the Placentia-Yorba Linda Unified School District school fee is \$3.48 per square foot of new residential construction. Pursuant to Government Code Section 65995 et seq. payment of these fees would offset any potentially significant impacts to school facilities, and impacts would be less than significant. Consistent with the requirement, the payment of school fees is included as PPP PS-1.

Parks

Less Than Significant Impact. The City currently operates and maintains several parks and other recreational facilities that serve the residents of Placentia. 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. As described previously in Section 13, Population and Housing, the proposed project would house 186 new residents at full occupancy. This would create a City requirement for dedication of 0.47 acre of parkland and/or payment of park fees pursuant Chapter 22.54 Park and Recreation Dedication and Fees of the City’s Municipal Code, which provides an in-lieu fee and parkland dedication requirements for development projects.

The project includes approximately 13,600 square feet (0.31 acre) of onsite open space and recreation areas with a tot-lot/park area and 3 mini park areas, which is 0.16 acre less than the Municipal Code requirement. Thus, the project would be subject to the payment of the park in-lieu fee requirements. Because the proposed project would provide both onsite park and recreation facilities and payment of the in-lieu fee for park and recreation, impacts related to the expanded need for parks due to the increase of 186 residents at full occupancy would be less than significant, and no mitigation measures are required. Consistent with the requirement, the payment of park fees is included as PPP PS-2.

Other Services

Less Than Significant Impact. The proposed project may result in an incremental increase in the use of libraries, senior centers, and other public facilities. However, the projected increase of 186 new residents onsite would not result in a substantial increase in the demand for these services, such that construction of new or expanded facilities would be required. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, and impacts would be less than significant.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to public services. These actions will be included in the project’s mitigation monitoring and reporting program:

PPP PS-1: Schools Development Impact Fee

The project will be required to pay applicable development fees levied by the Placentia-Yorba Linda Unified School District pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407) to offset these impacts on school facilities resulting from new development.

PPP PS-2: Park and Recreation Impact Fee

The project will be required to pay applicable City of Placentia development impact fees for park and recreational facilities pursuant to Chapter 22.54 Park and Recreation Dedication and Fees of the City's Municipal Code, which are imposed on each development project to offset the cost of providing increased park and recreation facilities.

Mitigation Measures

No mitigation measures related to public services are required.

REFERENCES

Orange County Fire Authority Website. Accessed:
<http://www.ocfa.org/AboutUs/FireStations.aspx>

Placentia-Yorba Linda Unified School District Website. Accessed: <https://www.pylusd.org/>

Placentia-Yorba Linda Unified School District Residential Fee Justification Study, 2016. Prepared By: Dolinka Group, LLC. Accessed:
https://www.pylusd.org/apps/pages/index.jsp?uREC_ID=185006&type=d&pREC_ID=462436

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. RECREATION.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

Less Than Significant Impact. As described in response to Impact 14, Public Services, the proposed project would result in a generation of approximately 186 residents, which would create a slight increase in demand on the existing recreation facilities. However, impacts from the proposed project are anticipated to be minimal due to the limited number of residents that would be generated by the project; and inclusion of 13,600-square feet of open space park and recreation areas that would provide recreation facilities for residents. Based on Municipal Code requirements, the project would also provide fees to use toward the provision of City park and recreation facilities. With provision of the onsite recreation, and payment of the required fees, as included by PPP PS-2, the project would not 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. In addition, as described above, the project would be required to pay parkland in-lieu fees pursuant to Municipal Code Chapter 18.01. Thus, impacts would be less than significant.

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. As described in the previous response and Project Description, the proposed project includes 13,600-square feet of open space park and recreation areas that would provide recreation facilities for residents. The impacts of development of the proposed recreational amenities are considered part of the impacts of the proposed project as a whole and are analyzed throughout the various sections of this IS/MND. For example, activities such as excavation, grading, and construction as required for the recreational components of this project would result in impacts that are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. In addition, operation of the project would only result in the demand for parks and recreational facilities as articulated in the previous response, which would not require the construction or expansion of recreational facilities. Therefore, the proposed project would not

require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts related to recreation are less than significant.

Existing Plans, Programs, or Policies

PPP PS-2: Park and Recreation Impact Fee, provided in Section 14, Public Services.

Mitigation Measures

No mitigation measures related to recreation are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. TRANSPORTATION/TRAFFIC. Would the project:

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Traffic Impact Analysis, prepared by EPD Solutions, 2017 (EPD 2017), included as Appendix J.

- 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?**

Traffic Thresholds and Standards

The traffic study area includes intersections within the Cities of Placentia and Anaheim. The significance criteria for both Placentia and Anaheim are as follows:

City of Placentia: The General Plan Circulation Element Policy CIR 1.1 states “Developments that are under the City’s jurisdiction are to provide improvements needed to maintain LOS D or better with existing plus new development traffic”. Based on this policy, a significant impact would occur if the project causes an intersection to deteriorate from acceptable LOS (LOS D or better) to unacceptable LOS E or F. If an intersection is already operating at LOS E or F, a project impact would occur if the project causes an increase of 0.01 or more in the v/c ratio.

City of Anaheim: One of the study intersections, Del Cerro Drive/Orangethorpe Avenue, is partially in the City of Anaheim. The City of Anaheim’s *Criteria for Preparation of Traffic Impact Studies*, provides the following scale to determine whether an impact would occur.

LOS	Final V/C Ratio	Project-Related Increase In V/C
C	>0.700 – 0.800	equal to or greater than 0.050
D	>0.800 – 0.900	equal to or greater than 0.030
E, F	>0.900	equal to or greater than 0.010

Orange County Congestion Management Program: The Orange County Congestion Management Program (CMP) identifies LOS E as the worst acceptable level of service during peak hours. Since the City of Placentia and City of Anaheim standards provide a stricter minimum level of service, all locations meeting this standard will concurrently meet the Orange County CMP minimum criteria.

Traffic Study Area and Existing Conditions

The traffic study area includes 8 intersections, which as shown in Table T-1, all currently operate at a satisfactory LOS C or better during the weekday a.m. and p.m. peak hours.

Table T-1: Existing Intersection Peak Hour Level of Service

Intersection	LOS Method	AM Peak		PM Peak	
		V/C or Delay ²	LOS ¹	V/C or Delay ²	LOS ¹
1. Rose Dr/Buena Vista Ave	ICU	0.752	C	0.796	C
2. Rose Dr/Alta Vista St	ICU	0.669	B	0.634	B
3. Rose Dr/Del Cerro Dr	ICU	0.613	B	0.551	A
4. Del Cerro Dr/Orangethorpe	ICU	0.301	A	0.293	A
5. Jefferson St/Alta Vista St	ICU	0.279	A	0.271	A
6. Residential Driveway/Alta Vista St	HCM	Does not Exist			
7. Commercial Driveway/Alta Vista St	HCM	13.3	B	14.9	B
8. Rose Dr/Commercial Driveway	HCM	Does not Exist			

ICU = Intersection Capacity Utilization, HCM = Highway Capacity Manual

¹ Level of Service

² Volume-to-capacity ratio for signalized intersection, delay for unsignalized intersections

Source: EPD Solutions, Inc. 2017.

Project Impacts

Less than Significant Impact. The proposed project would develop 10,600 square feet of commercial and 54 single-family residences. As detailed in the Project Description, the project proposes to amend the Zoning Code and SP-7 to change the 6.46-acre residential site from Commercial to Medium Density Residential. As shown in Table T-2, operation of the project would generate approximately 2,875 daily trips, that include 145 a.m. peak hour trips and 166 p.m. peak hour trips (EPD Solutions, Inc. 2017). As noted in the project description, the project would require 1,900 cubic yards of soil import, which could generate approximately 100 truck trips. Grading operations would occur over a number of weeks and therefore the daily and peak hour trip associated with construction would be significantly less than the trips generated by the project once it is operational.

Table T-2: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates								
Fast Casual Restaurant ¹	TSF	315	1.39	0.68	2.07	7.77	6.36	14.13
Coffee Shop with Drive Through ²	TSF	820	45.38	43.61	88.99	21.69	21.69	43.38
Single Family Residential ³	DU	9	0.19	0.56	0.74	0.62	0.37	0.99
Shopping Center ⁴	DU		<i>Fitted Curve Equation Used for Trip Generation</i>					
Project Trip Generation								
Fast Casual Restaurant	8.6 TSF	2711	12	5	17	67	55	122
<i>Pass-By Trips (43 %) ⁵</i>		-1166	-	-	-	-29	-24	-53
Coffee Shop with Drive Through	2 TSF	1641	91	87	178	44	43	87
<i>Pass-By Trips (50 %) ⁶</i>		-821	-46	-44	-90	-22	-22	-44
Single Family Residential	54 DU	510	10	30	40	34	20	54
Total Project Trip Generation		2,875	67	78	145	94	72	166
Trip Generation with Existing Zoning Designation								
Fast Casual Restaurant	8.6 TSF	2,711	12	5	17	67	55	122
<i>Pass-By Trips (43 %) ⁵</i>		-1,166	-	-	-	-29	-24	-53
Coffee Shop with Drive Through	2 TSF	1,641	91	87	178	44	43	87
<i>Pass-By Trips (50 %) ⁶</i>		-821	-46	-44	-90	-22	-22	-44
Shopping Center	32.546 TSF	2,802	104	64	168	114	123	237
Total Trip Generation with Existing Zoning		5,168	161	112	273	174	175	349
More Trips from Existing Zoning than the Proposed Project		2,293	94	34	128	80	103	183

TSF = Thousand Square Feet

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition, 2017*. Land Use Code 930 - Fast Casual Restaurant² Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition, 2017*. Land Use Code 937 - Coffee/Donut Shop with Drive-Through Window³ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition, 2017*. Land Use Code 210 - Single-Family Detached Housing.⁴ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition, 2017*. Land Use Code 820 - Shopping Center.⁵ Pass-By Trip Percentage from the Institute of Transportation Engineers, *Trip Generation Handbook, 3rd Edition*. Land Use Code 932 - High-Turnover (Sit-Down) Restaurant.⁶ Pass-By Trip Percentage from the Institute of Transportation Engineers, *Trip Generation Handbook, 3rd Edition*. Land Use Code 934 - Fast-Food Restaurant with Drive-Through Window was used. There is no pass-by rate for Coffee Shop with Drive Through and indoor seating.

Source: EPD Solutions, Inc, 2017.

In addition Table T-2 provides the trip generation from development of the site under the existing commercial zoning for the entire site to provide a comparison of the trips that would be generated under the existing and proposed zoning designations of the site. As shown on Table T-2, development of the site with all commercial uses would generate approximately 5,168 daily, 273 a.m. peak hour and 349 p.m. peak hour. As proposed, the project would generate 2,293 (44

percent) fewer daily, 128 (47 percent) fewer a.m. peak hour and 183 (52 percent) fewer p.m. peak hour trips than build out of the site for commercial land use.

Existing Plus Project: Existing with the proposed project traffic volumes were determined by adding the project trips shown in Table T-2 to the existing without-project traffic volumes. As shown in Table T-3, with the addition of project traffic, all study intersections would continue to operate at satisfactory LOS D or better during the weekday a.m. and p.m. peak hours. Thus, impacts would be less than significant in the existing plus project condition.

Table T-3: Existing Plus Project

Intersection	LOS Method	Existing				Existing plus Project			
		AM Peak		PM Peak		AM Peak		PM Peak	
		V/C or Delay ²	LOS ¹						
1. Rose Dr/Buena Vista Ave	ICU	0.752	C	0.796	C	0.817	D	0.833	D
2. Rose Dr/Alta Vista St	ICU	0.669	B	0.634	B	0.744	C	0.697	B
3. Rose Dr/Del Cerro Dr	ICU	0.613	B	0.551	A	0.666	B	0.600	A
4. Del Cerro Dr/Orangethorpe	ICU	0.301	A	0.293	A	0.356	A	0.309	A
5. Jefferson St/Alta Vista St	ICU	0.279	A	0.271	A	0.299	A	0.295	A
6. Residential Driveway/Alta Vista St	HCM	Does not Exist				12.5	B	13.3	B
7. Commercial Driveway/Alta Vista St	HCM	13.3	B	14.9	B	22.3	C	31.3	D
8. Rose Dr/Commercial Driveway	HCM	Does not Exist				11.9	B	20.8	C

ICU = Intersection Capacity Utilization

HCM = Highway Capacity Manual

TWSC = Two Way Stop Controlled (evaluated using the HCM Methodology)

¹ Level of Service

² Volume-to-capacity ratio for signalized intersection, delay for unsignalized intersections

Source: EPD Solutions, Inc., 2017

Opening Year 2019 Plus Project: Opening year 2019 without-project traffic volumes were determined by adding a growth rate of 1 percent per year to the existing traffic volumes as directed by the City staff. Opening Year 2019 volumes include the addition of cumulative traffic volumes from (approved and/or pending) cumulative projects are expected to generate approximately 4,988 daily trips, including 501 a.m. peak hour trips and 554 p.m. peak hour trips.

As shown in Table T-4, with the addition of the proposed project traffic to the 2019 traffic conditions, all study intersections would continue to operate at satisfactory LOS D or better during the weekday a.m. and p.m. peak hours. Therefore, impacts would also be less than significant in the opening year 2019 plus project condition.

Table T-4: Opening Year (2019) Plus Project

Intersection	LOS Method	Opening Year				Opening Year plus Project			
		AM Peak		PM Peak		AM Peak		PM Peak	
		V/C or Delay ²	LOS ¹						
1. Rose Dr/Buena Vista Ave	ICU	0.773	C	0.821	D	0.839	D	0.858	D
2. Rose Dr/Alta Vista St	ICU	0.683	B	0.648	B	0.760	C	0.711	C
3. Rose Dr/Del Cerro Dr	ICU	0.632	B	0.571	A	0.686	B	0.621	B
4. Del Cerro Dr/Orangethorpe	ICU	0.313	A	0.301	A	0.370	A	0.319	A
5. Jefferson St/Alta Vista St	ICU	0.283	A	0.275	A	0.304	A	0.3	A
6. Residential Driveway/Alta Vista St	HCM	Does not Exist				12.6	B	13.4	B
7. Commercial Driveway/Alta Vista St	HCM	13.4	B	15.1	C	22.8	C	32.7	D
8. Rose Dr/Commercial Driveway	HCM	Does not Exist				12.1	B	21.8	C

ICU = Intersection Capacity Utilization

HCM = Highway Capacity Manual

TWSC = Two Way Stop Controlled (evaluated using the HCM Methodology)

¹ Level of Service² Volume-to-capacity ratio for signalized intersection, delay for unsignalized intersections

Source: EPD Solutions, Inc., 2017

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. The proposed project is not located near an airport. The closest airports to the project site is the Fullerton Municipal Airport, which is approximately 7.75 miles west of the project site, and John Wayne Airport, which is approximately 13.25 miles south of the project site. In addition, the project would develop the site with structures that would be a maximum of two-stories high, which would not extend into navigable airspace. Therefore, the proposed project would not result in a change in air traffic patterns, and impacts would not occur.

d) Substantially increase hazards due to a design feature or incompatible uses?

Less than Significant Impact. The proposed project includes commercial and single-family residential uses, and does not include any incompatible uses, such as farm equipment. The project would also not increase any hazards related to a design feature. Access to the commercial portion of the project would be provided via two driveways; one on Rose Drive approximately 425 feet south of Alta Vista Street and one on Alta Vista Street approximately 350 feet east of Rose Drive. The driveway on Rose Drive would be right-in/right-out only. The driveway on Alta Vista Street would be aligned with the existing shopping center driveway on the north side of Alta Vista Street and would provide full-access into and out of the project. The commercial driveways are approximately 26 feet wide, which would be adequate for passenger car and delivery truck ingress/egress. The residential roadways to be constructed by the project would be approximately 36 feet wide and have been designed to meet the City's design standards that provides adequate turning space for passenger cars, fire trucks, and delivery trucks. In addition, as shown on Figure 4, Project Site Plan, the residential roadway and gate access location has been designed with sufficient stacking/queuing space to accommodate at least two vehicles in the inbound lane and two vehicles for visitors waiting to enter the site. There is also a turn-around for vehicles to exit the site without entering through the gate. Based on the capacity of the entry gate (340 vehicles, and

the maximum inbound volume of 34 vehicles during the p.m. peak hour, there would be adequate queuing behind the residential entry gate.

In addition, the LOS analysis in the Traffic Impact Analysis (Appendix J) determined that the proposed driveways would operate with acceptable LOS and have minimal delays during the peak hours. In addition, an analysis of queuing at the Rose Drive/Alta Vista Street intersection was prepared to determine whether the project would result in queues at the intersection could affect access to the project during the peak hours. As shown in Table T-5, the queue at the intersection of Rose Drive/Alta Vista Street would not extend to or block the project driveways during the a.m. or p.m. peak hours.

Table T-5: Queuing at Rose Drive/Alta Vista Street

Movement	Distance to Driveway	50 th Percentile Queue	95 th Percentile Queue
AM Peak Hour			
Westbound Left	425 feet	115 feet	175 feet
Westbound Through	425 feet	116 feet	191 feet
Northbound Left	350 feet	24 feet	56 feet
Northbound Through	350 feet.	115 feet	152 feet
PM Peak Hour			
Westbound Left	425 feet	90 feet	146 feet
Westbound Through	425 feet	120 feet	206 feet
Northbound Left	350 feet	53 feet	87 feet
Northbound Through	350 feet	287 feet	348 feet

Source: EPD Solutions, Inc., 2017

Additionally, the project does not include any visual obstructions that would obstruct sight distance or that would prohibit full access in, and out of, the project area. Thus, motorists entering and exiting the project site would be able to do so comfortably, safely, and without undue congestion. As such, project access and circulation would be adequate, and project impacts related to hazardous design features would be less than significant.

e) Result in inadequate emergency access?

No Impact. The proposed project would provide commercial and single-family residential uses that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code (as integrated into the City's Municipal Code) to ensure that it would not result in inadequate emergency access.

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction, Rose Drive and Alta Vista would remain open to ensure adequate emergency access to the project area and vicinity. Thus, impacts related to inadequate emergency access during construction activities would not occur.

As described above, operation of the proposed project would also not result in inadequate emergency access. Direct access to the project site would be provided from Rose Drive and Alta Vista Street. The new roadways constructed by the project would be required through the City's permitting procedures to meet the City's design standards that provides adequate turning space for passenger cars, fire trucks, and delivery trucks. The project is also required to provide fire

suppression facilities (e.g., hydrants and sprinklers). The OCFA would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As a result, impacts related to inadequate emergency access would not occur.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. Existing transit service in the City is provided by the Orange County Transportation Authority (OCTA). OCTA bus route 71 directly serves the project site with bus stops located on Rose Drive north and south of Alta Vista Street. Existing sidewalks are located on Rose Drive and on Alta Vista Street adjacent to the project. In addition, Class II Bicycle Lanes are provided on Alta Vista Street from Kraemer Boulevard to Van Buren Street.

Construction of the proposed project would not remove or alter the existing sidewalks, bicycle lanes, or transit service access. The project would include sidewalks along the onsite roadways and a pedestrian pathway would connect the residential portion of the project to the existing sidewalk on Alta Vista Street. Development of 54 single-family residences is not expected to significantly increase pedestrian, bicycle and/or transit trips. Therefore, the proposed project would not result in conflicts related to public transit, bicycle, or pedestrian facilities, and impacts would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to transportation and traffic that are applicable to the project.

Mitigation Measures

No mitigation measures related to transportation and traffic are required.

REFERENCES

Traffic Impact Analysis, prepared by EPD Solutions, 2017 (EPD 2017)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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17. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The discussion below is based on the Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, October 2017 (MCC 2017), and the outreach conducted by the City that is described below.

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

No Impact. The project site is vacant and undeveloped and does not contain any historic resources (MCC 2017). The site was formerly used as an oil field and contained 8 oil wells that were removed in the 1990s. In addition, the project site is adjacent to modern housing tracts and street system. No tribal cultural historic resources are located adjacent to the site. Therefore, implementation of the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, and impacts would not occur.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant.**Senate Bill 18**

Senate Bill 18 (SB 18) (California Government Code Section 65352.3) sets forth requirements for local governments to consult with Native American tribes to aid in the protection of traditional tribal cultural places through local land use planning. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early stage of planning for the purpose of protecting, or mitigating impacts on, cultural places. The Tribal Consultation Guidelines: Supplement to General Plan Guidelines (OPR, 2005), identifies the following contact and notification responsibilities of local governments:

- Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the Native American Heritage Commission [NAHC]) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code Section 65352.3).
- Prior to the adoption or substantial amendment of a general plan or specific plan, a local government must refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the city or county's jurisdiction. The referral must allow a 45-day comment period (Government Code Section 65352). Notice must be sent regardless of whether prior consultation has taken place. Such notice does not initiate a new consultation process.
- Local government must send a notice of a public hearing, at least 10 days prior to the hearing, to tribes who have filed a written request for such notice (Government Code Section 65092).

Because the proposed project includes a Specific Plan Amendment to SP-7 to change the designation of 6.46-acres of the site from Commercial to Medium Density Residential, it is subject to the statutory requirements of SB 18 Tribal Consultation Guidelines. The City contacted the NAHC with the Notice of Preparation for this EIR and informational letters about the proposed project and requests for consultation were sent to each tribe identified on the NAHC's list on March 12, 2018.

The City received one response from the Gabrieleño Band of Mission Indians Kizh Nation., which resulted in preparation of Mitigation Measure TCR-1, listed below, which when implemented would reduce potential impacts related to Tribal Cultural Resources to a less than significant level.

As described previously, the project site has been disturbed from past oil drilling activities. Due to the previous operations on-site, there is some infill soils of unknown origins on the project site. During consultation with the Kizh Nation, it was identified that the site is located in the vicinity of trading routes that were used for commerce by the Tribe, and therefore there is some potential for tribal cultural resources to exist on the project site. Mitigation Measure TCR-1 is included to require retention of a Native American Monitor from Gabrieleño Band of Mission Indians Kizh-Nation to provide Native American Indian Sensitivity Training to construction personnel and provide on-call services to address unanticipated prehistoric or tribal resources. With implementation of Mitigation Measures TCR-1, potential impacts related to tribal cultural resources would be less than significant.

Assembly Bill 52

Chapter 532, Statutes of 2014 (i.e., Assembly Bill [AB] 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Also per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects. Pursuant to the requirements of AB 52, the City sent informational letters about the proposed project and requests for consultation to each tribe on the City's list of tribes requesting consultation March 12, 2018.

As noted previously, one request to consult was received from the Gabrieleño Band of Mission Indians Kizh Nation, which resulted in Mitigation Measure TCR-1.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to tribal cultural resources. This action will be included in the project's mitigation monitoring and reporting program:

PPP CUL-1: Human Remains, provided previously in Section 5, Cultural Resources.

Mitigation Measure

Mitigation Measure TCR-1: Prior to the issuance of a grading permit, the project developer/applicant shall communicate with representatives of the Gabrieleño Band of Mission Indians Kizh-Nation and present evidence of such communication to the City of Placentia Community Development Department Director, or designee, demonstrating the following shall occur:

- **On-call monitoring services** by a qualified Native American Monitor to address unanticipated prehistoric or tribal resources. The Native American Monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance.
- **Native American Indian Sensitivity Training** by a qualified Native American Monitor for construction personnel. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry, and the general steps the Monitor would follow in conducting a salvage investigation.
- **Construction Monitoring** by a qualified Native American Monitor for ground-disturbing construction activities, as follows:
 - Initial clearing and rough grading activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing);
 - Spot checking of previously disturbed soils that haven't been previously monitored; and
 - Monitoring previously undisturbed native soils.

The Native American Monitor(s) shall complete monitoring logs on a daily basis when onsite. The logs shall provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and

excavation activities of previously undisturbed native soils are completed, or when the Tribal Representatives and Monitor have indicated that the site has a low potential for tribal cultural resources.

- **Consult on unanticipated discovery of human remains and associated funerary objects:**

- Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe).
- As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98 The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. If the remains are Native American, the Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed and the project applicant/developer shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects, if possible. The Tribe shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes 4 or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant/developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.
- Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

REFERENCES

Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, October 2017 (MCC 2017).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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18. UTILITIES AND SERVICE SYSTEMS.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Less than Significant Impact. The proposed project would install onsite sewer lines that would connect to the existing sewer line in Alta Vista Street. The wastewater generated by the project would be conveyed by the City of Placentia sewer system to the Orange County Sanitation District (OCSD) Reclamation Plant No. 2, located in the City of Huntington Beach that is operated in compliance with a National Pollutant Discharge Elimination System (NPDES) permit (Permit CA0110604) that was issued by the Santa Ana Regional Water Quality Control Board (RWQCB). Waste discharge requirements for the facility in this permit are based on all applicable state and

federal regulations, policies and guidance, and include limitations on effluent discharge and receiving water. In general, effluent discharge requirements include specifications for adequate disinfection treatment and limitations on radioactivity, pollutant concentrations, sediments, pH, temperature, and toxicity.

The commercial and residential land uses proposed by the project are not anticipated to discharge wastewater that contains harmful levels of toxins that are regulated by the RWQCB (such as large quantities of pesticides, herbicides, oil, grease, and other chemicals that are more typical in industrial uses) and all effluent would comply with the wastewater treatment standards of the RWQCB. Therefore, the proposed project would result in less than significant impacts related to the wastewater treatment requirements of the RWQCB, and no mitigation measures are required.

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.

Water

The proposed project is an infill project and water lines currently exist in the Alta Vista Street right-of-way. The proposed project would install new onsite water lines that would convey water supplies from the existing line in Alta Vista Street to each of the proposed structures. The project site would continue to receive water supplies (described below in Response 18.d) through the existing water lines and would not require expansion to serve the proposed project. Therefore, although construction of the onsite water lines would be required to support the new development, no extensions or expansions to the water pipelines supplying the project site would be required. The necessary installation of the onsite water supply lines is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Therefore, the proposed project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant. No mitigation measures are required.

Wastewater

As described above, the proposed project would install onsite sewer lines that would connect to the existing sewer in Alta Vista Street. Wastewater would be conveyed by existing trunk sewer lines to the OCSD wastewater treatment plant. The proposed project is an infill project and although construction of the onsite wastewater conveyance lines would be included to provide future connections to nearby sewers, no extensions or expansions to the sewer system serving the project area would be required. The quantities of wastewater generated by the project are described below in Response 18.e. The necessary installation of onsite sewer lines is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Therefore, the proposed project would not result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant. No mitigation measures are required.

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 proposed project includes development of onsite storm water drainage features that include a new onsite storm water system would be installed to collect runoff from the proposed development, which would filter and discharge it into the existing offsite 36-inch storm drain that is south of the project site. The Orange County DAMP requires the project to infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event. As provided in the Project Description, the proposed drainage system would slow and filter runoff and biotreatment devices such as catch basin planters and tree box filters would also be installed to capture and filter runoff. Due to the appropriate sizing of the onsite drainage features, operation of the proposed project would not substantially increase stormwater runoff, and the project would not require or result in the construction of new off-site storm water drainage facilities or expansion of existing offsite facilities, the construction of which could cause significant environmental effects. The required installation of onsite drainage features is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Overall, impacts related to stormwater drainage facilities would be less than significant, and no mitigation measures are required.

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. The project site is located within the service boundary of Golden State Water Company (GSWC), which currently serves the areas adjacent to the project site. GSWC obtains its water supply for the Placentia service area from local groundwater and imported water obtained from the Municipal Water District of Orange County (MWDOC). MWDOC gets its imported supply from Metropolitan Water District of Southern California (Metropolitan). Between 2011 and 2015, groundwater represented an average of 44 percent of the total water supply to the Placentia-Yorba Linda area and the remainder was provided by imported water. The GSWC 2015 Urban Water Management Plan (UWMP) states that groundwater through 2040 is expected to comprise 52 percent of the Placentia-Yorba Linda area's total supply (GSWC 2015).

The GSWC 2015 UWMP provides water demand projections through 2040 that are based on SCAG population and growth estimates and average water use rates. The GSWC 2015 UWMP details that the 2015 demand for water was 6,317 AFY, and that it anticipates a demand increase of 8,957 AFY by 2040 (an increase of 41.8 percent). Additionally, as shown in Table U-1 below, the GSWC 2015 UWMP anticipates a demand increase of 1,753 AFY from single-family and commercial uses through 2040, which is an increase of 48 percent.

Table U-1: 2015 UWMP Anticipated Increase in Water Demand for Single Family and Commercial Uses

Land Use	2015 Actual Demand (AFY)	2040 Projected Demand (AFY)	Increase (AFY)
Single-Family	3,359	5,050	1,691 (50%)
Commercial	385	447	62 (16%)
Subtotal	3,744	5,497	1,753 (46.8%)

Source: GSWC 2015 UWMP

Based on the GSWC 2015 UWMP's water use factor for single-family housing of 0.37 acre-feet yearly (AFY) the addition of 54 single-family residences would require approximately 19.98 acre-feet of water annually, which equates to 1.2 percent of the anticipated water demand increase from single-family residential uses through 2040. Also, because the SCAG growth projections are

based on the existing designations, and the project site is designated for commercial uses, the UWMP water demand estimates include development of the site for commercial uses. Overall, the WQMP identifies an anticipated water demand of 8,957 AFY and a supply of 8,965 AFY. This indicates that the planned supplies exceed demand by 8 AFY. Therefore, the GSWC would have sufficient water supplies available to serve the project from existing entitlements, and new or expanded entitlements would not be needed. Impacts related to water supplies would be less than significant, and no mitigation measures are required.

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. Based on a wastewater flow of 3,451 gallons per acre per day for medium density residential development (7-15 du/ac) (Spruce 2015), the proposed project would generate approximately 21,086 gallons of wastewater per day. In addition, a nominal amount of wastewater would be generated by the 10,600 square feet of commercial uses on the project site.

As described previously, the project would install onsite sewer lines that would connect to the existing sewer in Alta Vista Street, and wastewater flows would be conveyed through the OCSD trunk pipelines that range in size from 12 to 96 inches in diameter, to the OCSD Reclamation Plant No. 2 in Huntington Beach that has a treatment capacity of 258 mgd, and an average daily flow of 67 mgd (OCSD 2017). Due to the OCSD plants' excess capacity, the existing facilities would be available to accommodate the increase in wastewater flow from the project. Therefore, development of the proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments, and impacts would be less than significant. No mitigation measures are required.

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

Less than Significant Impact. The Orange County Integrated Waste Management Department owns and operates three active landfills serving the Orange County region, that include: the Frank R. Bowerman Landfill, the Olinda Alpha Landfill, and the Prima Deshecha Landfill. All three landfills are Class III landfills that accept only non-hazardous municipal solid waste for disposal; no hazardous or liquid waste is accepted.

The Bowerman Sanitary landfill is permitted to accept 11,500 tons per day of solid waste and is permitted to operate through 2053. In September 2016, the maximum daily amount of solid waste disposed at the landfill was 7,680 tons (Calrecycle September Inspection Report); thus, having an average daily additional capacity of 3,820 tons per day.

The Olinda Alpha Landfill is permitted to accept 8,000 tons per day of solid waste and is permitted to operate through 2021. In December 2016, the maximum daily amount of solid waste disposed at the landfill was 7,728 tons (Calrecycle December 2016 Inspection Report); thus, having an average daily additional capacity of 272 tons per day.

The Prima Deshecha Sanitary Landfill is permitted to accept 4,000 tons per day of solid waste and is permitted to operate through 2067 (Calrecycle 2017). In September 2016, the maximum daily amount of solid waste disposed at the landfill was 2,075 tons (Calrecycle September 2016

Inspection Report); thus, having an average daily additional capacity of 1,925 tons per day.

Development of the proposed project would result in additional solid waste generation from the 54 additional single-family residences and the 10,600 square feet of commercial. Based on an average of the single-family solid waste generation rates obtained from CalRecycle, one single-family home is expected to generate 9.8 pounds per day of solid waste and commercial retail is estimated to generate 0.006 pounds of solid waste per square foot per day (CalRecycle 2017). Thus, the 54 additional single-family residences are estimated to generate 529.2 pounds of solid waste per day, and the 10,600 square feet of commercial is estimated to generate 63.6 pounds per day. As solid waste services are provided weekly by Republic Services, the commercial waste hauler that serves the City of Placentia, this totals a weekly disposal of 4149.6 pounds (or 2.07 tons) of solid waste.

Based on the current state recycling requirements, which require diversion of 50 percent of solid waste away from landfills, the proposed project would result in 2,074.8 pounds (1.04 tons) of solid waste per week being disposed of in landfills. In 2020, state regulations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the proposed project in 2020 would be reduced to approximately 1,037.4 pounds (0.52 tons) per week. As described above, all three landfills that could serve the project site have sufficient permitted capacity to accommodate the project's solid waste disposal needs, and impacts related to landfill capacity would be less than significant. No mitigation measures are required.

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

No Impact. The proposed project would be required to comply with applicable federal, state, and local regulations regarding the proper disposal of solid waste generated onsite, including AB 939, AB 341, and the California Green Building Code (24 CCR Part 11) as each relates to solid waste and recycling. Impacts related to compliance with federal, state, and local statutes and regulations related to solid waste would not occur from implementation of the proposed project, and no mitigation measures are required.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to utilities and service systems that are applicable to the project.

Mitigation Measures

No mitigation measures related to utilities and service systems are required.

REFERENCES

CalRecycle Residential Sector Generation Rates. Accessed:
<https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>.

Calrecycle Solid Waste Information System Database: Accessed:
<http://www.calrecycle.ca.gov/swfacilities/directory/search.aspx>

City of Placentia Spruce Street Condominiums Initial Study/Mitigated Negative Declaration (Spruce 2015). Accessed: <https://www.placentia.org/DocumentCenter/View/4543>

Golden State Water Company 2015 Urban Water Management Plan - Placentia-Yorba Linda (GSWC 2015). Prepared by Kennedy/Jenks Consultants. July 2016. Accessed: http://www.gswater.com/download/Placentia-YorbaLinda_2015_UWMP-Final-Draft.pdf

Orange County Sanitation District Facts and Key Statistics (OCSD 2017). Accessed: <https://www.ocsd.com/Home/ShowDocument?id=19430>

19. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, substantially 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 with Mitigation Incorporated.

As described in Section 5, Cultural Resources, the project site does not contain any historic or archaeological resources; however, the potential exists for subsurface paleontological resources to be located within the project site. Therefore, Mitigation Measure MM CUL-1 is included to ensure that any inadvertent discovery of resources during ground-disturbing activities would be less than significant. Additionally, due to the fact that there were trade routes in the vicinity utilized by ancient tribal cultures, there is potential for Tribal Cultural Resources on the project site. With implementation of Mitigation Measure TCR-1, impacts to Tribal Cultural Resources would be less than significant.

As described previously in Section 12, Noise, ambient noise in the vicinity of the project area could impact onsite residences. Thus, mitigation has been included to provide noise barriers and building construction requirements that would reduce noise at onsite sensitive receptors. In addition, the project's 18-month construction activities would generate temporary and periodic increases in ambient noise levels and groundborne vibration at nearby sensitive receptors. Therefore, mitigation has been included to provide a construction setback and instructions that would temporary and intermittent construction noise and vibration at sensitive receptors to a less than significant level.

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. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Less than Significant Impact. The project consists of providing infill commercial and residential uses on an existing undeveloped parcel within a suburban area. The proposed development is consistent with the adjacent commercial and residential development. The project site is within SP-7, and has been planned for development since adoption of SP-7 in 1989.

As described above, all of the potential impacts related to implementation of the project would be less than significant or reduced to a less than significant level with implementation of mitigation measures related to cultural resources, hazardous materials, and noise. In addition, the cumulative effect of the proposed project taken into consideration within SP-7 is limited, due to the small scale and infill nature of the proposed project. Furthermore, the project would develop an area that has been previously disturbed. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

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

Less than Significant Impact with Mitigation Incorporated. The proposed project would result in infill development on a previously developed site. The project would not consist of any use or any activities that would result in a substantial negative affect any persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts, less than significant impacts, or less than significant impacts with mitigation, as previously detailed. Consequently, the project would not result in any environmental effects that would cause substantial adverse effects on human beings directly or indirectly, with implementation of the mitigation measures that have been previously detailed.

Existing Plans, Programs, or Policies

Refer to the previously listed PPPs related to aesthetics, air quality, cultural resources, geology and soils, hydrology and water quality, noise, public services, and tribal cultural resources. These PPPs are existing plans, programs, or policies which effectively reduce potential environmental impacts.

Mitigation Measures

Refer to the previously listed mitigation measures related to cultural resources, tribal cultural resources, hazardous materials, and noise. These Mitigation Measures effectively reduce environmental impacts to less than significant.

5 DOCUMENT PREPARERS AND CONTRIBUTORS

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City of Placentia
Alta Vista Commercial/Residential Project
ZCA 2017-09; DPR 2017-03; VTTM 2017-186, UP 2017-09; MND 2018-01
Mitigation Monitoring Matrix

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
Air Quality					
Without mitigation emissions during construction activity would exceed SCAQMD's localized significance thresholds for PM ₁₀ and PM _{2.5} during site preparation and grading.	MM AQ-1: The project plans, permits, and grading specifications shall state that during site preparation and grading activity all actively graded areas shall be watered at 2.1-hour watering intervals (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12 percent in maintained for actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor.	Less than significant	Project Applicant/ Developer	City of Placentia	Prior to issuance of Building Permits.
Without mitigation emissions during construction activity would exceed SCAQMD's localized significance thresholds for PM ₁₀ and PM _{2.5} during site preparation and grading.	MM AQ-2: The project plans, permits, and grading specifications shall state that construction equipment greater than 150 horsepower (>150 HP), shall be off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards during all construction phases and all construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications.	Less than significant	Project Applicant/ Developer	City of Placentia	Prior to issuance of Building Permits.
Cultural					
There is a high potential for encountering paleontological resources during excavation activities.	MM CUL-1: Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Placentia Planning Department, or designee, from a qualified paleontologist stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist perform paleontological monitoring of any	Less than significant	Project Applicant/ Developer	City of Placentia	Prior to issuance of first Grading Permit.

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
	<p>ground disturbing activities within undisturbed native sediments during mass grading, site preparation, and underground utility installation. The project paleontologist may re-evaluate the necessity for paleontological monitoring after 50 percent or greater of the excavations have been completed.</p> <p>In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.</p> <p>Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.</p>				
Hazards and Hazardous Materials					

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
<p>Because the site was previously used for oil production, petroleum hydrocarbons could exist within onsite soils.</p>	<p>Mitigation Measure HAZ-1: Should potentially contaminated soils be identified during excavation, grading, or construction activities, the applicant's hazardous materials specialist will collect soils samples and have them analyzed for contaminants of concern for concentrations above worker safety thresholds established by the California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), and/or County of Orange Health Care Agency. Any soils with chemicals exceeding the RWQCB Environmental Screening Levels (ESLs) for residential uses or hazardous waste limits will be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal facility in compliance with state regulations.</p>	<p>Less than Significant</p>	<p>Project Applicant/ Developer</p>	<p>City of Placentia</p>	<p>During Construction</p>
Noise					
<p>Outdoor living areas and building façades adjacent to Rose Drive and Alta Vista Street would experience exterior noise levels ranging from 65.3 to 70.1 dBA CNEL, which exceeds the 65 dBA CNEL exterior noise level standards for residential land use.</p>	<p>Mitigation Measure N-1: The project plans, specifications, and permitting shall require construction of 6-foot high noise barriers adjacent to the backyards of the proposed single-family residences adjacent to Rose Drive and Alta Vista Street. The noise control barriers shall be constructed so that the top of each wall and/or berm combination extends to the planned height above the pad elevation of the lot it is shielding. If the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residence and the road. The barrier shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, or a minimum transmission loss of 20 dBA. The barrier shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking. The noise barrier shall be constructed using the following materials:</p> <ul style="list-style-type: none"> • Masonry block; • Stucco veneer over wood framing (or foam core), or 	<p>Less than Significant</p>	<p>Project Applicant/ Developer</p>	<p>City of Placentia</p>	<p>Prior to Building Permits</p>

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
	<p>1-inch-thick tongue and groove wood of sufficient weight per square foot;</p> <ul style="list-style-type: none"> • Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot capable of providing a minimum transmission loss of 20 dBA; • Earthen berm; • Any combination of these construction materials. 				
<p>Noise levels at the first-floor of the proposed building façade would range from 59.7 to 68.0 dBA CNEL, which exceeds the 50 dBA CNEL standard.</p>	<p>Mitigation Measure N-2: The project plans, specifications, and permitting shall require the following noise reduction features be included in the construction of the buildings adjacent to Rose Drive and Alta Vista Street:</p> <p>Residential:</p> <ul style="list-style-type: none"> • Windows: All residential lots adjacent to Rose Drive and Alta Vista Street require first and second-floor windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, with minimum sound transmission class (STC) ratings of 27. • Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating. • Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. • Roof: Roof sheathing of wood construction shall be per manufacturer’s specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer’s specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. 	<p>Less than Significant</p>	<p>Project Applicant/ Developer</p>	<p>City of Placentia</p>	<p>Prior to Building Permits</p>

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
	<ul style="list-style-type: none"> • Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code. <p>Commercial:</p> <ul style="list-style-type: none"> • Windows: Retail buildings (Shops 1 and 2) require upgraded windows with a minimum STC rating of 32 and a means of mechanical ventilation (e.g., air conditioning); • Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating. • Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. • Roof: Roof sheathing shall be per manufacturer's specification. Ceilings shall be per manufacturer's specification. Ceiling/roof Insulation, if required under manufacturer's specification, shall have a minimum rating of R-19. • Ventilation: Arrangements for any habitable room (e.g., office) shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which 				

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
	satisfies the requirements of the Uniform Building Code.				
<p>At residential uses adjacent to the project (sensitive receptors) construction vibration levels would exceed the 80 VdB human annoyance threshold for infrequent vibration and the 12 dBA Leq significance threshold for construction noise.</p>	<p>Mitigation Measure N-3: The project plans, specifications, and permitting shall require construction activities to adhere to the following:</p> <ul style="list-style-type: none"> • The use of large construction equipment (e.g., dozers, graders, scrapers) capable of generating noise levels in excess of 79 dBA Leq (10-minute) at 10 feet and vibration levels of 80 VdB at sensitive receiver locations shall be prohibited within 100 feet of nearby occupied sensitive receivers (represented by receiver locations R3 to R5 and as shown in Figure N-2 of the MND) to reduce the noise and vibration levels for the entire duration of project construction. Only smaller mobile equipment shall be allowed within 100 feet of these sensitive receivers. If the contractor can demonstrate that specific pieces of large construction equipment satisfies the 79 dBA Leq (10-minute) at 10 feet noise level criteria, and vibration levels of 80 VdB at sensitive receiver locations, then they shall be allowed to operate within the 100-foot buffer zone. • Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise- 	Less than Significant	Project Applicant/ Developer	City of Placentia	Prior to Building Permits

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
	<p>sensitive receptors nearest the project site during construction (i.e., to the northwest and center).</p> <ul style="list-style-type: none"> The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. and 7:00 p.m. Monday to Friday; 9:00 a.m. to 6:00 p.m. Saturday; with no activity on Sundays or holidays). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. 				
Tribal Cultural Resources					
<p>The Kizh Nation identified that the site is located in the vicinity of historic trading routes and there is some potential for tribal cultural resources to be uncovered during initial grading and native soil disturbance.</p>	<p>Mitigation Measure TCR-1: Prior to the issuance of a grading permit, the project developer/applicant shall communicate with representatives of the Gabrieleño Band of Mission Indians Kizh-Nation and present evidence of such communication to the City of Placentia Community Development Department Director, or designee, demonstrating the following shall occur:</p> <ul style="list-style-type: none"> On-call monitoring services by a qualified Native American Monitor to address unanticipated prehistoric or tribal resources. The Native American Monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance. Native American Indian Sensitivity Training by a qualified Native American Monitor for construction personnel. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry, and the general steps the Monitor would 	<p>Less than Significant</p>	<p>Project Applicant/ Developer</p>	<p>City of Placentia</p>	<p>Prior to Grading Permits</p>

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
	<p>follow in conducting a salvage investigation.</p> <ul style="list-style-type: none"> • Construction Monitoring by a qualified Native American Monitor for ground-disturbing construction activities, as follows: <ul style="list-style-type: none"> ○ Initial clearing and rough grading activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing); ○ Spot checking of previously disturbed soils that haven't been previously monitored; and ○ Monitoring previously undisturbed native soils. <p>The Native American Monitor(s) shall complete monitoring logs on a daily basis when onsite. The logs shall provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities of previously undisturbed native soils are completed, or when the Tribal Representatives and Monitor have indicated that the site has a low potential for tribal cultural resources.</p> <ul style="list-style-type: none"> • Consult on unanticipated discovery of human remains and associated funerary objects: <ul style="list-style-type: none"> ○ Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary 				

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
	<p>objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe).</p> <ul style="list-style-type: none"> ○ As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the County Coroner’s office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98 The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. If the remains are Native American, the Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed and the project applicant/developer shall 				

Issue/Environmental Impacts Before Mitigation	Mitigation Proposed	Impact After Mitigation	Entity Responsible for Implementation	Entity Responsible for Implementation Oversight	Timing of Mitigation Implementation
	<p>arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects, if possible. The Tribe shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes 4 or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant/developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <ul style="list-style-type: none"> ○ Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. 				

**ATTACHMENT 3
PROJECT PLANS, COLOR RENDERINGS,
PRELIMINARY LANDSCAPE PLANS, &
VESTING TENTATIVE TRACT MAP NO. 18176**

Sheet Index

A0.1 - Sheet Index
A1.0 - Site Plan
A1.1 - Commercial Site Plan
A1.2 - Construction Phase Plan
A1.3 - Fire Access Plan
A1.4 - Conceptual Rendering
A1.5 - Conceptual Rendering
A1.6 - Conceptual Rendering
A1.7 - Conceptual Rendering
A1.8 - Conceptual Rendering
A1.9 - Conceptual Rendering

A2.0 - Conceptual Floor Plan - Shops 1
A2.1 - Conceptual Floor Plan - Shops 2
A2.2 - Conceptual Roof Plan - Shops 1
A2.3 - Conceptual Roof Plan - Shops 2
A2.4 - Conceptual Elevations - Shops 1
A2.5 - Conceptual Elevations - Shops 2
A2.6 - Conceptual Material Board - Shops 1&2
A2.7 - Conceptual Details - Shops 1&2
A2.8 - Proposed Light Fixtures & Lighting Plan

A3.0 - Residential Floor Plan 1
A3.1 - Residential Floor Plan 2
A3.2 - Residential Floor Plan 3

A4.0 - Elevations - Plan 1
A4.1 - Elevations - Plan 1
A4.2 - Elevations - Plan 2
A4.3 - Elevations - Plan 2
A4.4 - Elevations - Plan 3
A4.5 - Elevations - Plan 3

A5.0 - Details

L-1 - Title Sheet
L-2 - Wall / Fence Plan and Details
L-3 - Overall Site Plan
L-4 - Commercial Site Plan
L-5 - Commercial Site Plan
L-6 - Residential Entry Plan
L-7 - Residential Site Plans
L-8 - Residential Site Plans

C1 - Detailed Grading & Drainage Plan
C2 - Conceptual WQMP Plan
C3 - WQMP Detail Plan
Civil (Pages 1-3) - Vesting Tentative Tract Map No. 2017-166



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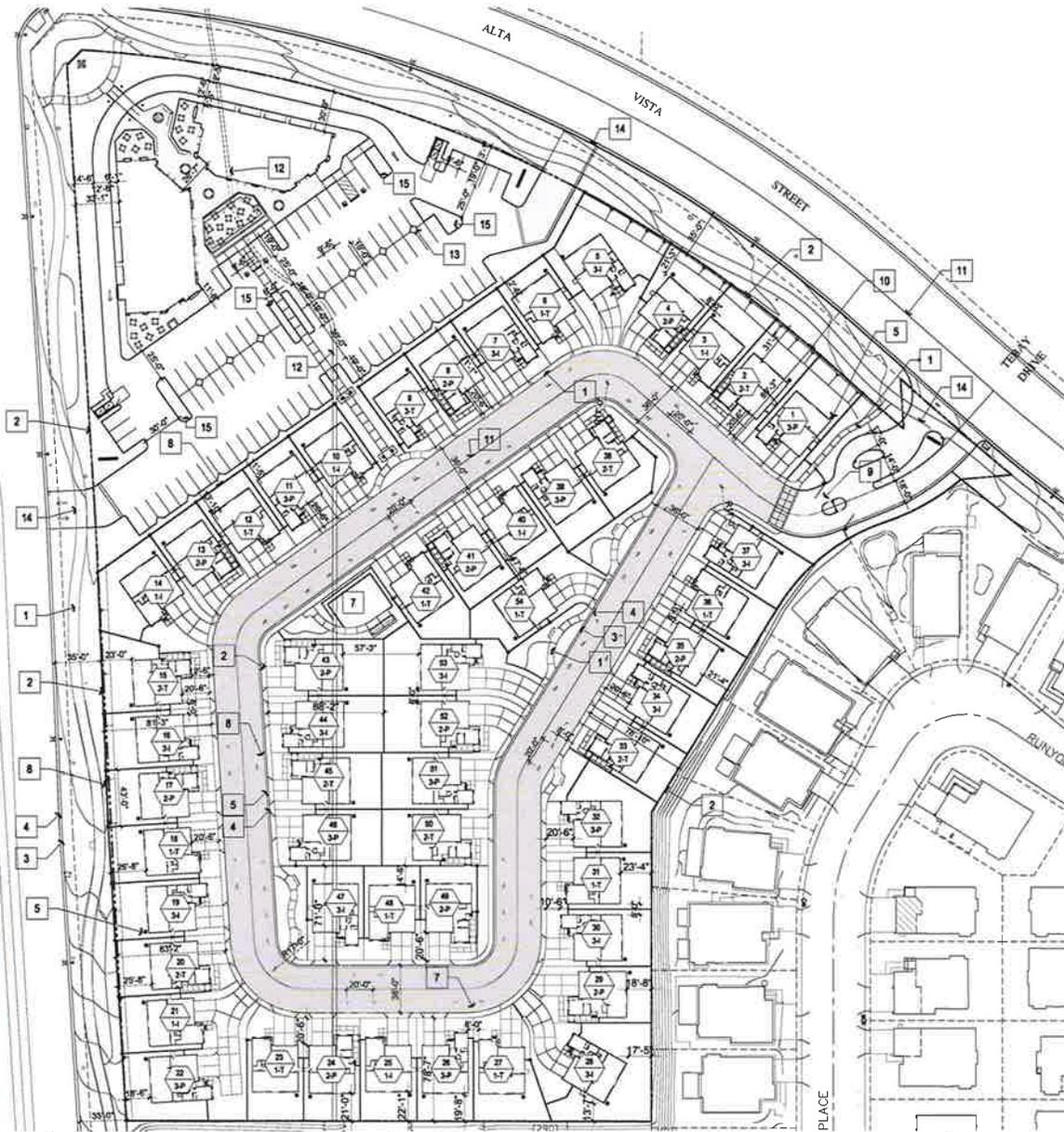
SCHEMATIC DESIGN
March 9, 2018

SHEET INDEX

A0.1

LOT NUMBER	LOT SIZE (sq ft)
1	3,824
2	3,824
3	3,756
4	3,882
5	5,876
6	3,107
7	3,024
8	3,095
9	2,940
10	3,024
11	3,024
12	3,111
13	4,203
14	4,058
15	3,523
16	3,552
17	3,375
18	3,328
19	3,854
20	3,750
21	5,246
22	4,058
23	3,524
24	3,387
25	3,380
26	3,380
27	3,386
28	4,569
29	3,642
30	3,454
31	3,429
32	4,335
33	3,380
34	3,380
35	3,381
36	3,381
37	3,450
38	3,450
39	3,307
40	3,053
41	3,053
42	3,307
43	3,333
44	3,727
45	3,540
46	3,429
47	3,053
48	3,053
49	3,060
50	3,478
51	3,556
52	4,163
53	4,296
54	4,103
Total	198,200
Average	3,647

KEY MAP



PROJECT INFORMATION - RETAIL

Zoning: SP7-East Placentia Specific Plan
 General Plan Land Use: Specific Plan
 Gross Site Area: 86,754 SF (1.99 AC)
 Gross Building Area: 10,600 sf
 Building Footprint Area: 10,600 sf
 Lot Coverage: 12.2 %
 Street and driveway: 46,089 sf
 Landscape Area: 30,065 sf

PARKING REQUIRED:
 Retail: 4,900 @ 1 / 250 = 20 STALLS
 Restaurant dining: 4,200 SF @ 1 / 60 = 70 STALLS
 Restaurant Kitchen: 1,500 sf @ 1 / 400 = 4 STALLS
TOTAL REQUIRED: 94 STALLS

PARKING PROVIDED: 95 STALLS

PARKING DIMENSIONS:
 STANDARD: 9'-6" X 19', 25' AISLE
 COMPACT: 8'-6" X 15', 25' AISLE
 MAXIMUM OF 35% OF COMPACT IS ALLOWED
 DRIVE THRU: 8' X 20' MIN.

PROJECT INFORMATION - RESIDENTIAL

SITE SUMMARY:
 Zoning: SP7-East Placentia Specific Plan
 General Plan Land Use: Specific Plan
 Gross Site Area: 8.46 Acres (281,398 sf)

Dwelling Units:

Plan	Type	Unit Size	Quantity
Plan 1	3 Bed, 2.5 Bath	2,043 sf	18
Plan 2	4 Bed, 3 Bath	2,191 sf	18
Plan 3	4 Bed, 3 Bath	2,299 sf	21
Total			54

Density: 8.36 DU/AC
 Gross Building Area: 146,550 sf
 Building Footprint Area: 75,213 sf
 Lot Coverage: 27 %
 Street and driveway: 78,778 sf
 Landscape Area: 127,407 sf
 Common Open Space: 13,600 sf

PLAN SUMMARY

PARKING SUMMARY:

Garage	108
Street	38
Driveway	108
Total	254 (4.7/Unit)

1:1-T
 Lot Number
 Plan Type (1,2,3) - Architectural Style (tallan, Tuscan, Provence)

LEGEND:

- ▲ Front Door Entry
- Keynotes**
- | | |
|---|----------------------|
| 1 Sidewalk | 12 Drainage |
| 2 Site Property Line | 13 Tree Wells |
| 3 Curb | 14 Driveway Approach |
| 4 Gutter | 15 Planters |
| 5 Mechanical Equipment (A/C Condenser) | |
| 6 Tot Lot | |
| 7 Street Parking | |
| 8 Perimeter Wall (See Landscape Sheets) | |
| 9 Entry Gate | |
| 10 Right-of-Way | |
| 11 Centerline | |



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SITE PLAN

A1.0



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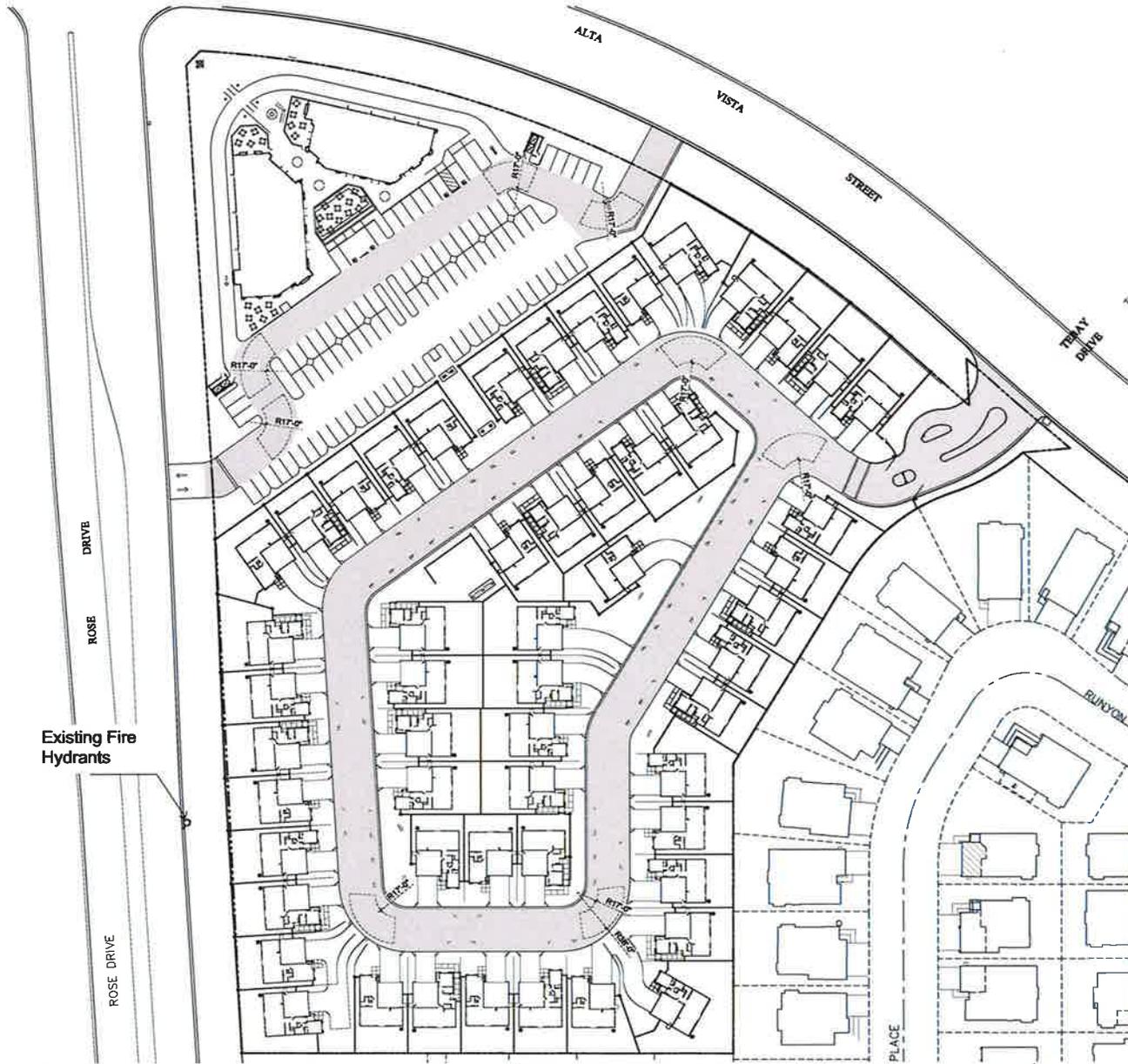
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 March 9, 2018



CONSTRUCTION PHASE PLAN

A1.2



- Legend**
-  Fire Lane
 -  Fire Turn Radius
 -  Existing Fire Hydrants

Existing Fire Hydrants

KEY MAP

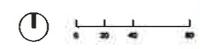


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FIRE ACCESS PLAN

A1.3



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SCHMATIC DESIGN
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CONCEPTUAL RENDERING

A1.4



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CONCEPTUAL RENDERING

A1.5



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CONCEPTUAL RENDERING

A1.6



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CONCEPTUAL RENDERING

A1.7



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CONCEPTUAL RENDERING

A1.8



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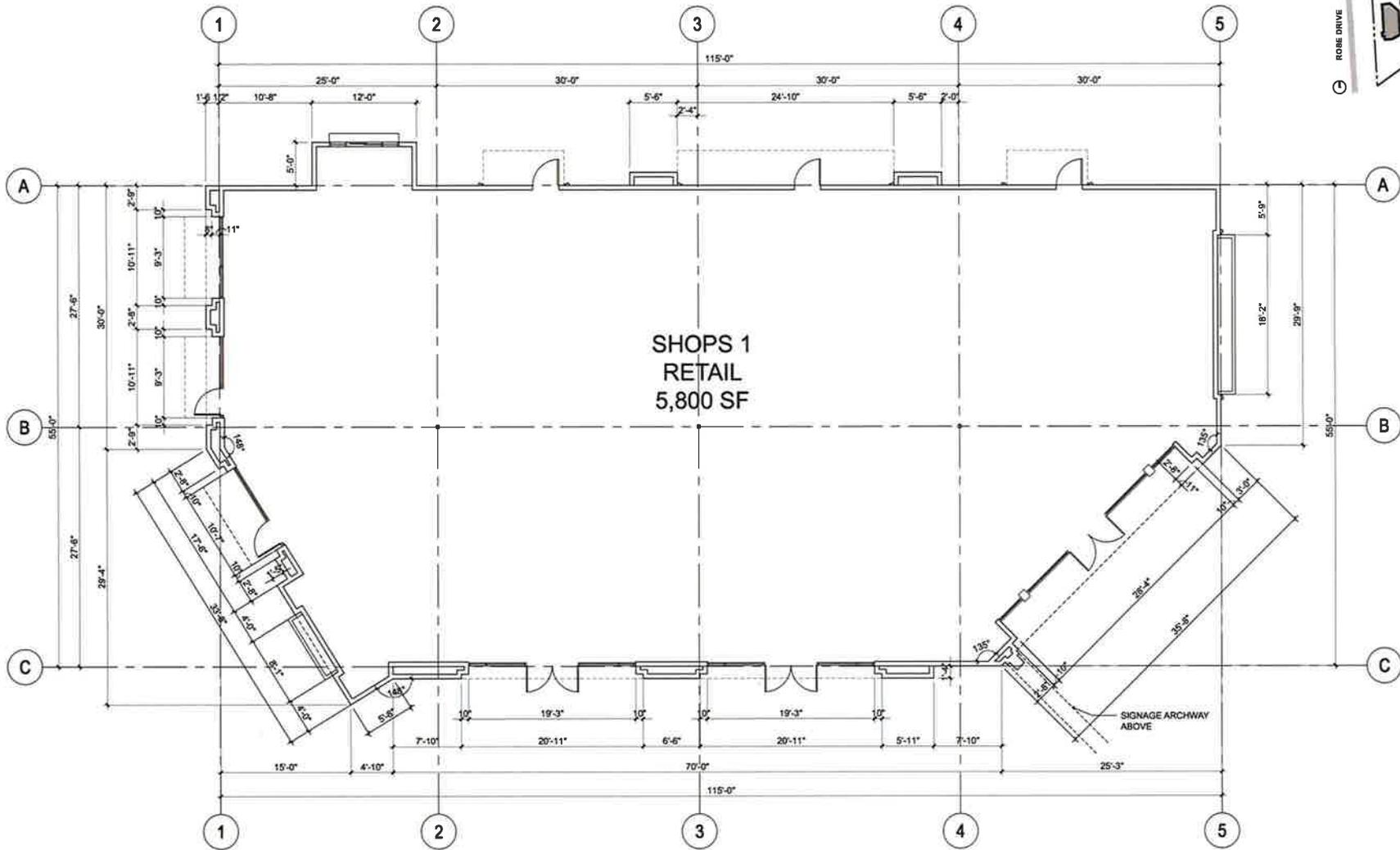
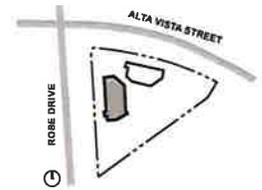
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MARCH 09, 2016

CONCEPTUAL RENDERING

A1.9



NOTES: THE COLUMN, HVAC AND TENANT EGRESS AND INGRESS LOCATION ARE CONCEPTUAL IN NATURE, SUBJECT TO CHANGE BASED ON THE FINAL TENANT INPUT. TENANT SIGNAGE DIMENSION AND LOCATION ARE CONCEPTUAL AND SHALL BE A SEPARATE SUBMITTAL AND REVIEW PROCESS. THE UTILITY ROOM AND ROOF ACCESS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.



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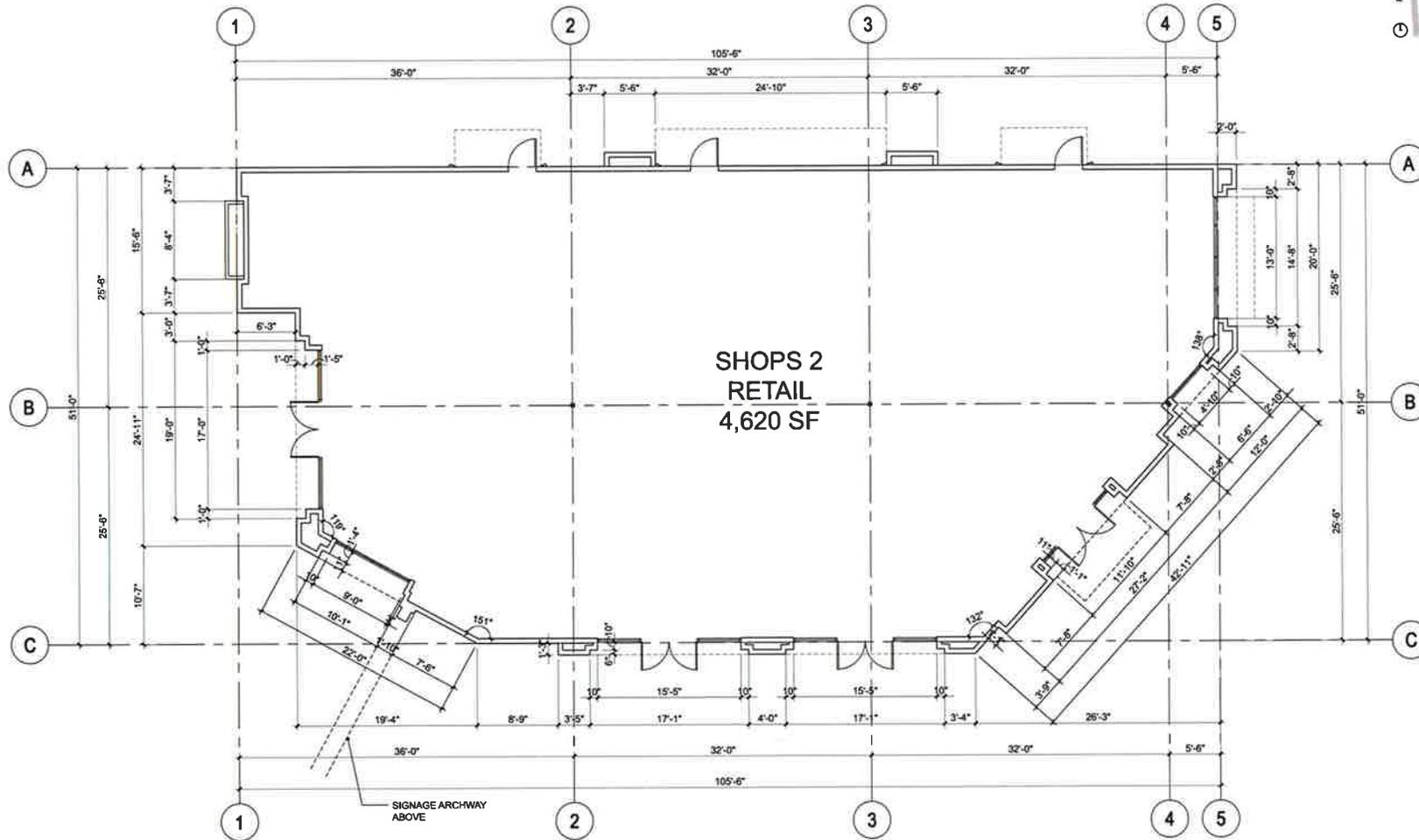
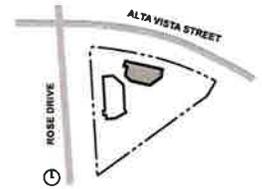
SCHEMATIC DESIGN
MARCH 09, 2018



SCALE: 3/16" = 1'-0"

CONCEPTUAL FLOOR PLAN
SHOPS 1

A2.0



NOTES: THE COLUMN, HVAC AND TENANT EGRESS AND INGRESS LOCATION ARE CONCEPTUAL IN NATURE, SUBJECT TO CHANGE BASED ON THE FINAL TENANT INPUT. TENANT SIGNAGE DIMENSION AND LOCATION ARE CONCEPTUAL AND SHALL BE A SEPARATE SUBMITTAL AND REVIEW PROCESS. THE UTILITY ROOM AND ROOF ACCESS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.



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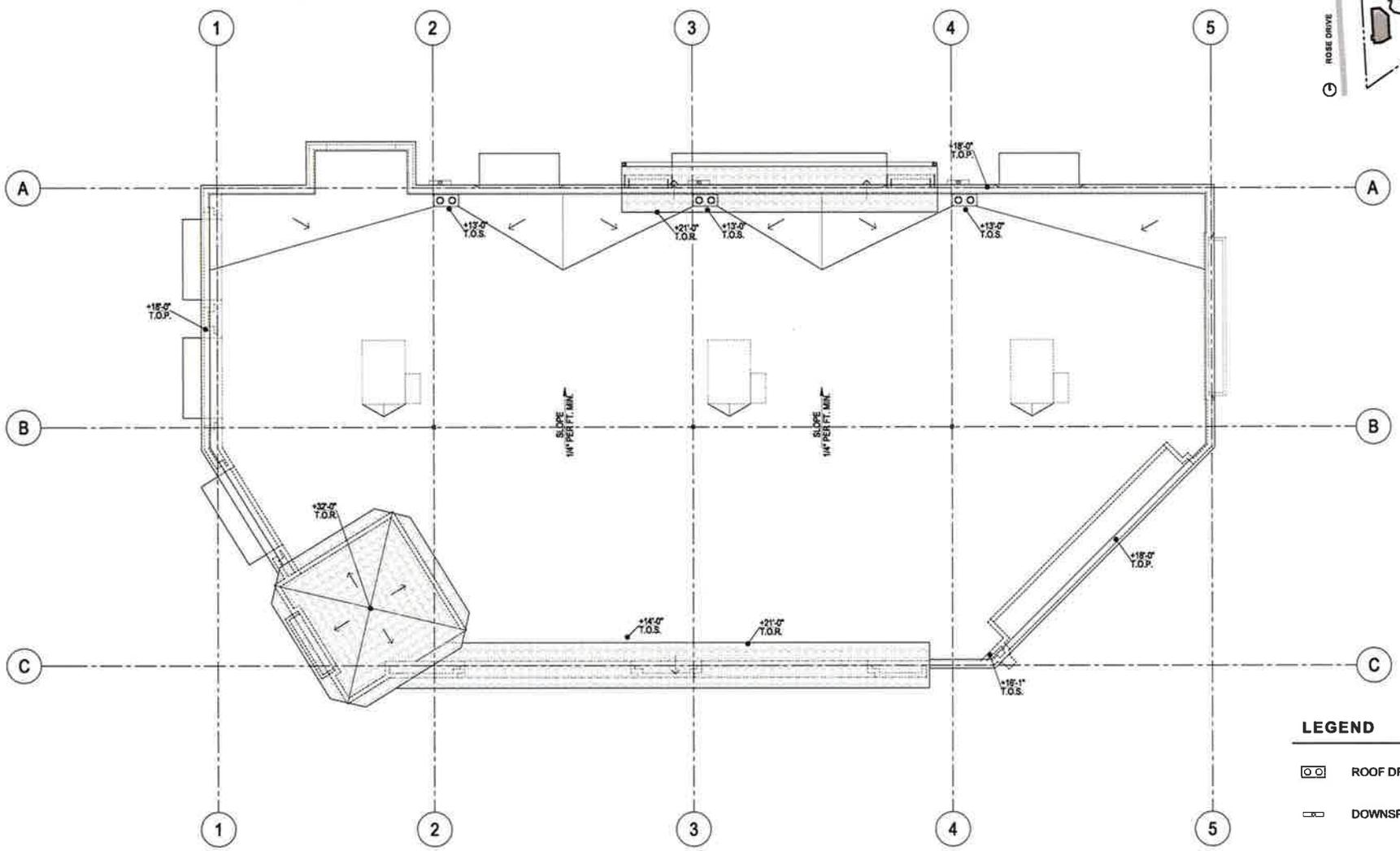
SCHEMATIC DESIGN
MARCH 09, 2016



SCALE: 3/16" = 1'-0"

CONCEPTUAL FLOOR PLAN
SHOPS 2

A2.1



LEGEND

	ROOF DRAIN
	DOWNSPOUT

NOTE: LOCATIONS OF MECHANICAL UNITS ARE ESTIMATED AND SUBJECT TO CHANGE.



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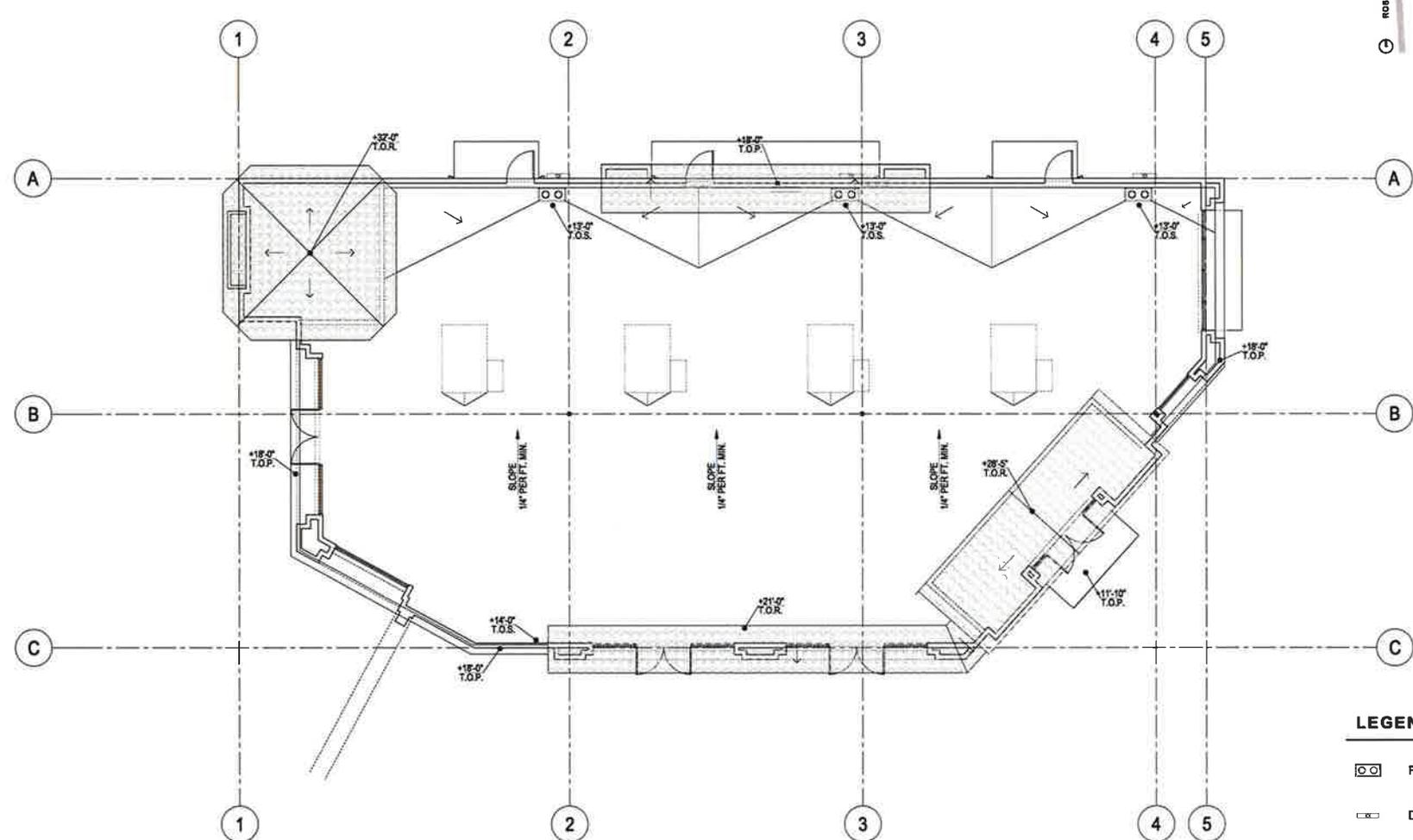
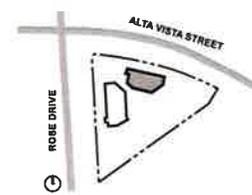
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PLACENTIA, CA # 2017-0067

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MARCH 09, 2018

SCALE: 3/16" = 1'-0"

CONCEPTUAL ROOF PLAN
SHOPS 1

A2.2



LEGEND

	ROOF DRAIN
	DOWNSPOUT

NOTE: LOCATIONS OF MECHANICAL UNITS ARE ESTIMATED AND SUBJECT TO CHANGE.



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① SCALE: 3/16" = 1'-0"

CONCEPTUAL ROOF PLAN
SHOPS 2

A2.3



① EAST ELEVATION



② NORTH ELEVATION



③ WEST ELEVATION



④ SOUTH ELEVATION

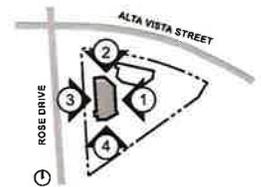
MATERIALS

- 1 STUCCO - "SMOOTH COAT" - OMEGA
- 2 STOREFRONT SYSTEM - "MEDIUM BRONZE" AB-5 - ARCADIA
- 3 HOLLOW METAL DOOR
- 4 WALL TILE - "TS71 AUTUMN MIST" - 4X4 - DALTILE
- 5 WALL TILE - "LEON IV" 8X8 - CASA VITA BELLA
- 6 WALL TILE - TALVERA TILE - "TDM1752-15," - 6X6 - DALTILE
- 7 WALL TILE - "FARMHOUSE SD84" - 6X36 - DALTILE
- 8 COPING
- 9 TRIM
- 10 CORNICE

- 11 METAL CANOPY
- 12 FABRIC AWNING - "BEAUFORT CLASSIC" - TRIVANTAGE
- 13 SPANISH TILE ROOF
- 14 REVEAL
- 15 PLANTER
- 16 LANDSCAPE GREEN WALL
- 17 LIGHT FIXTURES
- 18 TENANT SIGNAGE - PROVIDED BY TENANT
- 19 DRIVE-THRU WINDOW - "MEDIUM BRONZE" AB-5 - ARCADIA
- 20 ORNAMENTAL WINDOW
- 21 METAL SCREEN - KINGS METAL CAST IRON MODERN PANEL W/ ALUMINUM FRAME, ITEM#45-697

FINISHES

- A PPG1023-7 "AFTERNOON TEA"
- B PPG1075-6 "POPPY PODS"
- C PPG1102-3 "DANCING DOLPHIN"
- D PPG1001-1 "DELICATE WHITE"
- E PPG1010-7 "ZOMBIE"
- F PPG 1010-3 "SOLSTICE"
- G PPG1001-7 "BLACK MAGIC"
- H PAINT TO MATCH ADJACENT

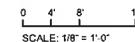


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MARCH 09, 2018



CONCEPTUAL ELEVATIONS
SHOPS 1

A2.4



① SOUTH ELEVATION



② EAST ELEVATION



③ NORTH ELEVATION



④ WEST ELEVATION

MATERIALS

- 1 STUCCO- "SMOOTH COAT" - OMEGA
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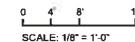


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CONCEPTUAL ELEVATIONS
SHOPS 2

A2.5

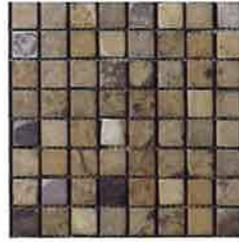
MATERIALS



1



2



4



5



6



7



12



12



12



13



21

FINISHES



A



B



C



D



E



F



G

MATERIALS

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- C PPG1102-3 "DANCING DOLPHIN"
- D PPG1001-1 "DELICATE WHITE"
- E PPG1010-7 "ZOMBIE"
- F PPG 1010-3 "SOLSTICE"
- G PPG1001-7 "BLACK MAGIC"
- H PAINT TO MATCH ADJACENT



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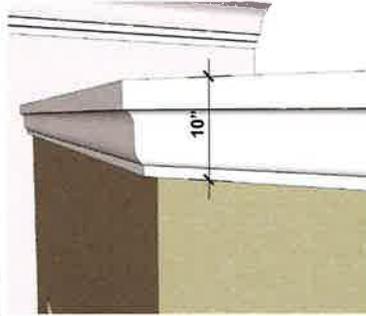
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MARCH 09, 2018

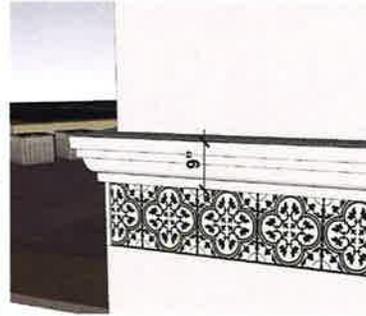
CONCEPTUAL
MATERIAL BOARD
SHOPS 1 & 2



Reveal



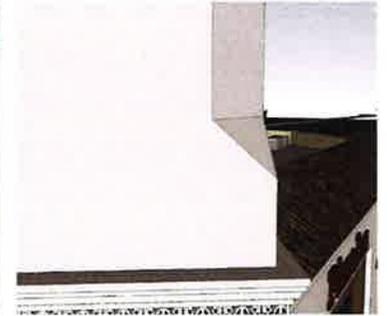
Cornice



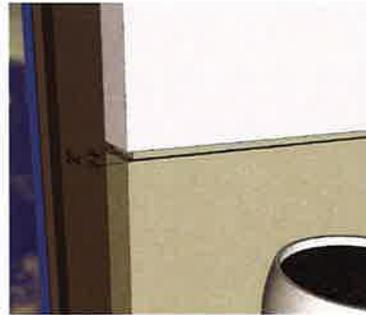
Cornice



Planter



Chamfered Corner



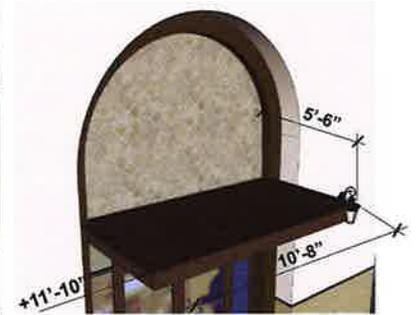
Reveal



Fabric Awnings and Ornamental Support



Metal Canopy at Drive Through



Metal Canopy at Entry



Screen Element



Screen Element



Arch Element



Wooden Trellis and Columns



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CONCEPTUAL DETAILS
SHOPS 1 & 2

A2.7



LIGHT FIXTURES FOR RESIDENTIAL & RETAIL



A - Wall Sconce



B - Free Standing Light



C - Site Light (single)
D - Site Light (dual)

LEGEND

-  A - Wall Sconce- mounted at 8'
ALN445 - Towne Commons LED by Architectural Area Lighting
-  B - Free Standing Light
ALN445 - Towne Commons LED by Architectural Area Lighting
-  C - Site Light (single)
Type B Viper S by Beacon
-  D - Site Light (dual)
Type B2 Viper S by Beacon

NOTES: LIGHT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE



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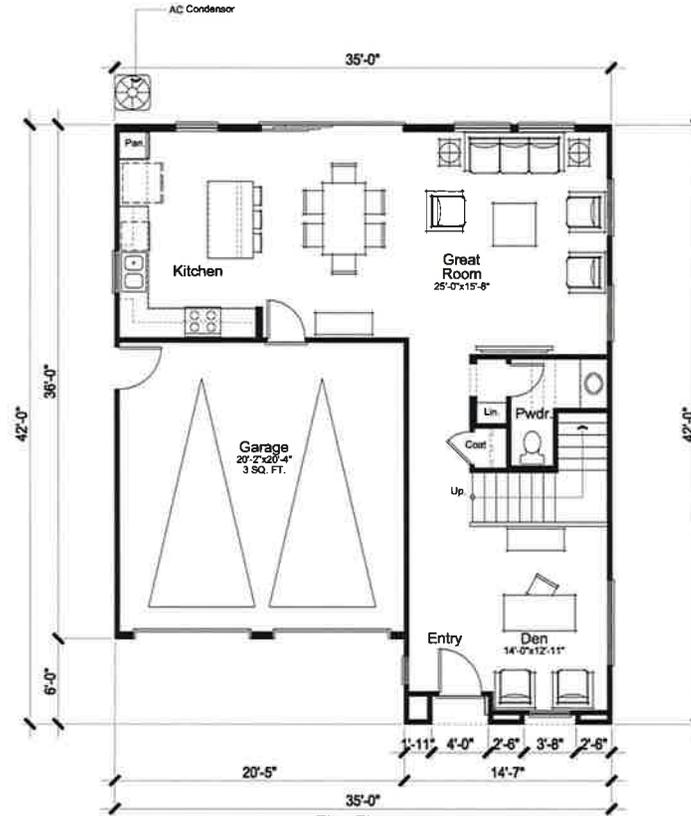
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SCHEMATIC DESIGN
MARCH 09, 2018



**PROPOSED LIGHTING
FIXTURES & LIGHTING PLAN**

A2.8



Plan 1
3 Bed, 2.5 Bath
2,037 SQ. FT. Gross Area



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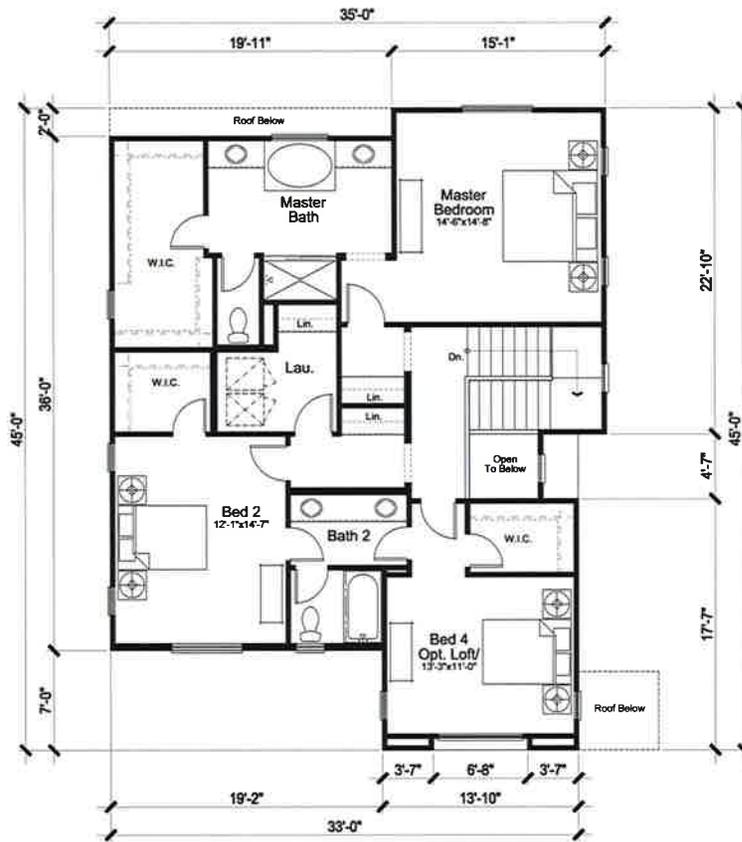
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RESIDENTIAL FLOOR PLAN 1

A3.0



Plan 2
3 Bed+Loft, 3 Bath
2,191 SQ. FT. Gross Area

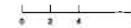


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RESIDENTIAL FLOOR PLAN 2



Second Floor
1346 SQ. FT. Gross Area

Plan 3
4 Bed+Loft, 3 Bath
2,299 SQ. FT. Gross Area



First Floor
953 SQ. FT. Gross Area



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RESIDENTIAL FLOOR PLAN 3

A3.2



Left Elevation



Front Elevation



Right Elevation



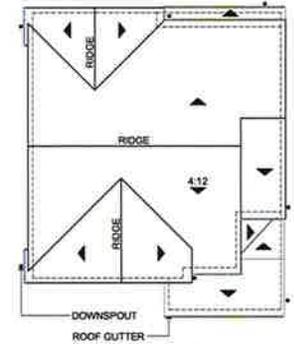
Rear Elevation

Material Legend

- 1. S - Tile Roof
- 2. Stucco
- 3. Light Fixture
- 4. Sectional Garage Door
- 5. Corbels
- 6. Brick Trim
- 7. Stucco Trim
- 8. Window Shutters
- 9. Brick
- 10. Rafter Tail
- 11. Fiber Cement Vertical Siding

Color Legend

- ST1 - Stucco 1
SW 6150: Universal Khaki
- S1 - Siding 1
SW 6082: Cobble Brown
- A1 - Accent 1: Shutters & Entry Door
SW 9185: Marea Baja
- A2 - Accent 2: Garage Door
SW 9091: Half-Calf
- T1 - Trim 1: Window Trim
SW 9088: Utaupeia
- T2 - Trim 2: Eaves & Corbels
SW 6082: Cobble Brown
- W1 - Window Frame 1
Milgard: White
- R1 - Roof 1
Eagle Roof: 3815 Red Bluff Blend
- B1 - Brick 1
Eldorado: RomaBrick Bracciano
- B2 - Brick 2
Belden: Red Bricks Berwick Blend



Roof Plan
1/8"=1'-0"

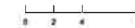


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SCHEMATIC DESIGN
May 18, 2018



ELEVATIONS - PLAN 1
TUSCAN COLOR SCHEME 1

A4.0



Left Elevation



Front Elevation



Right Elevation



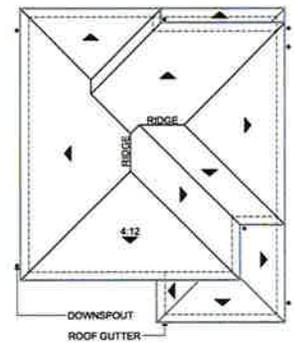
Rear Elevation

Material Legend

- 1. S - Tile Roof
- 2. Stucco
- 3. Light Fixture
- 4. Sectional Garage Door
- 5. Stucco Trim
- 6. Window Shutters
- 7. Decorative Metal Railing

Color Legend

- ST1 - Stucco 1
SW 6149: Relaxed Khaki
- A1 - Accent 1: Shutters
SW 6472: Composed
- A2 - Accent 2: Entry Door & Garage Door
SW 6039: Poised Taupe
- T1 - Trim 1: Window Trim & Eaves
SW 7551: Greek Villa
- W1 - Window Frame 1
Milgard White
- R1 - Roof 1
Eagle Roof 8806 Tuscon Blend



Roof Plan
1/8"=1'-0"



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ELEVATIONS - PLAN 1
ITALIAN COLOR SCHEME 1

A4.1



Left Elevation



Front Elevation



Right Elevation



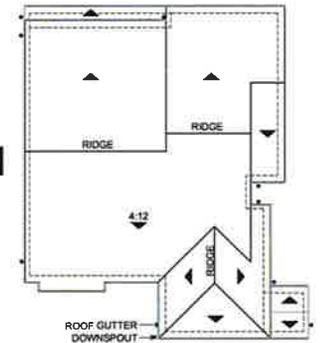
Rear Elevation

Material Legend

- 1. S - Tile Roof
- 2. Stucco
- 3. Light Fixture
- 4. Sectional Garage Door
- 5. Corbels
- 6. Brick Trim
- 7. Stucco Trim
- 8. Stone
- 9. Window Shutters
- 10. Fiber Cement Vertical Siding
- 11. Dutch Door

Color Legend

- ST1 - Stucco 1
SW 7694: Dromedary Camel
- S1 - Siding 1
SW 7523: Burnished Brandy
- A1 - Accent 1: Shutters & Entry Door
SW 7602: Indigo Batik
- A2 - Accent 2: Garage Door
SW 6041: Otter
- T1 - Trim 1: Window Trim
SW 9088: Utaupeia
- T2 - Trim 2: Eaves & Corbels
SW 7523: Burnished Brandy
- W1 - Window Frame 1
Milgard White
- R1 - Roof 1
Eagle Roof 3815 Red Bluff Blend
- B1 - Brick 1
Eldorado Fieldledge Padova
- B2 - Brick 2
Belden Red Bricks Berwick Blend



Roof Plan
1/8"=1'-0"

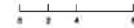


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SCHEMATIC DESIGN
May 18, 2018



ELEVATIONS - PLAN 2
TUSCAN COLOR SCHEME 2

A4.2



Left Elevation



Front Elevation



Right Elevation



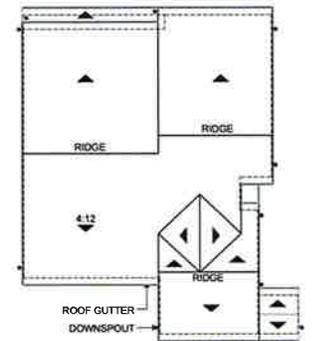
Rear Elevation

Material Legend

1. S-Tile Roof
2. Stucco
3. Light Fixture
4. Sectional Garage Door
5. Corbels
6. Stucco Trim
7. Window Shutters
8. Decorative Metal Railing
9. Metal Gate Door

Color Legend

- ST1 - Stucco 1
 SW 0039: Portrait Tone
- A1 - Accent 1: Shutters
 SW 0047: Studio Blue Green
- A2 - Accent 2: Entry Door & Garage Door
 SW 7520: Plantation Shutters
- T1 - Trim 1: Window Trim & Eaves
 SW 0050: Classic Light Buff
- W1 - Window Frame 1
 Milgard White
- R1 - Roof 1
 Eagle Roof 3684 San Rafael Blend



Roof Plan
 1/8"=1'-0"



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ELEVATIONS - PLAN 2
 PROVENCE COLOR SCHEME 1

A4.3



Left Elevation



Front Elevation



Right Elevation



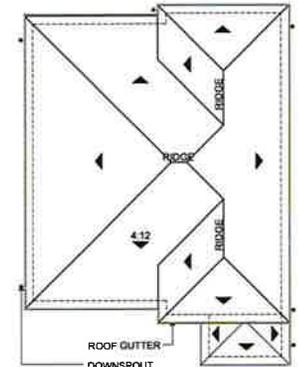
Rear Elevation

Material Legend

- 1. S - Tile Roof
- 2. Stucco
- 3. Light Fixture
- 4. Sectional Garage Door
- 5. Corbels
- 6. Stucco Trim
- 7. Window Shutters

Color Legend

- ST1 - Stucco 1
SW 7541: Grecian Ivory
- A1 - Accent 1: Shutters & Entry Door
SW 6216: Jasper
- A2 - Accent 2: Garage Door
SW 6073: Perfect Greige
- T1 - Trim 1: Window Trim & Eaves
SW 7566: Westhighland White
- W1 - Window Frame 1
Milgard White
- R1 - Roof 1
Eagle Roof 8806 Tuscon Blend



Roof Plan
1/8"=1'-0"



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ELEVATION - PLAN 3
ITALIAN COLOR SCHEME 2

A4.4



Left Elevation



Front Elevation



Right Elevation



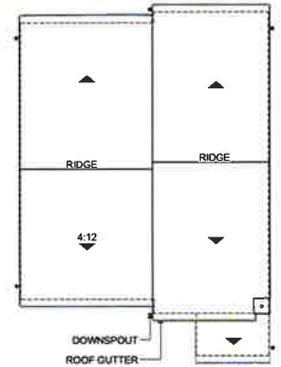
Rear Elevation

Material Legend

- 1. S - Tile Roof
- 2. Stucco
- 3. Light Fixture
- 4. Sectional Garage Door
- 5. Corbels
- 6. Stucco Trim
- 7. Window Shutters
- 8. Decorative Metal Railing

Color Legend

- ST1 - Stucco 1
SW 9110: Malabar
- A1 - Accent 1: Shutters
SW 9041: Parisian Patina
- A2 - Accent 2: Entry Door & Garage Door
SW 6090: Java
- T1 - Trim 1: Window Trim & Eaves
SW 7002: Downy
- W1 - Window Frame 1
Milgard White
- R1 - Roof 1
Eagle Roof 3684 San Rafael Blend



Roof Plan
1/8"=1'-0"



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ELEVATION - PLAN 3
PROVENCE COLOR SCHEME 2

A4.5



Left Elevation



Front Elevation



Right Elevation



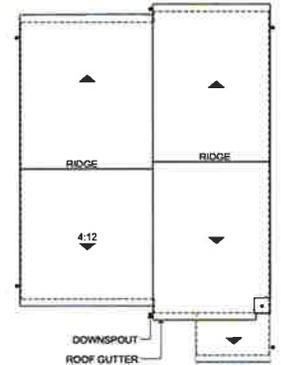
Rear Elevation

Material Legend

- 1. S -Tile Roof
- 2. Stucco
- 3. Light Fixture
- 4. Sectional Garage Door
- 5. Corbels
- 6. Stucco Trim
- 7. Window Shutters
- 8. Decorative Metal Railing

Color Legend

- ST1 - Stucco 1
SW 9110: Malabar
- A1 - Accent 1: Shutters
SW 9041: Parisian Patina
- A2 - Accent 2: Entry Door & Garage Door
SW 6090: Java
- T1 - Trim 1: Window Trim & Eaves
SW 7002: Downy
- W1 - Window Frame 1
Milgard White
- R1 - Roof 1
Eagle Roof 3684 San Rafael Blend



Roof Plan
1/8"=1'-0"

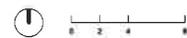


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ELEVATION - PLAN 3 - Lot 1 (Enhanced)
PROVENCE COLOR SCHEME 2

A4.6



1 Rose Drive Street Scene With Landscape



1 Rose Drive Street Scene Without Landscape



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December 18, 2017

Rose Drive Street Scene

A4.6



Italian Garage Door 1



Italian Light Fixture



Provence Light Fixture



Tuscan Light Fixture



Italian Door Trim



Italian Garage Door 2



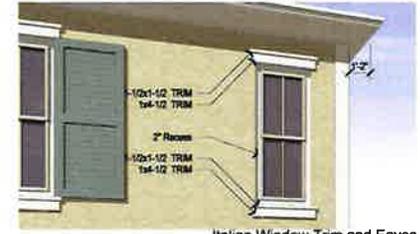
Italian Recessed Window



Italian Shutters



Italian Windows



Italian Window Trim and Eaves



Provence Garage Door 1



Provence Finial



Provence Shutters and Pot Shell



Provence Gable Accent



Provence Corbels and Eaves



Tuscan Garage Door 1



Tuscan Corbels



Tuscan Shutters and Pot Shell



Tuscan Bay Windows



Tuscan Siding



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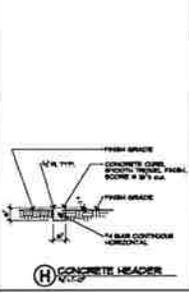
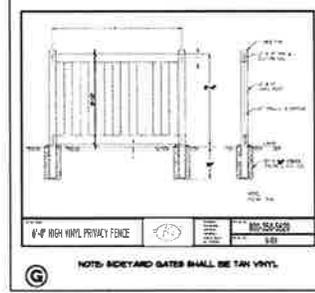
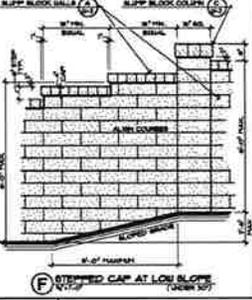
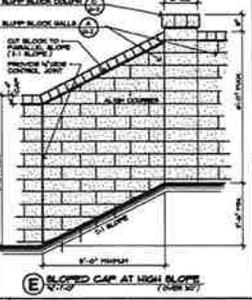
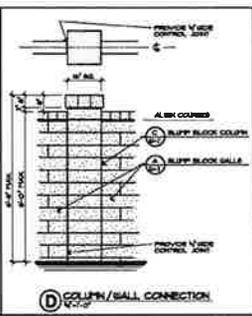
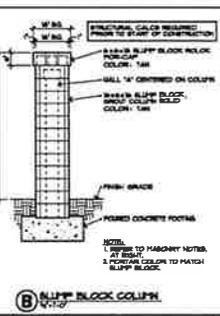
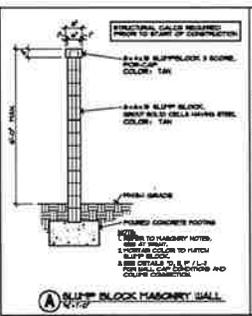
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PLACENTIA, CA # 2017-0087

SCHEMATIC DESIGN
May 18, 2018

DETAILS

A5.0

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EXISTING RESIDENTIAL

WALL / FENCE LEGEND

	6" TAN SLUMP BLOCK WALL & COLUMNS	SEE DETAILS "A,C,D,E,F"
	6" TAN SLUMP BLOCK WALL	SEE DETAIL "B"
	6" TAN VINYL FENCE	SEE DETAIL "G"
	CONCRETE HEADER	SEE DETAIL "H"
	EXISTING SLUMP BLOCK WALL	

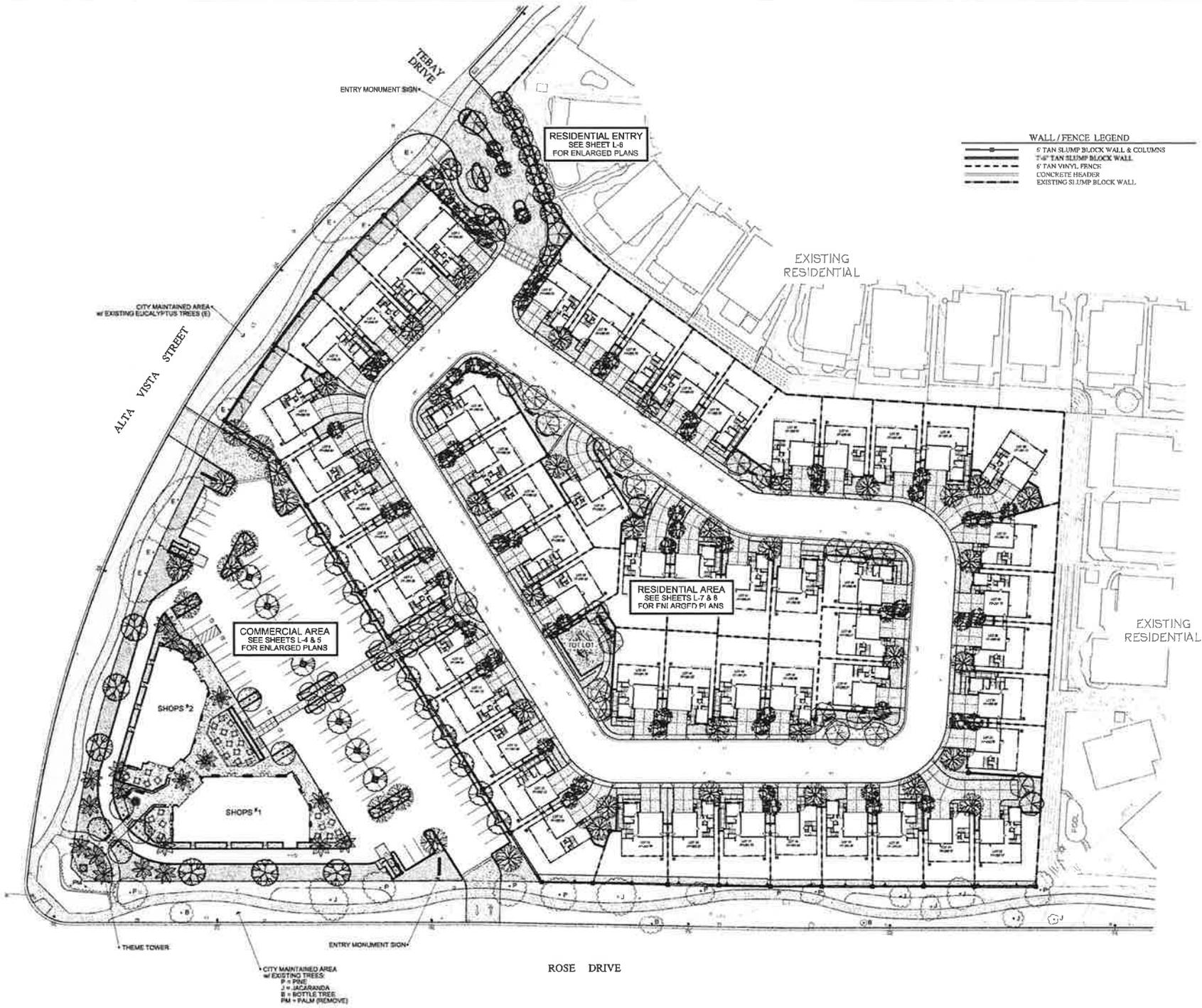
PRELIMINARY WALL & FENCE PLAN

COMMERCIAL / RESIDENTIAL DEVELOPMENT
 ROSE DRIVE & ALTA VISTA PLACENTIA, CA
 SC DEVELOPMENT
 2115 MICHELLE DR. STE. 100 BAYVIEW, CALIFORNIA

FRANK RADMACHER ASSOCIATES, INC.
 10000 WILSON AVENUE
 SUITE 1000 WILSON, CA 94095
 (415) 947-1000
 WWW.FRANKRADMACHER.COM

SCALE: 1" = 30'
 DATE: 5/14/2010
 JOB NO.: 31000
 DRAWN BY: J
 CHECKED BY: J
 SHEET NO.: 2

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WALL / FENCE LEGEND

	6\" TAN SLUMP BLOCK WALL & COLUMNS
	7\" TAN SLUMP BLOCK WALL
	6\" TAN VINYL FENCE
	CONCRETE HEADER
	EXISTING SLUMP BLOCK WALL



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LANDSCAPE ARCHITECTS



BY DATE

REVISIONS

SCALE: 1/8" = 1'-0"
DATE: 2/6/2008
JOB NO: 3100-0001
SHEET





FRANK W. WACKER
 ASSOCIATES, INC.
 Landscape Architects

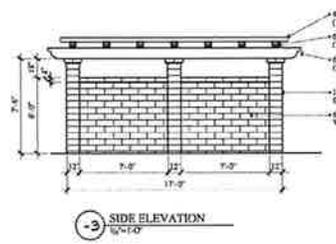
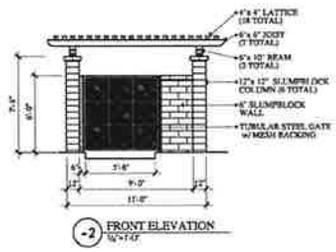
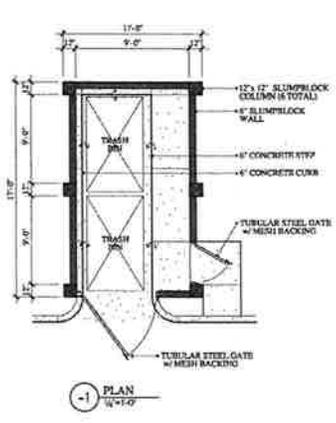


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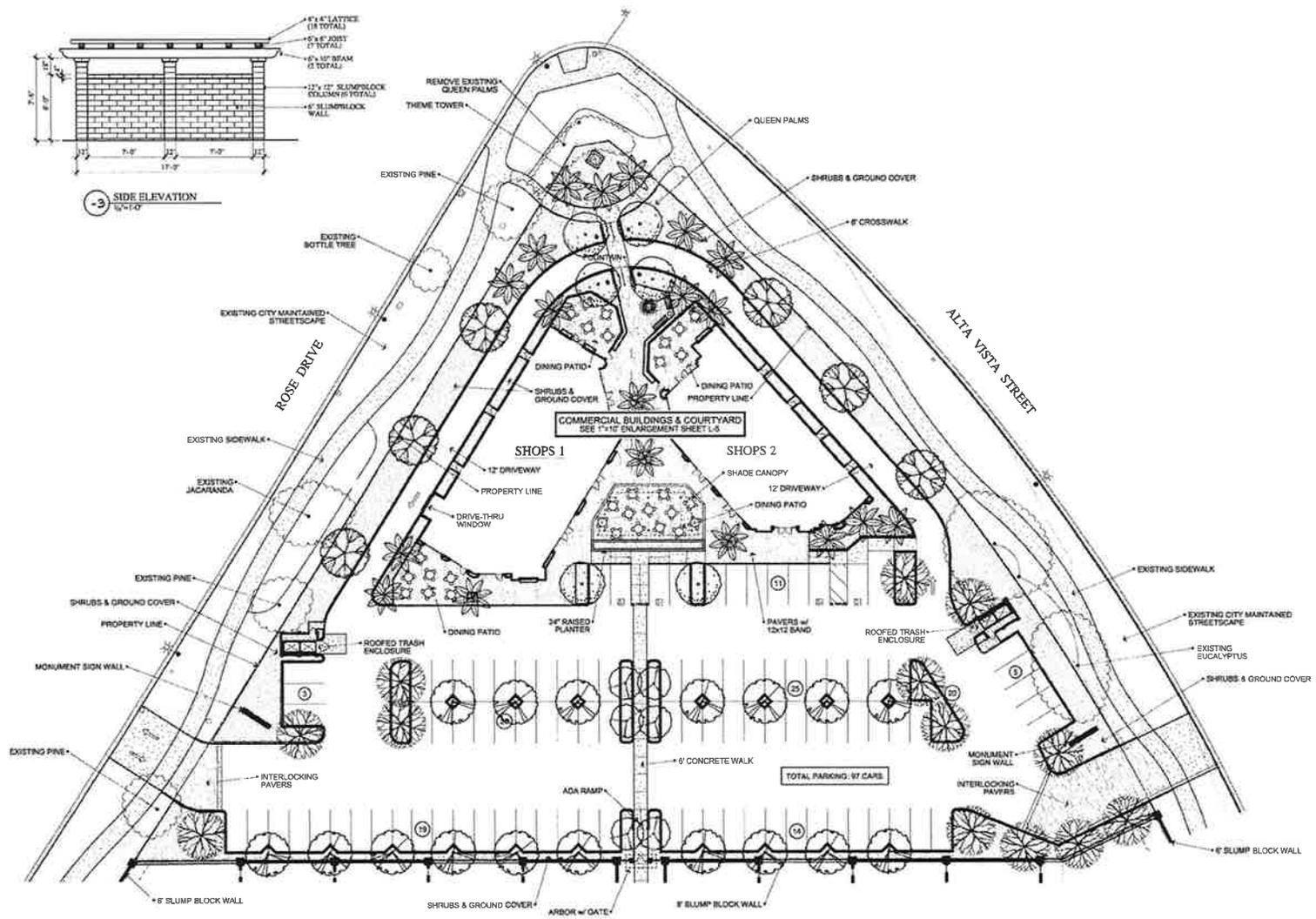
REVISIONS

SCALE: 1"=20'

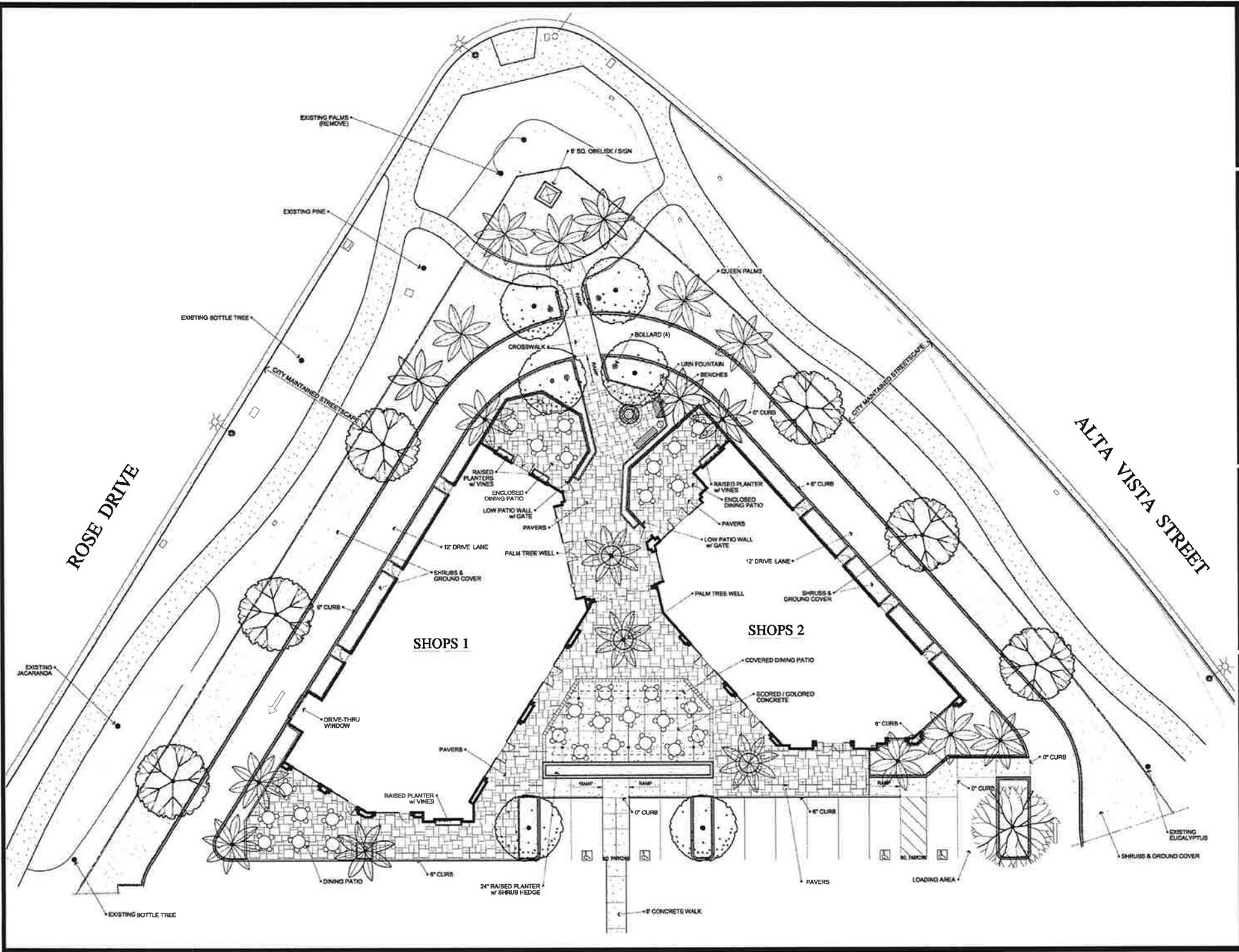
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 DRAWN: [Signature]



A TRASH ENCLOSURE
 SCALE NOTED



RESIDENTIAL SITE
 SEE SHEET L-7

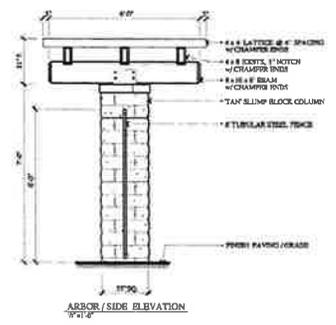
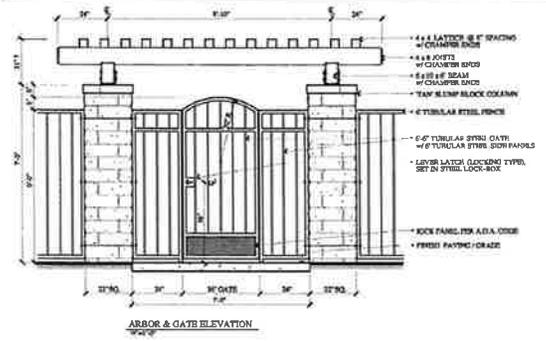


NO.	REVISIONS	BY	DATE

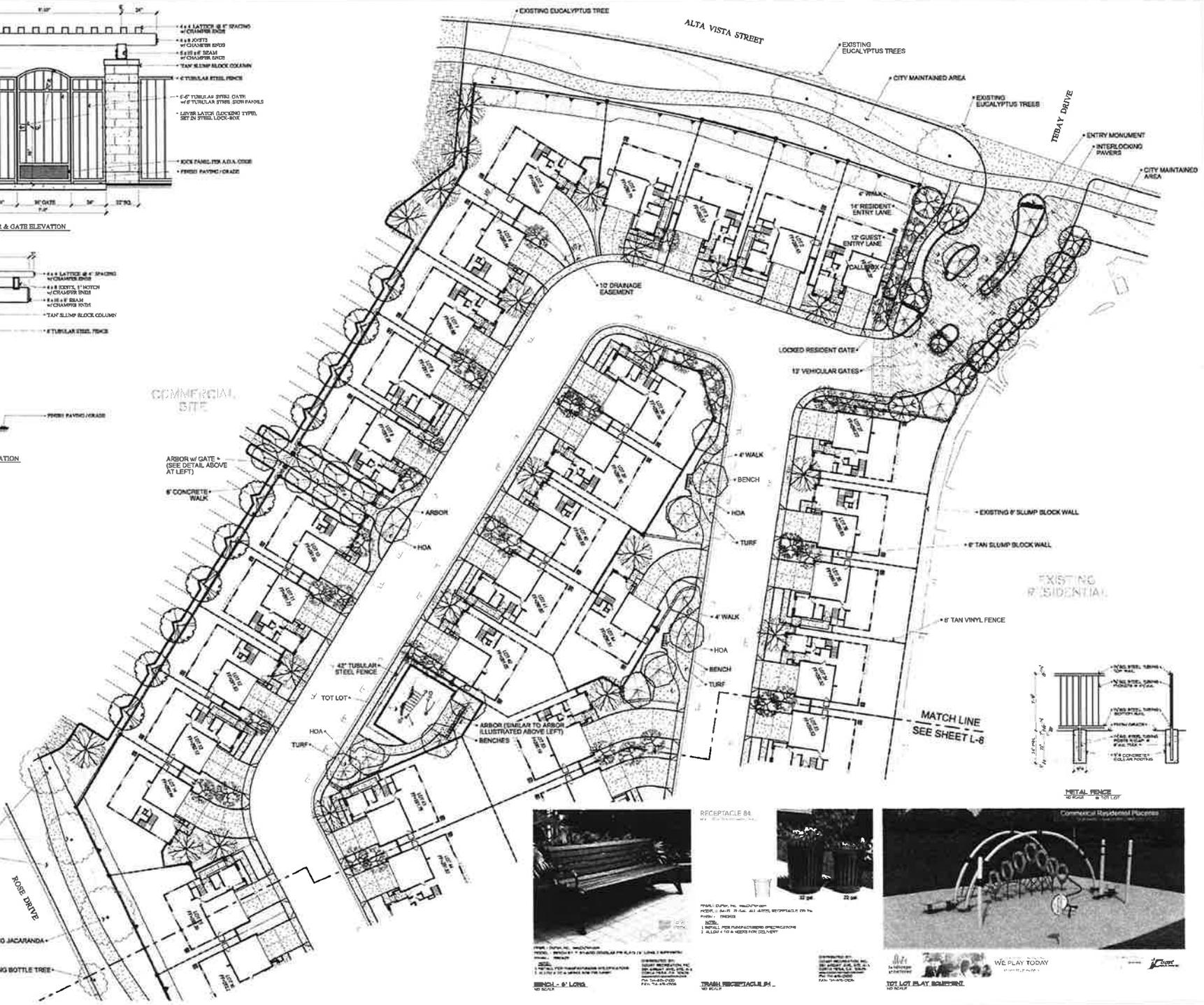
SCALE 1/4" = 1'-0"
 DATE: 04/20/08
 JOB NO. 3154
 08/11/08



DATE	11/20/20
SCALE	1/4" = 1'-0"
PROJECT NO.	18-0008
DRAWN BY	JK
CHECKED BY	JK
DATE	11/20/20
SCALE	1/4" = 1'-0"
PROJECT NO.	18-0008
DRAWN BY	JK
CHECKED BY	JK
DATE	11/20/20



COMMERCIAL SITE

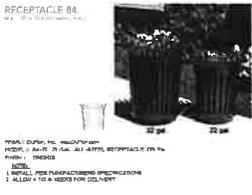


EXISTING PINE
CITY MAINTAINED AREA
ROSE DRIVE
EXISTING JACARANDA
EXISTING BOTTLE TREE

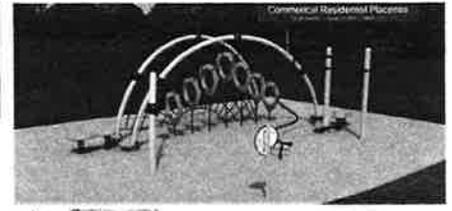
ARBOR w/ GATE (SEE DETAIL ABOVE AT LEFT)
6\"/>



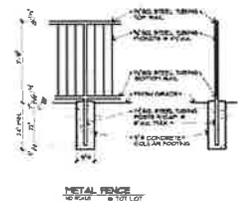
BENCH - 6' LONG
NO SCALE



TRASH RECEPTACLE #4
NO SCALE



TOT LOT PLAY EQUIPMENT
NO SCALE



METAL FENCE
NO SCALE

MATCH LINE
SEE SHEET L-6

RECEPTACLE #4
NO SCALE

NOTE: EXISTING METAL RECEPTACLE #4 TO BE REPLACED BY THIS MODEL. RECEPTACLE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & ALLOW 4\"/>

WE PLAY TODAY
www.playtoday.com

3151 MICHIGAN DRIVE, STE. 180, TUSTIN, CA 92680
TEL: 714.261.1111
WWW.FRANKRADMACHER.COM

12/14/2017 10:58:18 AM - 12/14/2017 10:58:18 AM - 12/14/2017 10:58:18 AM - 12/14/2017 10:58:18 AM - 12/14/2017 10:58:18 AM



**RESIDENTIAL SITE
PRELIMINARY
LANDSCAPE PLAN**

RESIDENTIAL DEVELOPMENT
ROSE DRIVE & ALTA VISTA PLACENTIA, CA
SC DEVELOPMENT
2111 MCCRELLON DRIVE, STE. 100 IRVINE, CALIFORNIA



**FRANK
FRANKS
ASSOCIATES, INC.**
Landscape Architects
10000 ALTA VISTA PL, SUITE 100
PLACENTIA, CA 92669
TEL: 714.991.1111 FAX: 714.991.1112

NO.	REVISIONS	BY	DATE



SCALE: 1/4"=1'-0"
DATE: 12/14/2017
JOB NO: 17-008
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DIGALERT



CALL BEFORE YOU DIG
1-800-227-2800
AT LEAST
2 WORKING DAY
NOTICE REQUIRED

OWNER
SC PLACENTA DEVELOPMENT, LP, A
CALIFORNIA LIMITED PARTNERSHIP
2051 MICHELSON DR. STE 140
IRVINE, CA 92612

CIVIL ENGINEER
BLUE PINK ENGINEERING, INC.
18543 TORSA LINDA BLVD., #215
TORSA LINDA, CA 92606
(714) 844-2729
CONTACT: THOMAS HAWKSWORTH, PE

SURVEY:
ALTA SURVEY WAS PERFORMED BY COO
DATED MARCH 04, 2011.

PROJECT ADDRESS:
WACANT LOT LOCATED AT THE SOUTHEAST
CORNER OF ROSE DRIVE AND ALTA VISTA
STREET

SITE AREA:
THE LAND AREA OF THE SUBJECT PROPERTY IS
GROSS: 8.432 ACRES, 368,170 SQUARE FEET

EARTHWORKS:
CUT: 8,700 CY
FILL: 11,800 CY
NET: 3,100 CY (IMPORT)

FEMA FLOOD ZONE:

SUBJECT PROPERTY LIES WITHIN ZONE "C" (AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN PER F.I.R.M. MAP NUMBER
0603000225) WITH A REVISION DATE OF DECEMBER 3,
2009, AND F.I.R.M. MAP NUMBER 060300084J
WITH A REVISION DATE OF DECEMBER 4, 2009.

PROJECT BENCH MARK:

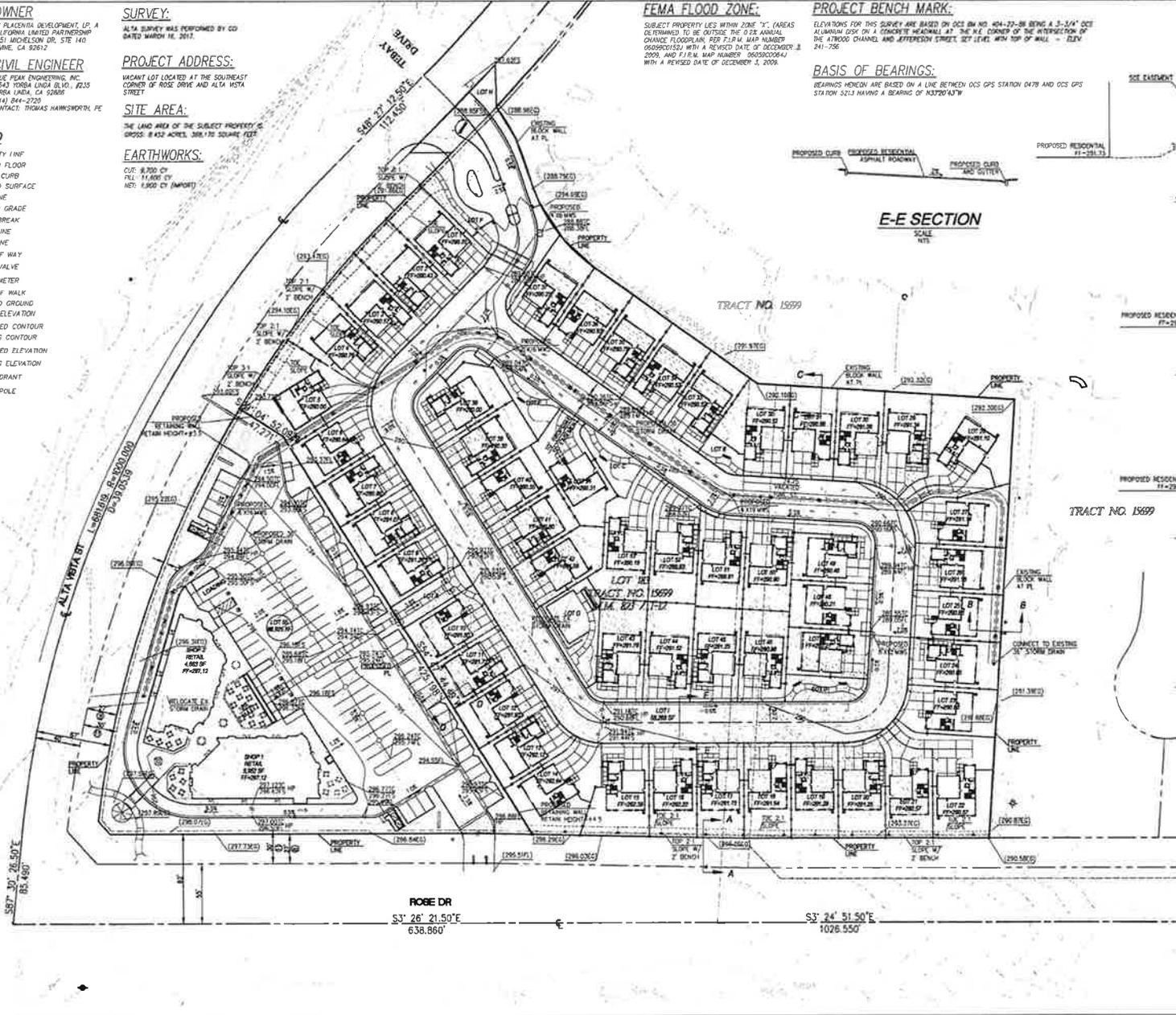
ELEVATIONS FOR THIS SURVEY ARE BASED ON DCS BM NO. 404-77-28 BEING A 3'-2 1/4" O.C.T.
ALUMINUM DISK ON A CONCRETE HEADWALL AT THE N.E. CORNER OF THE INTERSECTION OF
THE ATWOOD CHANNEL AND JEFFERSON STREET. SET LEVEL WITH TOP OF WALL = ELEV.
241.756

BASIS OF BEARINGS:

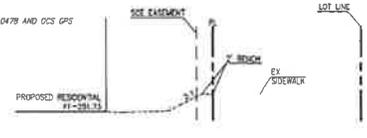
BEARINGS HEREON ARE BASED ON A LINE BETWEEN DCS STATION 0478 AND DCS GPS
STATION 5213 HAVING A BEARING OF N037°04'37"

LEGEND

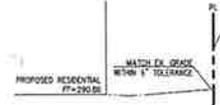
- EL PROPERTY 1/4"
- FF FINISHED FLOOR
- TC TOP OF CURB
- FS FINISHED SURFACE
- FL FLOW LINE
- FG FINISHED GRADE
- GB GRADE BREAK
- CL CENTERLINE
- R RIDGE LINE
- R/W RIGHT OF WAY
- WV WATER VALVE
- WM WATER METER
- BW BACK OF WALK
- FG FINISHED GROUND
- INV INVERT ELEVATION
- 56- PROPOSED CONTOUR
- EXISTING CONTOUR
- 56.10 PROPOSED ELEVATION
- (56.10) EXISTING ELEVATION
- FP FIRE HYDRANT
- OP POWER POLE



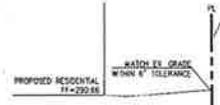
E-E SECTION
SCALE: NTS



A-A SECTION
SCALE: NTS



B-B SECTION
SCALE: NTS



C-C SECTION
SCALE: NTS



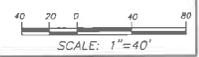
D-D SECTION
SCALE: NTS

EASEMENT:

- 1. AN EASEMENT GRANTED BY THE CITY OF PLACENTA FOR PUBLIC SERVICES (WATER UTILITIES, WELLS, CABLES, CONDUITS, STORM SEWERS AND RIGHTS ACCORDING THEREON) AS GRANTED IN A DOCUMENT RECORDED MARCH 24, 1998 AS DOCUMENT NO. 82-18009 OF OFFICIAL RECORDS.
- 2. AN EASEMENT GRANTED TO SIXTHORN CALIFORNIA DESIGN COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND RIGHTS ACCORDING THEREON AS GRANTED IN A DOCUMENT RECORDED APRIL 12, 2002 AS DOCUMENT NO. J000000099 OF OFFICIAL RECORDS.

ROSE DR
S3° 26' 21.50"E
638.860'

S3° 24' 51.50"E
1026.550'



APPROVED OFFICIAL RECORDS
DATE: 03/09/11

REVISION SHEET
SI DATE: 03/09/11

PROJECT NUMBER

MIXED USE PROJECT
SEC ALTA VISTA STREET & ROSE DRIVE
PLACENTA, CA



DETAILED GRADING AND DRAINAGE PLAN

C1

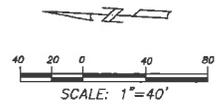
T
G
D

LEGEND

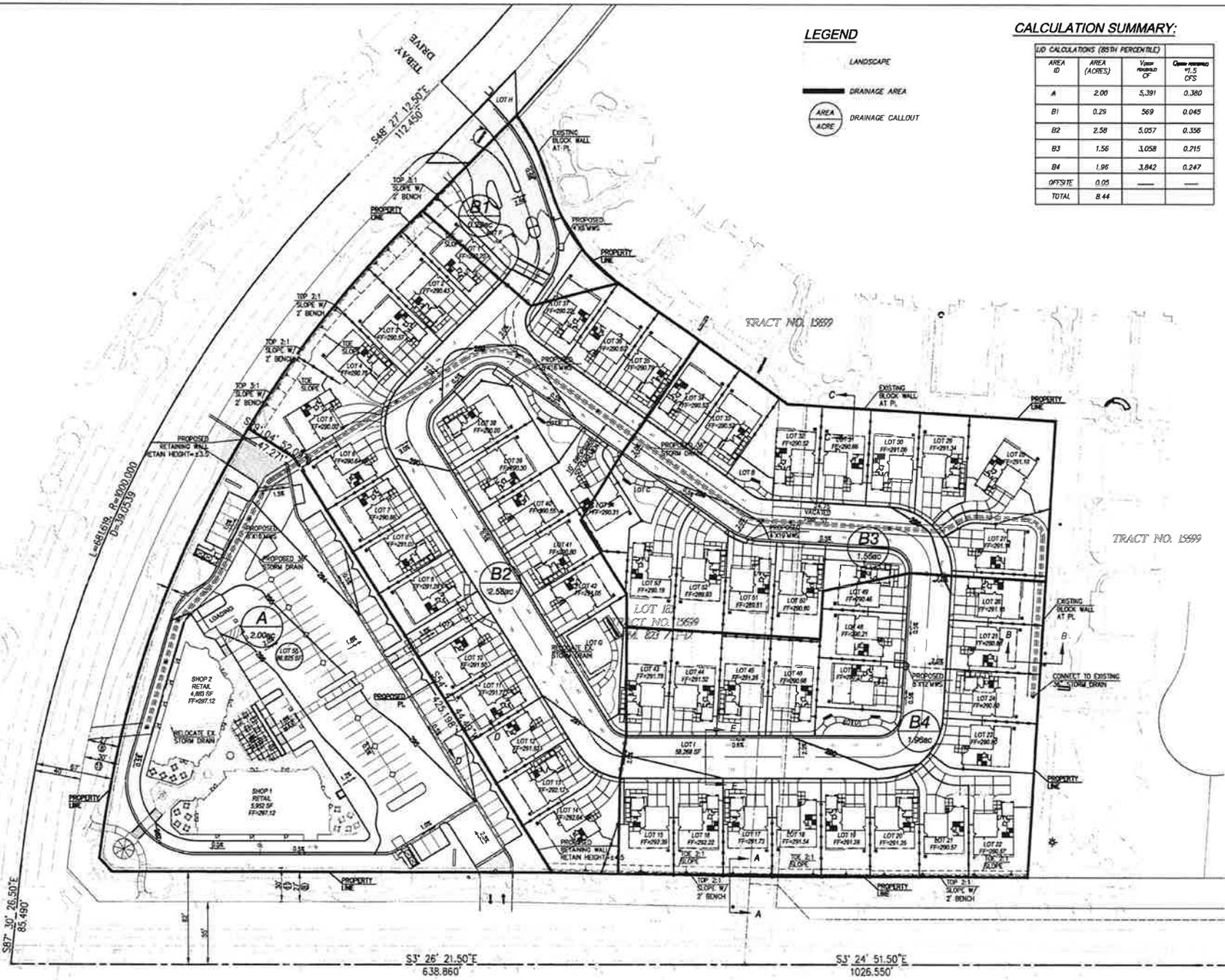
- LANDSCAPE
- DRAINAGE AREA
- AREA DRAINAGE CALLOUT

CALCULATION SUMMARY:

LID CALCULATIONS (85th PERCENTILE)			
AREA ID	AREA (ACRES)	Volume of FFS	Over capacity FFS
A	2.00	5,391	0.380
B1	0.25	569	0.045
B2	2.58	5,057	0.355
B3	1.56	3,058	0.215
B4	1.96	3,842	0.247
OFFSITE	0.05	—	—
TOTAL	8.44	—	—



CITY STANDARD CURB MARKER #10W
3 IN X 5.25 IN ROUNDED CORNER RECTANGLES
(OR CITY APPROVED EQUALS)
INSTALL MARKER AT EVERY CURB ADJACENT TO
INLETS.
STORM DRAIN MARKER
N.T.S.



LEGEND

- R PROPERTY LINE
- FF FINISHED FLOOR
- TC TOP OF CURB
- FS FINISHED SURFACE
- FL FLOW LINE
- FG FINISHED GRADE
- GB GRADE BREAK
- Q CENTERLINE
- R RIDGE LINE
- R/W RIGHT OF WAY
- WV WATER VALVE
- WM WATER METER
- BW BACK OF WALK
- FG FINISHED GROUND
- INV INVERT ELEVATION
- 56- PROPOSED CONTOUR
- EXISTING CONTOUR
- 56.10 PROPOSED ELEVATION
- (56.10) EXISTING ELEVATION
- PH FIRE HYDRANT
- PP POWER POLE

Vesting Tentative Tract Map No. 18176 FOR COMMERCIAL/RESIDENTIAL LOTS IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA

THE LAND REFERRED TO HEREON IS LOT 183 OF TRACT NO. 15699 AS PER MAP RECORDED IN BOOK 823, PAGES 1 TO 12 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BLUE PEAK ENGINEERING, INC.
DECEMBER 2017
1 PARCEL
THOMAS HAWKSWORTH, 68771
8.44 ACRES

COMMERCIAL SITE SUMMARY:

APN: 341-324-01-02
EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: COMMERCIAL

PROPOSED BUILDING AREAS:
RETAIL SHOP 1 4,883 SF
RETAIL SHOP 2 3,526 SF

TOTAL 8,409 SF

PARKING REQUIRED: 16 STALLS
RETAIL: 4,000 @ 1/200 = 16 STALLS
RESTAURANT DINING: 4,500 SF @ 1/60 = 75 STALLS
RESTAURANT KITCHEN: 1,500 SF @ 1/600 = 2.5 STALLS
TOTAL REQUIRED: 93 STALLS

PARKING PROVIDED: 85 SPACES

PARKING SPACE BREAKDOWN:
STANDARD: 6'-8" x 19', 25' ASIDE
COMPACT: 8'-4" x 15', 25' ASIDE
MAXIMUM OF 35% OF COMPACT IS ALLOWED
DRIVE THRU: 8'x20' MIN.

GENERAL PLAN DESIGNATION: SPECIFIC PLAN
ZONING DESIGNATION: SP-7

RESIDENTIAL SITE SUMMARY:

APN: 341-324-01-02
EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: RESIDENTIAL

GROSS SITE AREA: 6.46 AC
ENCLAVE UNITS:
4,807 LOTS
38 LOTS
TOTAL: 4,845 LOTS

DEVELOPMENT TOTAL: 6.38 AC/AC

GROSS BUILDING AREA: 146,200 SF
BUILDING FOOTPRINT AREA: 75,213 SF
LOT COVERAGE: 27%
STREET AND DRIVEWAY: 78,773 SF
LANDSCAPE AREA: 127,407 SF
COMMON OPEN SPACE: 13,800 SF

PLAN SUMMARY:	PLAN	TYPE	UNIT SIZE	QUANTITY
PLAN 1	3BR, 2.5BATH	2,043 SF	15	
PLAN 2	4BR, 3 BATH	2,191 SF	16	
PLAN 3	4BR, 3 BATH	2,209 SF	21	

PARKING SUMMARY:
GARAGE: 108
STREET: 38
DRIVEWAY: 108
TOTAL: 254

GENERAL PLAN DESIGNATION: SPECIFIC PLAN
ZONING DESIGNATION: SP-7



TITLE INFORMATION:

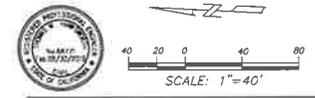
THE FOLLOWING TITLE INFORMATION IS PER PRELIMINARY REPORT ORDER NO. 688-2004316-024 DATED MARCH 2, 2017, AS PREPARED BY PING BUILDER SERVICES.

NO RESPONSIBILITY FOR THE CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP, THE SURVEYOR OR GSI SURVEYING.

- (X) INDICATES PLOTTABLE EASEMENT SHOWN HEREON.
- A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2017-2018.
- B. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2016-2017:
TAX IDENTIFICATION NO.: 341-324-01
- C. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2015-2017:
TAX IDENTIFICATION NO.: 341-324-02
- D. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 70) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE HEIR(S) NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- E. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT, COMMUNITY FACILITIES DISTRICT NO. 09-1 OF THE CITY OF PLACENTIA (EAST PLACENTIA), AS DISCLOSED BY A NOTICE OF SPECIAL TAX LIEN RECORDED MAY 31, 1990 AS DOCUMENT NO. 90-290147 OFFICIAL RECORDS.

THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CTD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF PLACENTIA, COUNTY OF ORANGE. THE TAX MAY NOT BE PREPAID.
RECORDED DECEMBER 17, 1990 AS DOCUMENT NO. 90-495638 OF OFFICIAL RECORDS.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. AN EASEMENT GRANTED TO CANON DE SANTA ANA WATER COMPANY FOR CANALS AND DITCHES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED SEPTEMBER 22, 1877 IN BOOK 58, PAGE 480, RECORDS OF LOS ANGELES COUNTY. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
3. AN EASEMENT GRANTED TO CAJON IRRIGATION COMPANY FOR CANALS AND DITCHES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 24, 1882 IN BOOK 84, PAGE 498, RECORDS OF LOS ANGELES COUNTY. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
4. AN EASEMENT GRANTED TO ANAHEIM UNION WATER COMPANY FOR CANALS AND DITCHES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 23, 1887 IN BOOK 200, PAGE 335 OF RECORDS OF LOS ANGELES COUNTY. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
5. AN EASEMENT GRANTED TO THE COUNTY OF ORANGE FOR ROAD PURPOSES FOR SLOPE AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 14, 1970 IN BOOK 9262, PAGE 898 OF OFFICIAL RECORDS.
6. AN EASEMENT GRANTED TO THE COUNTY OF ORANGE FOR ROAD PURPOSES FOR SLOPE AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 14, 1970 IN BOOK 9263, PAGE 595 OF OFFICIAL RECORDS.
7. VACATION OF PUBLIC RIGHT OF WAY (PNE STREET) EASEMENTS AS SET FORTH IN DOCUMENT RECORDED MARCH 13, 1992 AS INSTRUMENT NO. 92-153873 OFFICIAL RECORDS.
8. AN EASEMENT GRANTED TO THE CITY OF PLACENTIA FOR PUBLIC SIDEWALKS, PUBLIC UTILITIES, WIRES, CABLES, CONDUITS, CROWN SPOKES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED MARCH 24, 1992 AS DOCUMENT NO. 92-180026 OF OFFICIAL RECORDS.
9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, REDEMPTIONS, WAIVERS AND RELEASES DATED DECEMBER 14, 1998, RECORDED DECEMBER 15, 1998 AS DOCUMENT NO. 1998084998 OFFICIAL RECORDS.
10. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT RAILROAD SAID LAND, ALTA VISTA STREET, ROSE DRIVE AND JEFFERSON STREET, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT. (AFFECTS ALL OF WESTERLY AND NORTHERLY LINES OF SUBJECT PROPERTY).
11. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 12, 2002 AS DOCUMENT NO. 2002030099 OFFICIAL RECORDS.
12. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
14. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ALPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INDUITY OF THE PARTIES IN POSSESSION THEREOF.



BLUE PEAK ENGINEERING, INC.
1834 YORBA LINDA BLVD., #200
YORBA LINDA, CA 92886
714.749.9077

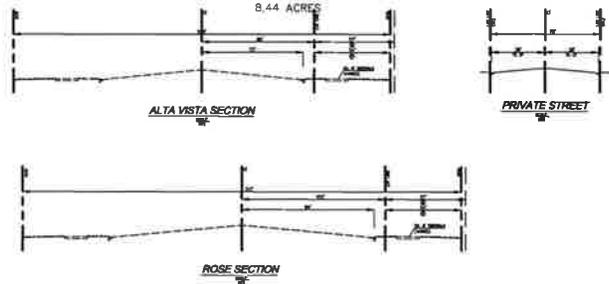
587° 30' 26.50"E 65.430'
ROBE DR S3° 26' 21.50"E 638.860'
S3° 24' 51.50"E 1026.550'

Vesting Tentative Tract Map No. 18176 FOR COMMERCIAL/RESIDENTIAL LOTS IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA

THE LAND REFERRED TO HEREON IS LOT 183 OF TRACT NO. 15699 AS PER MAP RECORDED IN BOOK 823, PAGES 1 TO 12 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BLUE PEAK ENGINEERING, INC.
DECEMBER 2017
1 PARCEL
THOMAS HAWKSWORTH, 68771
8.44 ACRES

UTILITY PURVEYORS
WATER: YORBA LINDA WATER DISTRICT
1717 E. MIRALOMA AVE.
PLACENTIA, CA 92786
714.701.3200
SEWER: PLACENTIA DISPOSAL
1131 N. BLUE GUM ST.
ANAHEIM, CA 92806
714.228.3300
ELECTRIC: SOUTHERN CALIFORNIA EDISON
(800)855-4355
GAS: SOUTHERN CALIFORNIA GAS COMPANY
(800)427-2200



APN: 341-324-01, 02

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PLACENTIA, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 183 OF TRACT NO. 15699, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 823, PAGES 1 TO 12 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM A PORTION OF SAID LAND ALL CRUDE PETROLEUM OIL, ASPHALTUM, NAPHTHA, TAR, GAS AND ANY AND ALL OTHER HYDROCARBON SUBSTANCES IN UPON AND UNDER SAID LAND, AS RESERVED BY NATHAN FRANK MORSE AND LOTTIE E. MORSE, HIS WIFE, IN A DEED RECORDED JANUARY 29, 1920 IN BOOK 358, PAGE 85 DEEDS.

ALSO EXCEPTING FROM A PORTION OF SAID LAND ALL AND ALL KINDS OF CRUDE PETROLEUM OIL, ASPHALTUM, NAPHTHA, TAR, GAS AND ANY AND ALL OTHER HYDROCARBON SUBSTANCES IN UPON OR UNDER SAID PARCEL OF LAND, AS RESERVED BY NATHAN FRANK MORSE AND LOTTIE E. MORSE, HIS WIFE, IN A DEED RECORDED JANUARY 6, 1922 IN BOOK 410, PAGE 203 DEEDS.

ALSO EXCEPTING FROM A PORTION OF SAID LAND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS WHICH MAY BE SITUATED IN OR UNDER SAID PREMISES, AS RESERVED BY HAROLD H. COYLE AND GENIEVIVE B. COYLE, HIS WIFE, AND LILIAN H. BOGUE AND HELEN C. BOGUE, HIS WIFE, IN A DEED RECORDED JANUARY 6, 1928 IN BOOK 117, PAGE 234 OFFICIAL RECORDS.

ALSO EXCEPTING FROM AN UNDIVIDED ONE-THIRD INTEREST OF ALL OIL, CRUDE PETROLEUM, ASPHALTUM, NAPHTHA, TAR, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND CONVEYED TO BESS H. MORSE, AS HER SEPARATE PROPERTY, BY DEEDS RECORDED MARCH 16, 1933 AND JUNE 2, 1933 IN BOOK 601, PAGE 296 AND BOOK 611, PAGE 417 OFFICIAL RECORDS, RESPECTIVELY.

ALSO EXCEPTING THEREFROM ALL MINERAL RIGHTS APPERTAINING TO SAID LAND, AS EXCEPTED IN THE DEED FROM A.S. BRADFORD, ET AL., RECORDED JULY 19, 1928 IN BOOK 172, PAGE 411 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL MINERAL RIGHTS TOGETHER WITH REASONABLE RIGHT OF ENTRY AND ACCESS FOR THE PURPOSE OF EXTRACTING THE MINERALS SO RESERVED AS RESERVED BY BEST OILS REFINING COMPANY, A CORPORATION, IN A DEED RECORDED DECEMBER 2, 1964 IN BOOK 7027, PAGE 790 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL MINERALS AND MINERAL RIGHTS OF ANY KIND AND DESCRIPTION INCLUDING, BUT NOT LIMITED TO, OIL, OIL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN NOW OR BECAME THE LANDS ABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT TO DRILL, MINE, EXPLORE, PRODUCE AND REMOVE SAID MINERALS FROM OR TO INJECT AND STORE SAID MINERALS IN SAID LAND OR OTHER LANDS, TO WHICHEVER OR DIRECTIONALLY DRILL, ROSE AND MINE FROM OTHER LAND INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND BELOW A DEPTH OF FIVE HUNDRED (500) FEET FROM THE SURFACE AND TO BOTTOM SUCH UNPROPOSED OR DIRECTIONALLY DRILLED WELLS, ADITS, TUNNELS AND SHAFTS UNDER OR BEYOND THE BOUNDARIES OF SAID LAND AND TO REPAIR, RETAIN, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR ADITS AND TO INJECT, STORE AND REMOVE MINERALS AND WATER NOT PRODUCED FROM SAID LAND INTO OR FROM THE SUBSURFACE OF SAID LAND AND OTHER LANDS, PROVIDED, HOWEVER, HEREAFTER SHALL HAVE NO RIGHT, WHATEVER TO ENTER UPON THE SURFACE OF SAID LAND OR INTO THE SUBSURFACE OF SAID LAND OR INTO THE SUBSURFACE THEREOF TO A DEPTH OF FIVE HUNDRED (500) FEET IN THE EXERCISE OF ANY OF ITS RESERVED RIGHTS AS RESERVED IN DEED RECORDED JANUARY 31, 2009 AS INSTRUMENT NO. 20090053722 OFFICIAL RECORDS.

APN: 341-324-01, 02

FEMA FLOOD ZONE:

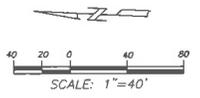
SUBJECT PROPERTY LIES WITHIN ZONE 7C (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FURIA MAP NUMBER 0902002014 WITH A REVISED DATE OF DECEMBER 2, 2009, AND FURIA MAP NUMBER 0902002004 WITH A REVISED DATE OF DECEMBER 2, 2008).

PROJECT BENCH MARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON DCS BM NO. 494-22-86 BEING A 3-3/4" OCS ALUMINUM BOLT ON A CONCRETE HEAVYBOLL AT THE N.E. CORNER OF THE INTERSECTION OF THE ATWOOD CHANNEL AND JEFFERSON STREET, SET LEVEL WITH TOP OF WALL - ELEV 241-738

BASIS OF BEARINGS:

BEARINGS HEREON ARE BASED ON A LINE BETWEEN DCS STATION 0478 AND DCS STATION 5243 HAVING A BEARING OF N332°24'17"W.



LEGEND

FL	PROPERTY LINE	WM	WATER METER
FT	FINISHED FLOOR	SW	BACK OF WALK
TC	TOP OF CURB	FG	FINISHED GROUND
FS	FINISHED SURFACE	INV	INVERT ELEVATION
FL	FLOW LINE	—S—	PROPOSED CONTOUR
FG	FINISHED GRADE	—E—	EXISTING CONTOUR
OB	GRADE BREAK	56.10	PROPOSED ELEVATION
Q	CENTERLINE	(56.10)	EXISTING ELEVATION
R	RIDGE LINE		FIRE HYDRANT
R/W	RIGHT OF WAY	⊕	POWER POLE
WV	WATER VALVE	⊕	STREET LIGHT
SD	STORM DRAIN	SS	SANITARY SEWER
W	WATER	SMH	SEWER MANHOLE
⊕ FH	FIRE HYDRANT	DMH	DRAIN MANHOLE
⊕ PP	POWER POLE	T.S.	TRAFFIC SIGNAL
⊕ WM	WATER METER	ELEC	ELECTRIC
⊕ W.V.	WATER VALVE	G.P.	GUARD POSTS
⊕ W.V.	POST INDICATOR VALVE	U.G.C.	UNDERGROUND CONDUIT
⊕ FDC	FIRE DEPT. CONNECTION	—	PROPERTY LINE
CB	CATCH BASIN	—	CENTERLINE
G	GAS		
YDLT	YARD LIGHT		
STLT	STREET LIGHT		
M.W.	MONITOR WELL		
T.S.P.B.	TRAFFIC SIGNAL PULL BOX		

OWNER'S CERTIFICATION

PAUL CONDESMAN
SC PLACENTIA DEVELOPMENT, LP, A CALIFORNIA LIMITED PARTNERSHIP
2151 MICHELSON DR. SUITE 140
IRVINE, CA 92612
PHONE: 714-552-7000
E-MAIL: PAUL@SCDEVELOPMENT.NET

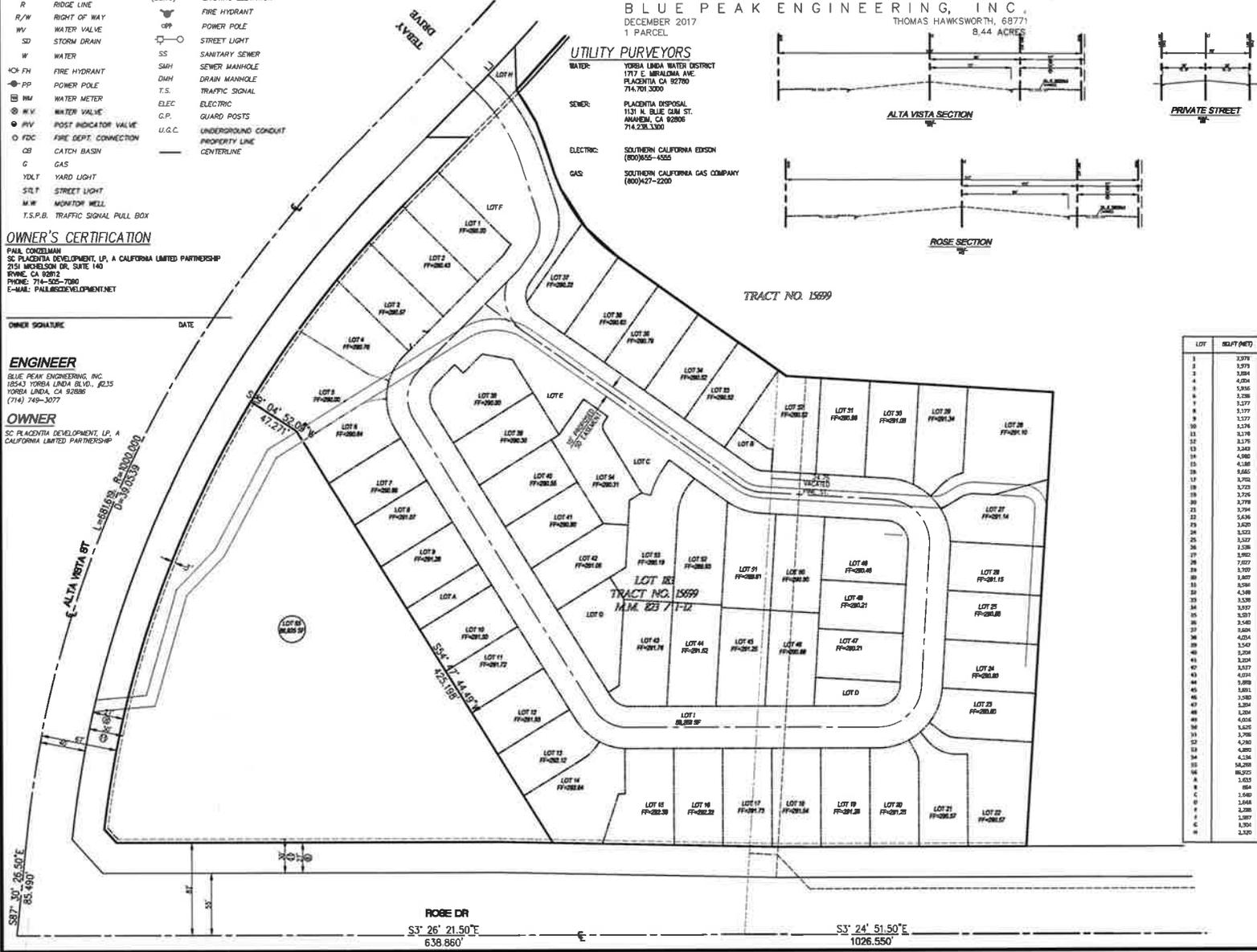
OWNER SIGNATURE _____ DATE _____

ENGINEER

BLUE PEAK ENGINEERING, INC.
18543 YORBA LINDA BLVD., #215
YORBA LINDA, CA 92686
(714) 749-3077

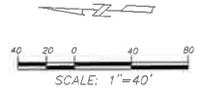
OWNER

SC PLACENTIA DEVELOPMENT, LP, A CALIFORNIA LIMITED PARTNERSHIP



LOT	ACRE (NET)
1	3.979
2	3.979
3	3.984
4	4.024
5	3.936
6	3.786
7	3.177
8	3.177
9	3.177
10	3.276
11	3.276
12	3.176
13	3.243
14	4.980
15	3.665
16	3.665
17	3.665
18	3.723
19	3.726
20	3.779
21	3.276
22	5.426
23	5.426
24	5.426
25	3.537
26	3.536
27	3.982
28	7.027
29	3.709
30	3.607
31	4.296
32	3.536
33	3.937
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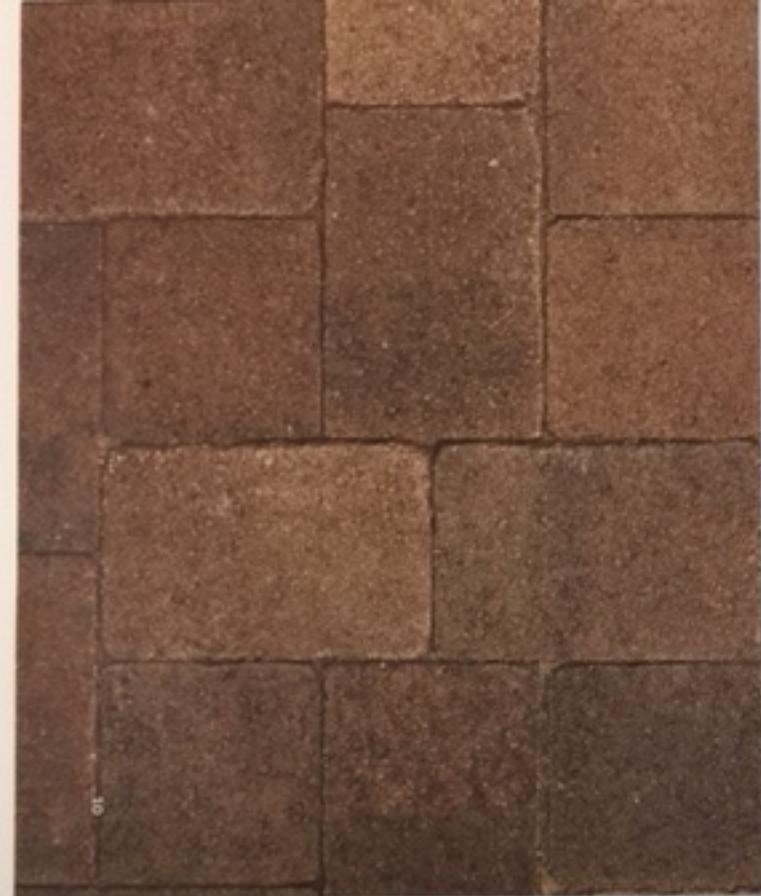
EX. SITE CONDITION



BLUE PEAK
ENGINEERING, INC.

18543 TORRA LINDA BLVD., #200
TORRA LINDA, CA 92386
714.749.3077

**ATTACHMENT 4
COLORS & MATERIALS BOARD**



INTERLOCKING PAVERS



TAN VINYL FENCE



TAN SLUMPBLOCK WALL



FRANK
RADMACHER
ASSOCIATES, INC.

Landscape Architects

PHONE: (714) 432-1774 FAX: (714) 832-8722
14841 Yorba Street, Suite 204 - Tustin, CA 92780
EMAIL: FRANK@FRANKINC.NET

COMMERCIAL/RESIDENTIAL DEVELOPMENT
ROSE DRIVE & ALTA VISTA PLACENTIA, CA
SC DEVELOPMENT

2151 MICHELSON DRIVE, STE. 140 IRVINE, CALIFORNIA



1



8 IMAGE FOR REFERENCE ONLY.
SEE DETACHED PHYSICAL SAMPLE.



2



4 IMAGE FOR REFERENCE ONLY.

MATERIALS

- STUCCO
"SMOOTH COAT" - OMEGA
- STOREFRONT SYSTEM
"MEDIUM BRONZE" AB-5
ARCADIA
- WALL TILE - "TST1 AUTUMN MIST"
4X4 - DAL TILE
- WALL TILE - "LEON IV" 6X6
CASA VITA BELLA
- WALL TILE - TALVERA TILE
"TDM1752-15" - 6X6 - DAL TILE
- WALL TILE - "FARMHOUSE SDB4"
6X36 - DAL TILE
- FABRIC AWNING
"BEAUFORT CLASSIC" - TRIVANTAGE
- SPANISH TILE ROOF
"BARCELONA"
MARBLE TERRA COTTA
- METAL SCREEN - KINGS METAL CAST
IRON MODERN PANEL W/ ALUMINUM
FRAME, ITEM#45-697

FINISHES (PAINT)

- PPG1023-7 "AFTERNOON TEA"
- PPG1075-6 "POPPY PODS"
- PPG1102-3 "DANCING DOLPHIN"
- PPG1001-1 "DELICATE WHITE"
- PPG1010-7 "ZOMBIE"
- PPG 1010-3 "SOLSTICE"
- PPG1001-7 "BLACK MAGIC"



Architecture + Planning
888.456.5849
kitgy.com

SC DEVELOPMENT
14541 Yorba Street, Suite 205
Tustin, CA 92780
T: 714.505.7090
F: 714.505.7099
Contact: Mr. Paul Conzelmann

ALTA VISTA
PLACENTIA, CA

2017-0087

SCHEMATIC DESIGN
MARCH 12TH, 2018

CONCEPTUAL
MATERIAL BOARD

SHOPS 1 & 2

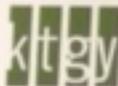
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OF 3



8. WALL TILE - TALVERA TILE
"FDM1752-15" - 6X6 - DAL TILE



9. WALL TILE - "FARMHOUSE SOBE"
6X6 - DAL TILE



Architecture + Planning
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BC DEVELOPMENT
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Contact: Mr. Paul Christian

ALTA VISTA
PLACENTIA, CA

2017-0007

SCHEMATIC DESIGN
MARCH 12TH, 2018

CONCEPTUAL
MATERIAL BOARD
SHOPS 1 & 2

2
OF 3



12 IMAGE FOR REFERENCE ONLY



13



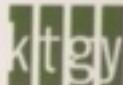
21

MATERIALS

- STUCCO
"SMOOTH COAT" - OMEGA
- STOREFRONT SYSTEM
"MEDIUM BRONZE" AB-5
ARCADIA
- WALL TILE - "TST1 AUTUMN MIST"
4X4 - DAL TILE
- WALL TILE - "LEON IV" 6X6
CASA VITA BELLA
- WALL TILE - TALVERA TILE
"TDM1752-15" - 6X6 - DAL TILE
- WALL TILE - "FARMHOUSE 5084"
6X36 - DAL TILE
- FABRIC AWNING
"BEAUFORT CLASSIC" - TRIVANTAGE
- SPANISH TILE ROOF
"BARCELONA"
MARBLED TERRA COTTA
- METAL SCREEN - KINGS METAL CAST
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FRAME, ITEM#45-697

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- PPG1023-7 "AFTERNOON TEA"
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- PPG1001-7 "BLACK MAGIC"



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ALTA VISTA
PLACENTIA, CA

2017-0087

SCHEMATIC DESIGN
MARCH 12TH, 2018

CONCEPTUAL
MATERIAL BOARD
SHOPS 1 & 2

3
OF 3



**ATTACHMENT 5
PEER REVIEW & ECONOMIC BENEFIT
ANALYSIS REPORTS**



ECONSolutions

By HdL

Development **Driven By Data**

Peer Review & Economic Analysis
City of Placentia – Rose & Alta Vista Project

ECONsolutions by HdL
1340 Valley Vista Dr., Suite 200
Diamond Bar, CA 91765
www.hdlcompanies.com
www.econsolutionsbyhdl.com

Contact: Barry Foster 909.861.4335
bfoster@hdlcompanies.com



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About US

In 2014, HdL Companies expanded its services to provide strategic planning and consulting services to assist local governments with economic development planning and execution. ECONsolutions offers a variety of products and services for customized solutions based on a client's budget needs and specific development requirements.

The ECONsolutions staff has over 45 years of local economic development and community development experience in California. Barry Foster, the Managing Director for ECONsolutions has helped facilitate more than 30 million square feet of development including industrial, distribution, retail, shopping centers, office, hotels, auto centers and medical-healthcare. ECONsolutions offers up-to-date data capability, an online GIS platform with state-of-the-art software for market analytics and the ability to leverage HdL's extensive databases systems. ECONsolutions can engage in projects of every size ranging from data analysis to comprehensive studies to advisory support and to public/private collaboration.

HdL has the largest privately held sales tax database in the State of California with sales tax data for 99% of the state's businesses. The firm's proprietary sales tax/software system affords numerous opportunities to prepare economic development and revenue projection reports. ECONsolutions has significant experience in retail, logistics, healthcare and hotel development, along with possessing a strong understanding of these sections within the marketplace in California.

Executive Summary

This report documents the findings and recommendations from the peer review of past reports the City of Placentia has received regarding the site located at the SEC of Alta Vista St. and Rose Dr. The reports being reviewed are as follows:

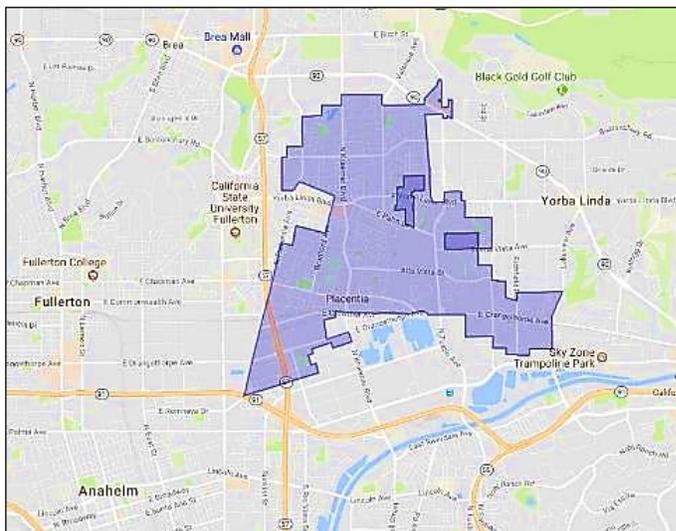
- The Concord Group Report – Market Study – May 9, 2017
- David Tausig & Associates – Fiscal Impact Report of Mixed-Use – May 25, 2017
- David Tausig & Associates – Fiscal Impact Report of Hypothetical Retail Development – June 26, 2017

This study evaluates the potential retail opportunity as it relates to proposed development, along with the population growth for the development at the SEC of Alta Vista and Rose in the City of Placentia. The findings and recommendations from this report will provide an independent evaluation of the development site, trade area, consumer demand & market supply assessment, and supportable massing of allowable uses.

ECONsolutions suggest that there is opportunity for 8,000 to 11,000 square feet of retail space, which would include most neighborhood focused retailers and restaurants catering to evening commuters and weekend family errands. This development should include retailers who serve the primary trade area, with the understanding that the larger trade area will be drawn to the neighborhood center on the NEC of Rose and Alta Vista. Among the primary uses for the area, described in the document, are: small entertainment uses, shoe stores, full-service and limited-service restaurants as well as upscale beer/wine retailers.

The most important rationale for these conclusions are: 1) a strong current and projected trade area population with relatively high household income, 2) currently limited supply in the suggested area with a high percentage of per capita opportunity gap and 3) the attraction of large scale retailers to this site will be constrained by traffic and circulation.

The City of Placentia is in the northern region of Orange County, and is bordered by Brea on the north, Yorba Linda on the east, Anaheim on the south and southeast, Yorba Linda on the west. The City has a total area of 6.6 square miles with a population with more than 55,000 residents, over 18,000 households with a healthy diverse commercial development mix of restaurants, retail, office, and industrial developments.



Destination	Distance
Regional Locations	
Irvine	17 Miles
Ontario	24 Miles
Long Beach	29 Miles
Pasadena	40 Miles
Local Commuting Locations	
Fullerton	4 Miles
Yorba Linda	4 Miles
Brea	5 Miles
Anaheim	6 Miles
Orange	8 Miles
Buena Park	10 Miles

Introduction

Background

ECONsolutions has been requested by the City of Placentia, California to conduct a qualitative evaluation of the retail attraction opportunity of the proposed development site located at the southeast corner of Alta Vista St and Rose Dr within the Specific Plan 7. The following issues were addressed as a part of the analysis:

- What is the primary trade area that will be serviced by retail located at the proposed development site?
- What are the current and projected population and demographic characteristics of the trade area?
- What are the current traffic and circulation condition surrounding the site and how will that affect the proposed development?
- What are the consumer demand and market supply trends within the trade area for the proposed site; and how does that translate to attractable retail square footage?

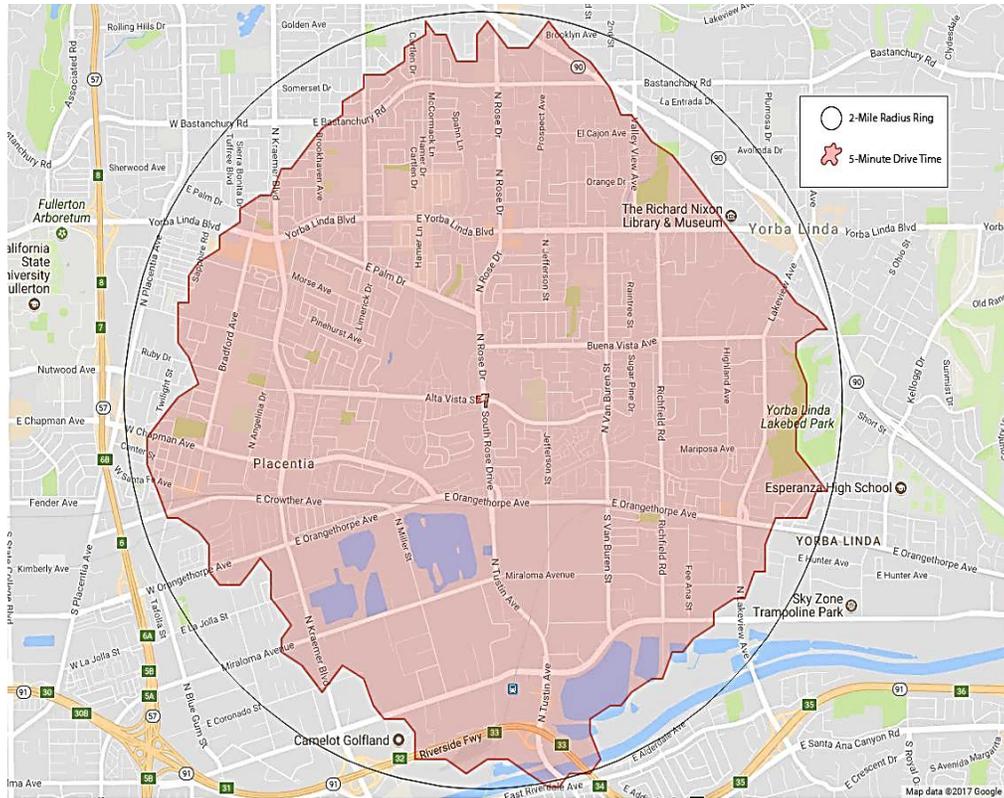
Methodology

To address the above issues, a detailed evaluation was performed of the existing retail in Placentia, as well as major existing and planned shopping centers in and surrounding the defined trade area. The trade area was defined using a 5-minute drive time from the site of the proposed development Alta Vista St. and Rose Dr. based on the evaluation of existing centers, driving patterns, and population massing.

Finally, a consumer demand and market supply assessment was conducted which provides a glimpse into the overall retail potential of the trade area, evaluated in relation to per capita population; which produced a per capita opportunity ratio (per capita opportunity demand/surplus is the ratio of the demand/surplus to overall consumer demand aggregated to per capita levels).

Trade Area Summary

Based on the analysis, it was determined that the proposed site has a local neighborhood attraction due to the road network and community gravitational patterns. The retail serving this trade area will appeal to customers from short distances based primarily on convenience. The following boundaries approximately delimit the trade area as seen below:



Demographics

Using data from *SiteSeer Technologies*, the population and demographic characteristics for the above trade area has been defined as currently having a population of 51,788 persons. This trade area population is expected to increase approximately .98% through 2022. Currently, there are 17,789 households in the defined trade area which is expected to increase by 1% through 2022. The average household income within the trade area is \$107,951.

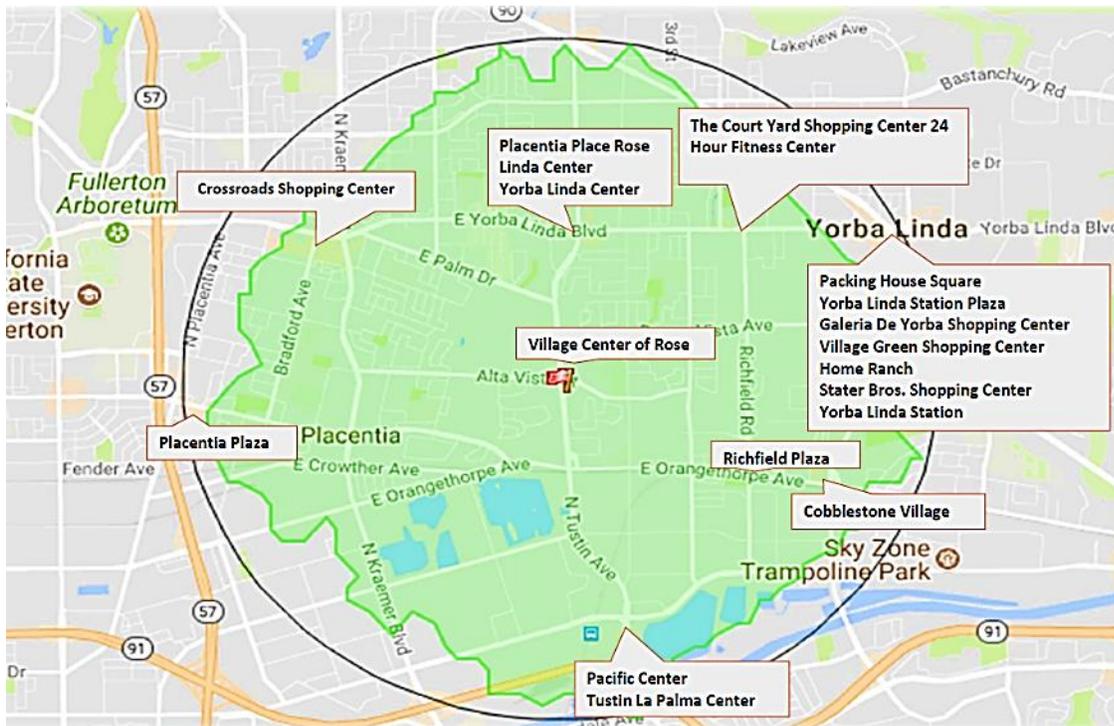
Provided below is the market analytic information for the trade area as defined by ECONsolutions using a 5-minute drive time verses a 2-mile radius ring.

	Placentia	5-Minute Drivetime	2-Mile Radius
Population	55,556	51,788	67,809
Households	18,118	17,789	23,098
Avg. HHI	\$102,014	\$107,951	\$103,463
Daytime Population	67,773	81,196	100,262
Total Consumer Demand by Establishments	\$1,056,663,068	\$1,046,523,714	\$1,344,177,585
Total Consumer Supply by Establishments	\$1,245,145,324	\$1,638,771,826	\$2,096,953,703
Total Consumer Gap by Establishments	(\$188,482,256)	(\$592,248,112)	(\$752,776,117)

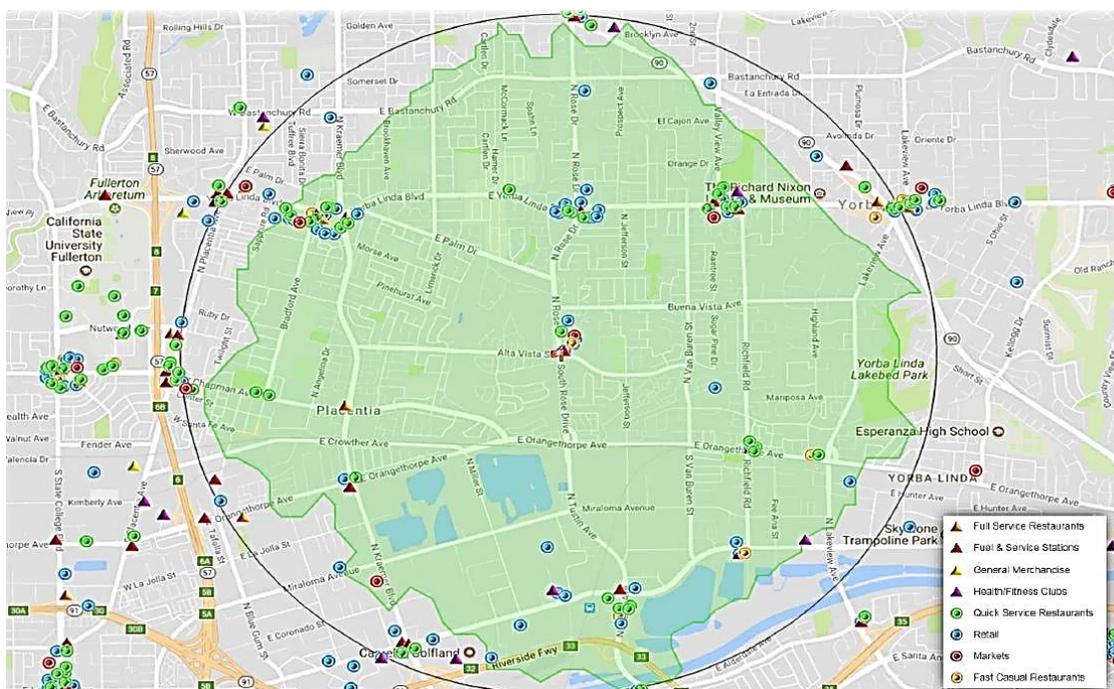
In reviewing the demographic report and consumer demand & market supply assessment profiles for the City of Placentia, 5-minute drivetime and the 2-mile radius trade areas for the proposed retail center planned for the southeast corner of Rose Dr. and Alta Vista St. there are gaps (opportunities) in market supply that could be filled creating new retail opportunity for the City of Placentia.

Commercial Locations

The map below shows some of the major shopping areas within the defined trade area:



The below map shows the retail clusters including gas stations, general consumer goods, restaurants etc.:



SITE CHARACTERISTICS

The proposed project area is adjacent to the Village Center at Rose, a 118,000-square foot neighborhood center, anchored by a national grocery chain. This development is approximately 97% leased and in addition to the national grocery chain (Ralph's), there are two national financial institutions, limited-service restaurants, gas station and ancillary general merchandise retailers.

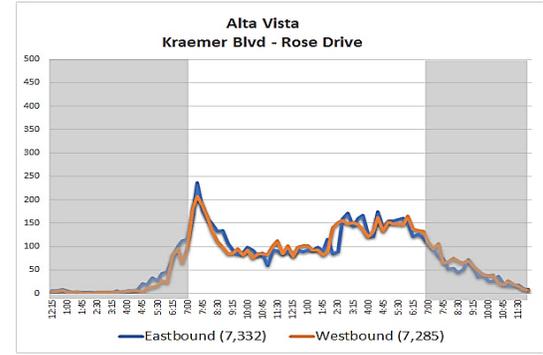
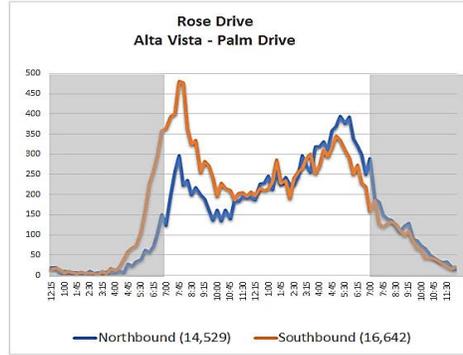
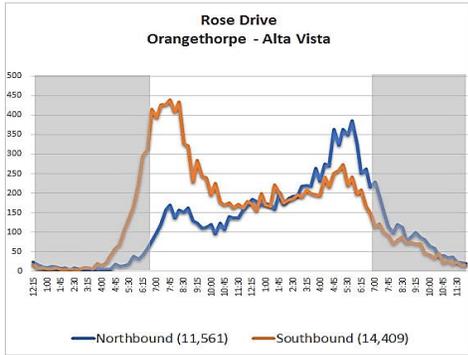


Access

The proposed site has great visibility, is on a prominent corner and on the east side of a major arterial (Rose Dr.) through the City of Placentia. Ingress and egress to the site will be somewhat restrictive assuming that traffic engineering will not allow for median breaks along Rose Dr. Access will be gained for north bound traffic along Rose Dr. by making a right in and right out of the site. For southbound traffic along Rose Dr, a U-turn will need to be made at Castner Dr. East and west access along Alta Vista St. will likely be toward the most east end of the sight and possibly could accommodate ingress/egress from both directions.

Traffic

Reviewing the traffic patterns along Rose Dr. and Alta Vista St. it appears that the peak traffic heads south and north along Rose Dr. starting at Palm Dr. heading to and from the 91 freeway. Additionally, there is a slight traffic peak for east/west traffic along Alta Vista St. between Kramer Blvd. and Rose Dr.; albeit to a lesser degree than the north/south traffic patterns and mostly during morning drivetimes.



After further analysis and consideration of the overall site layout, the most prudent use for this site seems to lean toward; residential, commercial (servicing the local neighborhood) and community amenities. The commercial component would need to be such that caters to the evening drive to capitalize on traffic patterns and assumed ingress/egress for ease of access and overall maximization of use.

CONSUMER DEMAND & MARKET SUPPLY



Consumer Demand & Market Supply Assessment

For Market: Placentia
 Market Definition: Rose & Alta Vista
 Date Report Created: 10/12/2017

By Establishments	5 Minutes			Per Capita
	Consumer Demand	Market Supply	Opportunity Gap/Surplus	Opportunity Gap/Surplus
Bar/Drinking Places (Alcoholic Beverages)	\$4,899,970	\$786,718	(\$4,113,252)	-84%
Shoe Stores	\$5,711,910	\$1,687,515	(\$4,024,395)	-70%
Full-Service Restaurants	\$80,959,963	\$40,394,839	(\$40,565,124)	-50%
Electronic Shopping/Mail Order Houses	\$123,716,523	\$62,640,974	(\$61,075,549)	-49%
Specialty Food Stores	\$5,537,472	\$3,487,282	(\$2,050,190)	-37%
Special Food Services	\$14,874,488	\$10,214,840	(\$4,659,648)	-31%
Beer/Wine/Liquor Stores	\$7,836,901	\$5,447,035	(\$2,389,866)	-30%
Limited-Service Eating Places	\$68,301,037	\$50,428,025	(\$17,873,012)	-26%
Clothing Stores	\$43,990,669	\$33,556,351	(\$10,434,318)	-24%
Department Stores	\$26,263,279	\$20,635,877	(\$5,627,402)	-21%
Book/Periodical/Music Stores	\$3,989,742	\$3,286,909	(\$702,833)	-18%
Florists/Misc. Store Retailers	\$1,242,300	\$1,097,842	(\$144,457)	-12%
Grocery Stores	\$95,931,563	\$85,250,910	(\$10,680,653)	-11%
Other Misc. Store Retailers	\$12,842,505	\$16,178,645	\$3,336,140	26%
Electronics/Appliance	\$24,644,964	\$33,308,384	\$8,663,420	35%
Gasoline Stations	\$72,416,727	\$101,153,201	\$28,736,473	40%
Health/Personal Care Stores	\$49,701,501	\$74,625,426	\$24,923,925	50%
Other Motor Vehicle Dealers	\$9,645,893	\$14,645,373	\$4,999,479	52%
Office Supplies/Stationary/Gift	\$6,605,913	\$10,172,381	\$3,566,468	54%
Jewelry/Luggage/Leather Goods	\$5,740,295	\$9,102,407	\$3,362,113	59%
Sporting Goods/Hobby/Musical Instrument	\$11,389,077	\$18,742,145	\$7,353,068	65%
Furniture Stores	\$10,111,793	\$16,824,392	\$6,712,599	66%
Used Merchandise Stores	\$2,945,193	\$5,303,256	\$2,358,063	80%
Lawn/Garden Equipment/Supplies Stores	\$5,728,756	\$10,867,838	\$5,139,082	90%
Other General Merchandise Stores	\$97,917,914	\$219,833,966	\$121,916,051	125%
Automotive Parts/Accessories/Tire	\$14,902,513	\$34,314,485	\$19,411,972	130%
Direct Selling Establishments	\$5,410,517	\$14,239,578	\$8,829,061	163%
Building Material/Supplies Dealers	\$48,792,432	\$144,135,090	\$95,342,658	195%
Automotive Dealers	\$170,368,794	\$503,282,617	\$332,913,823	195%
Vending Machine Operators (Non-Store)	\$5,491,506	\$33,271,193	\$27,779,688	506%
Home Furnishing Stores	\$8,611,604	\$59,856,331	\$51,244,727	595%

Per Capita Opportunity GAP/Surplus

Per Capita opportunity gap/surplus is the ratio of the market assessment gap or surplus in relation to the overall consumer demand aggregated to per capita levels. Those categories that have a per capita opportunity gap greater than -25% are considered viable opportunities for the trade area. Our analysis shows the following retail categories to focus on:

Retail Type	Example	Per Capita Opportunity Gap
Bar/Drinking Places	The Brass Tap	-84%
Shoe Stores	Payless Shoes, WWS	-70%
Full-Service Restaurants	Black Bear Diner	-50%
Specialty Food Store	Peets Coffee, Coffee Bean & Tea Leaf	-37%
Beer/Wine/Liquor Store	BevMo	-30%
Limited-Service Restaurant	Panera Bread, Raising Cane's	-26%

Regional Retail Construction

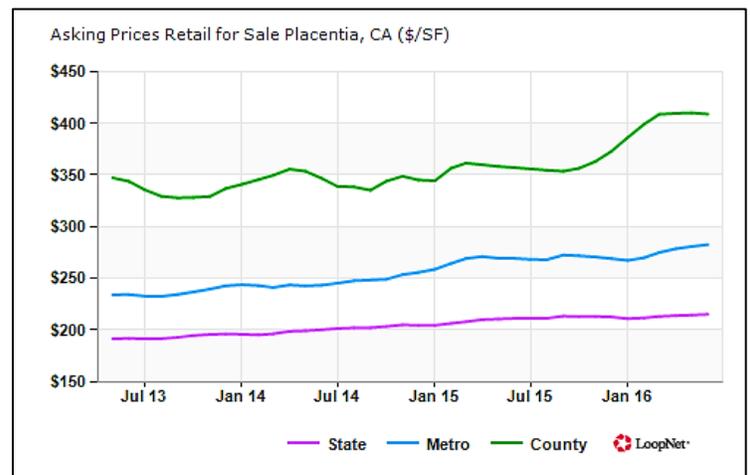
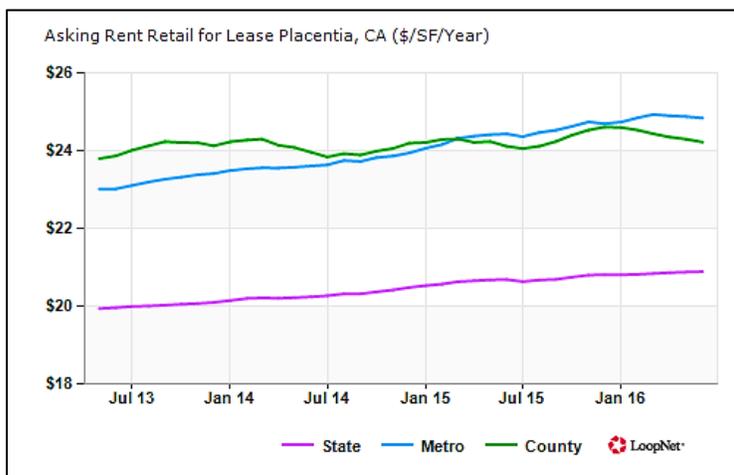
Headlines and a wave of closing stores have led to a panic led by the naysayers who proclaim retail is dying. Though the retail climate has rapidly changed since 2010, the sector within Southern California has not been issued the death sentence the media has accused it of. Though locations have closed, for every tenant leaving there is another eager to expand in its place. According to Crittenden, in 2016, numerous major tenants expanded their reach with discount goods, auto repair, and pharmacy segments growing fastest. Many of these tenants have taken previously occupied space making good use of the current market conditions and significant aiding in keeping Southern California retail vacancies stable and absorption positive.

An upsurge of new construction would cause the supply of available inventory to increase, resulting in a parity of demand and supply. But the thirst for supply will not be completely quenched with new construction. However, even with the lack of retail supply, new construction is slow in coming on line and is a direct result of the high cost of new construction. In some cases, the cost of land can measure half of the total cost to develop a site, coupled with the entitlement process, expenses and timing for approval; retailers and developers are slow to move even though there is clearly demand in some retail categories.

According to CBRE, the overall Orange County retail marketplace has remained sluggish compared with neighboring markets. While few projects have broken ground the development pipeline remains extremely active with over 1.4 million square feet of proposed retail space in the queue.

Lease Information

The average asking lease price for retail properties in Placentia, based on data gathered from LoopNet.com is \$24/SF/Year. Overall, asking rent for Placentia retail properties for lease has fallen -0.9% from the previous three (3) months. While the average sales price for retail property in Placentia is \$409/SF, also based on data provided by Loopnet.com. Overall, asking price for Placentia retail properties hasn't changed and has stayed constant from the previous three (3) months.



In the second quarter of 2017, Orange County vacancy decreased below 4.0% again, lease rates rose above \$2.30 per square foot and absorption continued in positive momentum. While regionally big and medium box deliveries have decreased, smaller tenants have remained extremely active along with restaurants taking moderate sized spaces. Additionally, developers have further invested in live-work-play spaces taking advantage of mixed-use areas and further shaping what the future of retail may look like for the region.

Average Sales per Square Foot

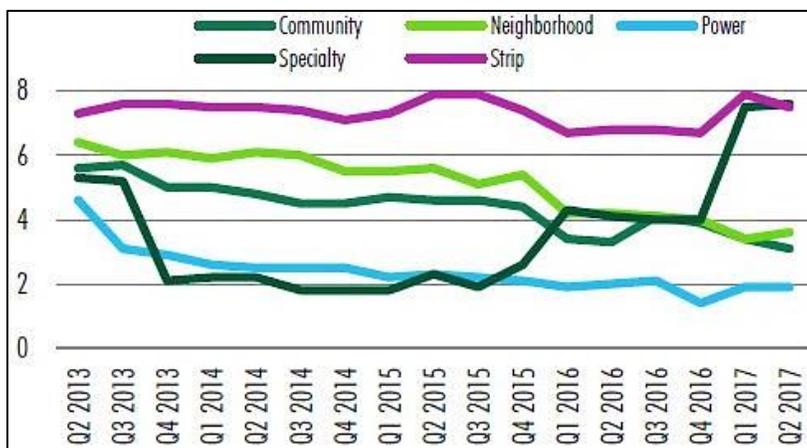
Provided below are average sales per square foot for the proposed recommended retail categories which is based on information compiled through the use of HdL Companies sales tax revenue database.

Retail Type	Typical Building SQFT	Yearly Sales/SQFT	Yearly Sales Tax
Sports Bar	2,000 to 5,000	\$150 to \$1,200	\$20,000 to \$30,000
Shoe Stores	3,000 to 3,500	\$280 to \$330	\$8,400 to \$11,500
Full-Service Restaurant	4,500 to 6,000	\$355 to \$715	\$15,975 to \$42,900
Limited-Service Restaurant	1,500 to 4,000	\$255 to \$1,290	\$3,825 to \$20,000
Specialty Beer/Wine Stores	5,000 to 10,000	\$500 to \$1,000	\$25,000 to \$100,000
Specialty Food Store	1,500 to 4,000	\$115 to \$290	\$1,725 to \$11,600

ANALYSIS

Using the per capita gap/surplus ratio to discern the retail tenant types that have a high per capita demand within the trade area we are able to make the inference on the most likely to succeed retail tenant types based on overall trade area demand. Additionally, within those tenant types we are able to make basic assumptions as it relates to total square footage based on those uses that are actively expanding with new retail sites within the region (which in the context of this report is defined by the Southern California retail marketplace). Additional factors to consider are, the overall site in relation to ease of access, versus retail preferred site location and requirements. Lastly, the existing shopping centers in the trade area should be considered as a major factor for retail recruitment within trade area and this site in particular. Currently, the shopping centers located near and within this trade area are neighborhood in orientation. All regional and community-oriented shopping centers are located generally to the west, south and north of this site, toward Brea, Fullerton and Anaheim.

The average sized lease signed in the second quarter of 2017 was for 3,000 square feet. Moderate-sized suites in prime centers commanded the highest rents and the most interest from vying tenants and will continue to lease quickly while the nation's top retail tenants view Orange County as a prime market and seek to expand within the market.



Vacancy rates by retail type in the Orange County marketplace show that Power, Community and Neighborhood centers have low vacancies while Specialty and Strip centers are experiences high vacancies.

Those centers that create a good overall retail tenant mix that caters to the general surrounding trade area are those that have success of low vacancy rates and above average traffic.

SUMMARY

As a result of our analysis, we believe there is a moderately favorable opportunity for future retail growth, as well as non-retail uses in the defined trade area. In particular, we concluded that approximately 8,000 to 11,000 square feet of retail space can be supported within this proposed development site at Rose Dr. and Alta Vista St. Of the recommended retail types previously mentioned, we recommend that most of the retail appeal to evening close-in residential retail base, both existing and planned. We also conclude that the area can support additional community-oriented retailers that cater to a larger base, however this site may not be the most conducive for those type of uses due to access and the surrounding residential neighborhood.

The project site will likely be designed with a couple of pad opportunities (with a drive-thru) and maybe a small multi-tenant shop building. Recommended use types include:

- Sports Bar
- Shoe Store
- Full-service Restaurant
- Limited-service Restaurant
- Specialty Food Store
- Specialty Liquor/Beer/Wine Store

Rational

The rational for recommending the above tenant types is presented below:

1. Strong trade area population with over 51,000 people and a daytime population over 80,000.
2. Excellent demographics for the proposed retail types with median household income of over \$100,000 in the trade area and the City of Placentia as a whole. The primary trade area also offers a strong white-collar employed population base of 71%.
3. Strong per capita demand ratio showing a per person demand for the recommended retail types.
4. Retail competition in the primary and secondary (10-mile) trade area is strong, combined with physical barriers and traffic flows, limiting the site's ability to attract community-oriented sales from beyond the defined primary trade area.

ATTACHMENTS

5 Minutes				
Demographics				
Population	51,788			
5-Year Population estimate	52,755			
Population Households	51,495			
Group Quarters Population	293			
Households	17,789			
5-Year Households estimate	18,063			
WorkPlace Establishments	2,781			
Workplace Employees	50,842			
Median Household Income	\$89,780			
By Establishments				
Bar/Drinking Places (Alcoholic Beverages)	\$4,899,970	\$786,718	(\$4,113,252)	-84%
Shoe Stores	\$5,711,910	\$1,687,515	(\$4,024,395)	-70%
Full-Service Restaurants	\$80,959,963	\$40,394,839	(\$40,565,124)	-50%
Electronic Shopping/Mail Order Houses	\$123,716,523	\$62,640,974	(\$61,075,549)	-49%
Specialty Food Stores	\$5,537,472	\$3,487,282	(\$2,050,190)	-37%
Special Food Services	\$14,874,488	\$10,214,840	(\$4,659,648)	-31%
Beer/Wine/Liquor Stores	\$7,836,901	\$5,447,035	(\$2,389,866)	-30%
Limited-Service Eating Places	\$68,301,037	\$50,428,025	(\$17,873,012)	-26%
Clothing Stores	\$43,990,669	\$33,556,351	(\$10,434,318)	-24%
Department Stores	\$26,263,279	\$20,635,877	(\$5,627,402)	-21%
Book/Periodical/Music Stores	\$3,989,742	\$3,286,909	(\$702,833)	-18%
Florists/Misc. Store Retailers	\$1,242,300	\$1,097,842	(\$144,457)	-12%
Grocery Stores	\$95,931,563	\$85,250,910	(\$10,680,653)	-11%
Other Misc. Store Retailers	\$12,842,505	\$16,178,645	\$3,336,140	26%
Electronics/Appliance	\$24,644,964	\$33,308,384	\$8,663,420	35%
Gasoline Stations	\$72,416,727	\$101,153,201	\$28,736,473	40%
Health/Personal Care Stores	\$49,701,501	\$74,625,426	\$24,923,925	50%
Other Motor Vehicle Dealers	\$9,645,893	\$14,645,373	\$4,999,479	52%
Office Supplies/Stationary/Gift	\$6,605,913	\$10,172,381	\$3,566,468	54%
Jewelry/Luggage/Leather Goods	\$5,740,295	\$9,102,407	\$3,362,113	59%
Sporting Goods/Hobby/Musical Instrument	\$11,389,077	\$18,742,145	\$7,353,068	65%
Furniture Stores	\$10,111,793	\$16,824,392	\$6,712,599	66%
Used Merchandise Stores	\$2,945,193	\$5,303,256	\$2,358,063	80%
Lawn/Garden Equipment/Supplies Stores	\$5,728,756	\$10,867,838	\$5,139,082	90%
Other General Merchandise Stores	\$97,917,914	\$219,833,966	\$121,916,051	125%
Automotive Parts/Accessories/Tire	\$14,902,513	\$34,314,485	\$19,411,972	130%
Building Material/Supplies Dealers	\$48,792,432	\$144,135,090	\$95,342,658	195%
Automotive Dealers	\$170,368,794	\$503,282,617	\$332,913,823	195%
Home Furnishing Stores	\$8,611,604	\$59,856,331	\$51,244,727	595%
	\$1,046,523,714	\$1,638,771,826	64%	

Data for this report is provided via the Market Outlook database from Synergos Technologies, Inc (STI).

Market Outlook is based on the following -

- the Consumer Expenditure Survey (CE), a program of the Bureau of Labor Statistics (BLS);
- the U.S. Census Bureau's monthly and annual Retail Trade (CRT) reports;
- the Census Bureau's Economic Census; with supporting demographic data from STI: PopStats data and STI:

WorkPlace.

Market Outlook data covers 31 leading retail segments and 40 major product and service lines.

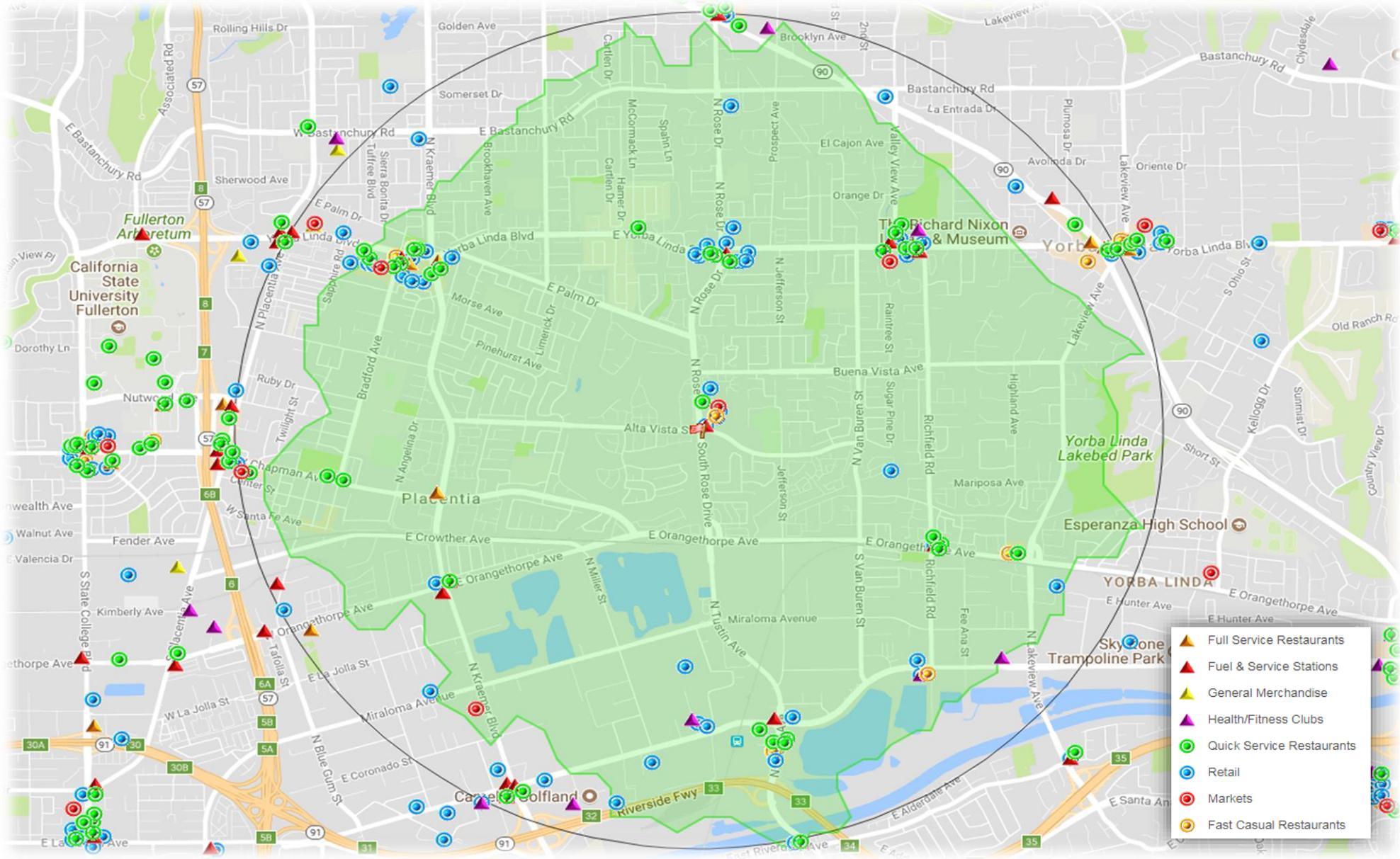
The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet cited on the Market Outlook report for the specified trade area or reporting geography. When the demand is greater than (or less than) the supply, there is an opportunity gap (or surplus) for that retail outlet. In other words, a negative value signifies an opportunity gap where the Consumer Demand is higher than the Market Supply, while a positive value signifies a surplus.

Per Capita Opportunity Gap/Surplus is the ratio of the gap/surplus to overall consumer demand aggregated to per capita levels

Rose Dr. & Alta Vista St., Placentia, CA

Retail Clusters

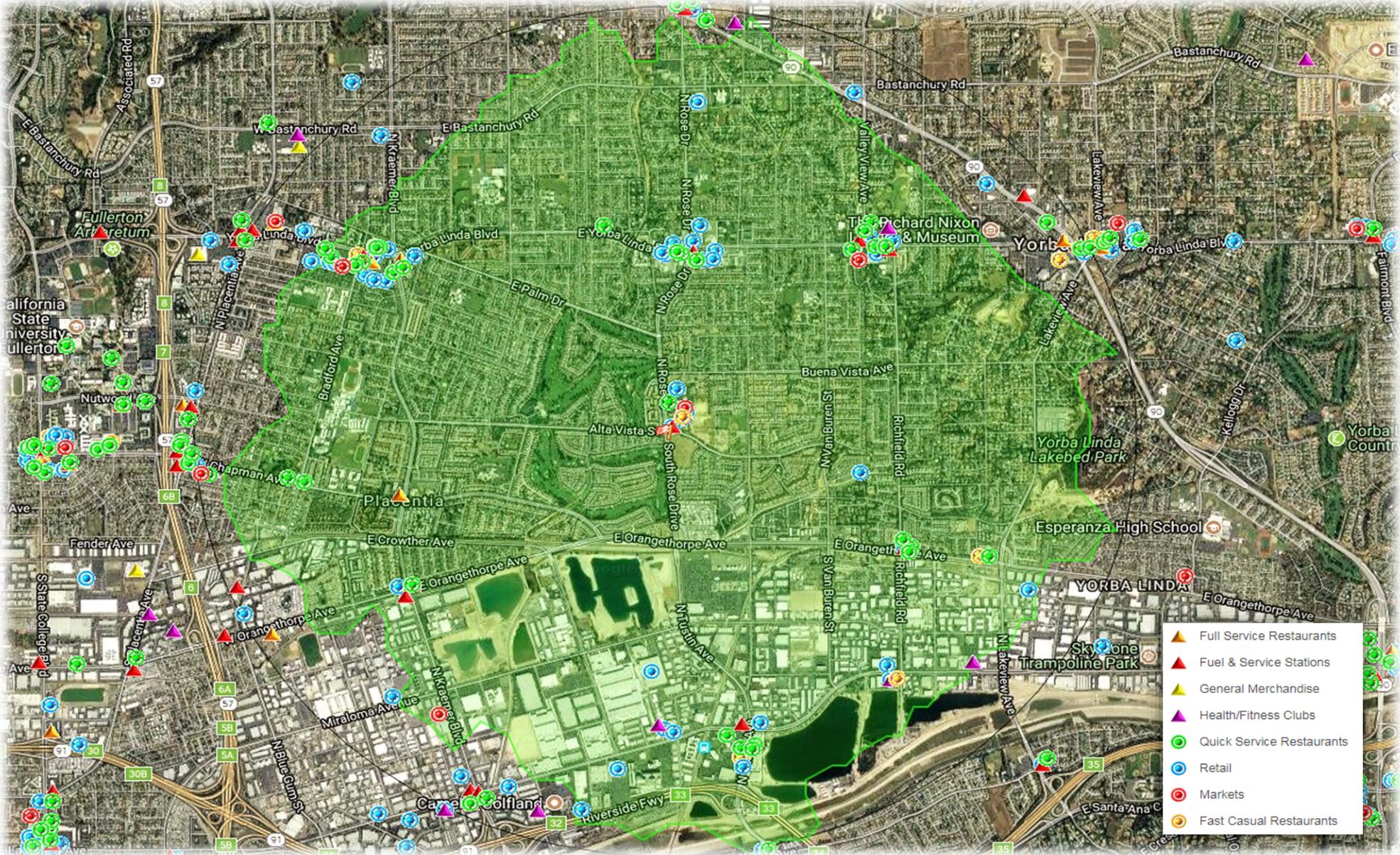
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Rose Dr. & Alta Vista St., Placentia, CA

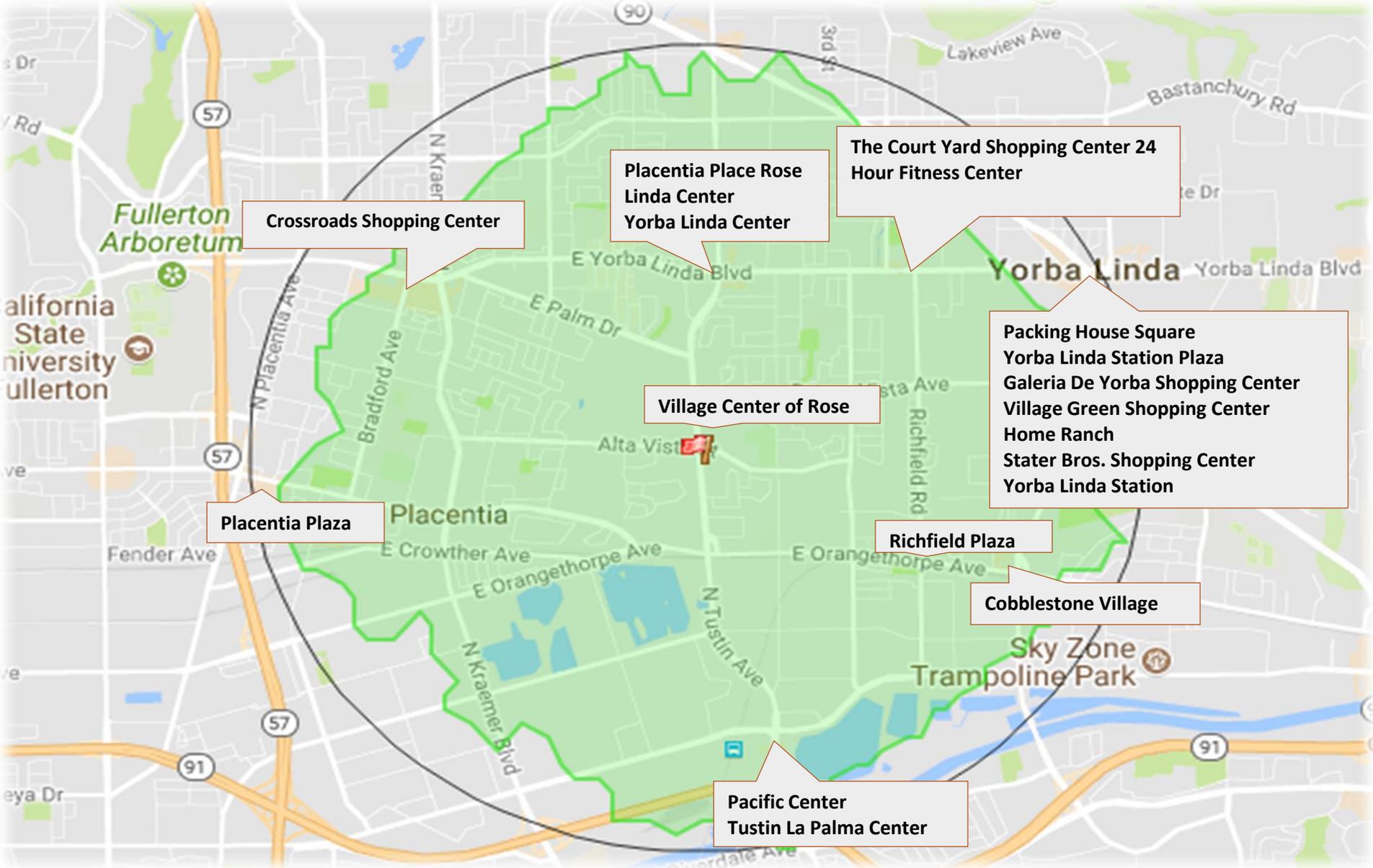
Retail Clusters

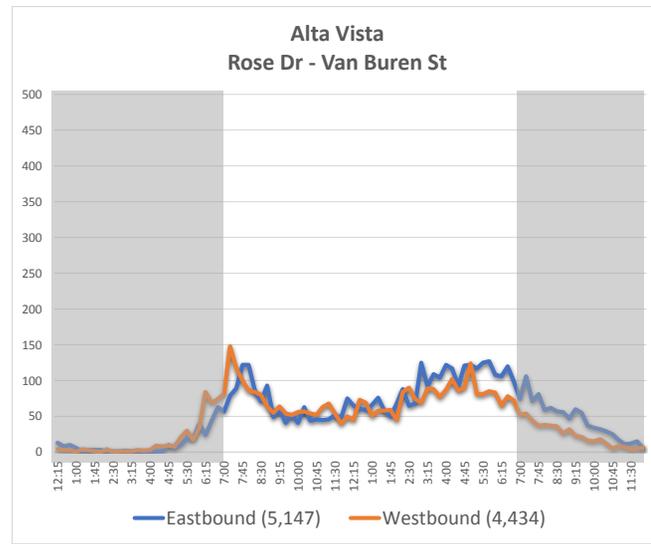
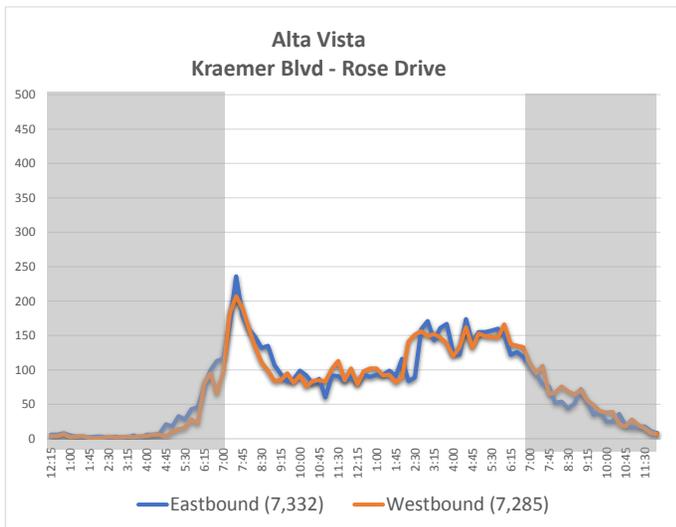
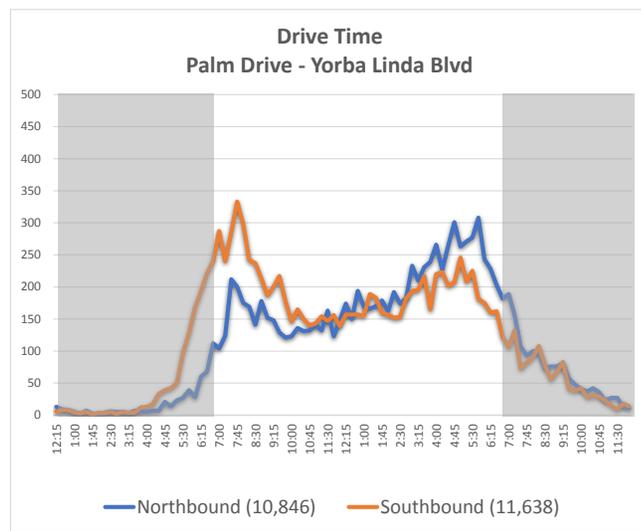
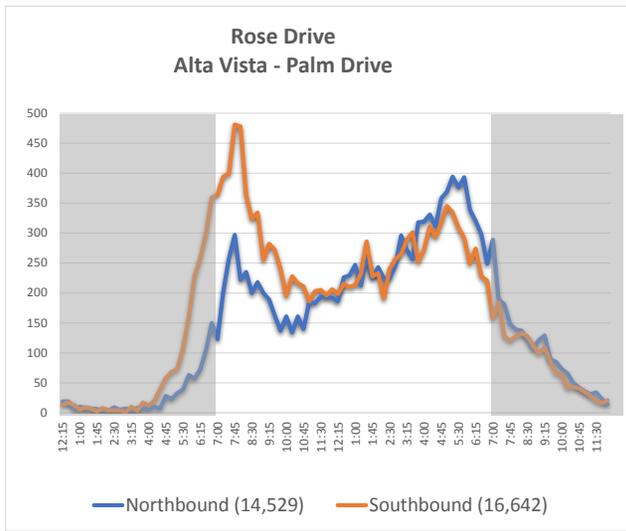
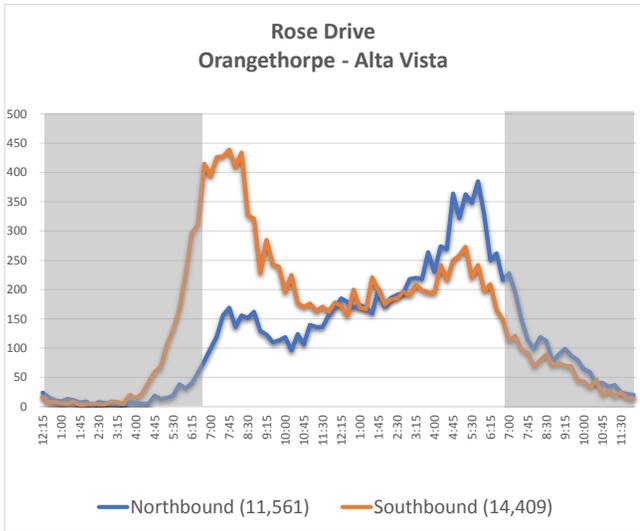
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Rose Dr. & Alta Vista St., Placentia, CA Shopping Centers

5 Minute Drive Time





SUMMARY MEMORANDUM

June 26, 2017

To: Paul Conzelman, *SC Development*

From: Kuda Wekwete & Kelly Wright, *David Taussig & Associates, Inc.*

Subject: Fiscal Impacts Resulting from the Rose & Alta Vista Project (2009 Site Plan)

Attached for your review is the Fiscal Impact Analysis (“FIA”) of an alternate scenario for the proposed Rose & Alta Vista project (the “Project”) in the City of Placentia (the “City”), Orange County (the “County”). The intent of this memorandum is for David Taussig and Associates, Inc. (“DTA”) to provide a brief summary of the projected fiscal impacts to the City’s General Fund resulting from the development of the land uses within the Project as identified in the 2009 Site Plan. The significance of this type of analysis is to determine whether development is fully paying for all of the services that are being provided on its behalf by the City.

The FIA is based on the following land use and demographic assumptions. For additional details regarding the assumptions utilized to calculate the fiscal impacts for the Project, please see Exhibit A below.

Table 1
Rose & Alta Vista (2009 Site Plan) – Assumptions

Land Use Assumptions ^[1]	Units/Sq. Ft.
Retail – Grocery Store	27,000 Sq. Ft.
Non-Retail – Fitness Center	43,000 Sq. Ft.
Office – Bank	4,000 Sq. Ft.
Restaurant – Coffee/Restaurants	8,100 Sq. Ft.
Restaurant – Fast Food	2,058 Sq. Ft.
[1] Source: SC Development	

Only recurring revenues and costs are analyzed in the model. Costs that are considered non-recurring, such as capital expenditures, are excluded from the analysis. This is because new development is generally required to construct its own new capital improvements, such as roads or parks, or to pay fees that enable the City or some other developer to construct these improvements. As these are considered to be “one-time” costs that will not recur, there is no expectation that new development will need to pay for these capital expenditures a second time. Likewise, revenues that are considered to be non-recurring such as development impact fees paid by developers, are also excluded from the model. In sum, the model reflects the estimated recurring annual deficit or surplus to the City’s general fund that will result from the development of the Project.

City General Fund – Net Fiscal Impact Summary

As shown in Table 2 below, the overall fiscal impact to the City’s General Fund, as a result of revenues anticipated to be generated by the Project and the demand for public services associated with the Project’s buildout, will be an annual recurring fiscal surplus of \$92,930. Annual recurring revenues generated by the Project are projected to equal approximately 3.44 times the General Fund costs associated with the Project.

Table 2
General Fund - Net Fiscal Impact Summary

Fiscal Impact Category	Amount
Total Annual Recurring General Fund Revenues	\$148,184
Total Annual Recurring General Fund Costs	(\$55,154)
Total Annual Recurring General Fund Surplus/(Deficit)	\$92,930
Total Annual Revenue/Cost Ratio	3.44

As depicted in Exhibit A, the largest projected City General Fund revenue sources attributable to the Project will be the Secured Property Taxes, Direct Sales Taxes, and Property Tax In-Lieu of Vehicle License Fees. The largest projected City General Fund expenditures will be for the Police Department and General Government.

DTA chooses its analytical assumptions in accordance with industry standards and documents those decisions carefully. The following may require further explanation:

- Discounting Revenues and Expenses: Certain revenues and expenditures are not expected to increase one-to-one with new development. Thus, a 25% discount rate has been applied to various General Fund revenues to reflect the estimated ratio of fixed revenues to variable revenues. Notably, DTA has conservatively assumed that no discount factors would be applied to expenditures.
- Square Feet per Employee: DTA maintains a database of fiscal impact studies and information obtained from numerous city planning departments, including Placentia and other cities within Orange County.
- Valuation and Sales per Square Foot of Retail/Restaurants: Median sales per square foot figures for project land uses are estimated using projections provided by CBRE and Strategic Retail Advisors, and generally confirmed by “Dollars and Cents of Shopping Centers” published by the Urban Land Institute. The estimated valuation per square foot figures for these land uses were based on data, also provided by CBRE, of open market sales for comparable properties.
- Tax Sharing (Secured Property Taxes): Tax Sharing (Secured Property Taxes): Property Tax revenue estimates are based on apportionment factors provided by the County Auditor. Property tax revenues are projected based on the County’s estimated share of the general 1% property tax levy. Total secured property tax revenues received by the

County from the land uses will equal approximately 13.84% of the basic 1% (Prop 13) property tax levy from the Tax Rate Area encompassing the Proposed Project. Please note that the gross tax increment, as calculated by the County Auditor-Controller, has been reduced to account for the projected Education Revenue Augmentation Fund (“ERAF”) property tax shifts.

- Property Tax In-Lieu of Vehicle License Fees: The passage of Proposition 1A in California in 2004 enacted a constitutional amendment that introduced a new methodology to calculate property taxes in-lieu of VLF. Per California Revenue and Taxation Code §97.70, the property tax in-lieu of VLF amount now grows in proportion to the growth rate of gross assessed valuation in a city or county. Property taxes in-lieu of VLF revenues are projected to grow with the change in the City-wide gross assessed valuation of taxable property from the prior fiscal year. Property tax in-lieu of VLF revenues constitute an addition to other property tax apportionments and were calculated for purposes of this FIA at **\$0.74 per \$1,000 increase in assessed valuation on a City-wide basis**.

For more information regarding the assumptions utilized in analyzing the Project’s fiscal impact on the City General Fund please see Exhibit A attached.

If you have any further questions regarding this Executive Summary, please feel free to contact DTA at (949) 955-1500.

EXHIBIT A

ROSE & ALTA PROJECT (2009 Site Plan)- FISCAL IMPACT
ANALYSIS

EXHIBIT A-1

**PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
CITY GENERAL FUND REVENUES (BY TYPE)**

I. Demographics and Other Data

2017 Estimated City Population [1]	52,268
2017 Estimated City Employees [2]	17,064
2017 Persons Served Population [3]	60,800

Notes:

[1] California Department of Finance, Housing and Population Information, January 1, 2017.

[2] Source: Nielsen Companies - Business-Facts Summary (2017). City of Placentia employment estimate. Preliminary, subject to change.

[3] Assumes City population plus 50% of employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount of 25% was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. City Revenue Sources (by Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Basis	Discount [4]	Fiscal Impact Revenue Factor
Tax Revenue	\$17,221,941		Persons Served		\$11.35
Property Tax	\$9,108,600	Recurring	Case Study	0%	NA
Sales Tax	\$6,988,341	Recurring	Case Study	0%	NA
Property Transfer Tax	\$205,000	Recurring	Case Study	0%	NA
Measure A and Use Tax	\$0	Recurring	Case Study	0%	NA
Transient Occupancy Tax	\$920,000	Recurring	Persons Served	25%	\$11.35
Business Licenses	\$910,000	Recurring	Per Employee	25%	\$40.00
Franchise Fees	\$2,350,000	Recurring	Persons Served	25%	\$28.99
Interest Income	\$105,000	Recurring	Case Study	0%	NA
Use of Money and Property	\$881,000	Recurring	Persons Served	25%	\$10.87
Charges for Services	\$1,154,500	Recurring	Persons Served	25%	\$14.24
Licenses and Permits	\$530,000	Recurring	Persons Served	25%	\$6.54
VLF/Property Tax Compensation	\$4,570,000	Recurring	Case Study	0%	NA
Fines and Forfeitures	\$515,000	Recurring	Persons Served	0%	\$8.47
Net Transfers In	\$4,442,520	Non-Recurring	NA	0%	NA
Other / Miscellaneous	\$490,155	Recurring	Persons Served	25%	\$6.05
Total Recurring Revenues	\$28,727,596				

EXHIBIT A-2

PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)

CITY GENERAL FUND EXPENDITURES (BY TYPE)

I. Demographics and Other Data

2017 Estimated City Population [1]	52,268
2017 Estimated City Employees [2]	17,064
2017 Persons Served Population [3]	60,800

Notes:

[1] California Department of Finance, Housing and Population Information, January 1, 2017.

[2] Source: Nielsen Companies - Business-Facts Summary (2017). City of Placentia employment estimate. Preliminary, subject to change.

[3] Assumes City population plus 50% of employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount of 25% was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. City Expenditures (by Type)

Expenditure Type	Total Expenditures	Revenue Type	Fiscal Impact Basis	Discount [4]	Fiscal Impact Revenue Factor
GENERAL GOVERNMENT					
Legislative	\$1,131,070	Recurring	Case Study	0%	NA
Administration	\$1,646,266	Recurring	Case Study	0%	NA
Finance	\$2,693,477	Recurring	Case Study	0%	NA
Development Services	\$867,705	Recurring	Case Study	0%	NA
Other General Government	\$3,819,170	Recurring	Case Study	0%	NA
NON-GENERAL GOVERNMENT					
Police Department	\$11,597,057	Recurring	Persons Served	0%	\$190.74
Engineering / Public Works	\$453,320	Recurring	Persons Served	0%	\$7.46
Community Development	\$3,016,093	Recurring	Persons Served	0%	\$49.61
Community Services	\$1,166,699	Recurring	Persons Served	0%	\$19.19
Fire Department	\$5,862,430	Recurring	Persons Served	0%	\$96.42
Other/Miscellaneous	\$221,000	Recurring	Persons Served	0%	\$3.63
Total Recurring Expenditures	\$32,474,287				

EXHIBIT A-3
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 LAND USE AND DEMOGRAPHICS SUMMARY

FUTURE LAND USE DATA

I. Developable Land Use Description

A. Residential Land Uses		Number of Units [1]
Single Family Detached		0
Townhomes/Condos		0
Apartments		0
B. Commercial Land Uses		Sq. Ft. [1]
Retail	Grocery Store	27,000
Non-Retail	Fitness Center	43,000
Office	Bank	4,000
Restaurant	Coffee/Restaurants	8,100
Restaurant	Fast Food	2,058

DEMOGRAPHIC DATA

II. Demographics

A. Residential Land Use Population		Persons per Household [2]
Persons per Household		3.13
B. Non-Residential Land Use Employee Generation		Sq. Ft. per Employee [3]
Commercial Land Uses		
Retail		500
Office/Non-Retail		325
Restaurant		375

POPULATION AND EMPLOYEES (CALCULATIONS)

III. Residential Land Use Type		Number of Units	Residential Population
Single Family Detached		0	0
Townhomes/Condos		0	0
Apartments		0	0
IV. Non-Residential Land Use Type		Sq. Ft.	Total Direct Employees
Retail		27,000	54
Office/Non-Retail		47,000	145
Restaurant		10,158	27

POPULATION AND EMPLOYEES (TOTALS)

V. Total Projected Residential Population	0
VI. Total Projected Direct Employees	226
VII. Total Persons Served Population	113

NOTES:

- [1] Source: Project Proponent.
 - [2] California Department of Finance, Housing and Population Information, January 1, 2017.
 - [3] Source: DTA Public Works Database.
- * All figures subject to rounding

**EXHIBIT A-4
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 PROPERTY TAX REVENUE ANALYSIS**

GENERAL PROPERTY TAX ASSUMPTIONS

I. Property Tax Allocation (as a Portion of the 1% General Property Tax Levy)

Category / Code	Allocated to City
City of Placentia [2]	0.13843192 13.84%

II. Homeowner's Exemption

Homeowner's Exemption (Annually)	\$7,000
Percent of Sale Units Taking Homeowner's Exemption [3]	90%

ASSESSED VALUATION ASSUMPTIONS

III. Assessed Valuation - Projected Land Uses

Residential Land Uses

A. Single-Family Detached Units

Number of Units [4]	0
Estimated Blended Sales Price per Unit [5]	\$0
Total Estimated Net Taxable Value (Includes Estimated Takedown from Homeowner's Exemptions)	\$0

B. Townhomes/Condos

Number of Units [4]	0
Estimated Sales Price per Unit [5]	\$0
Total Estimated Net Taxable Value	\$0

C. Apartments

Number of Units [4]	0
Estimated Sales Price per Unit [5]	\$0
Total Estimated Net Taxable Value	\$0

Non-Residential Land Uses

D. Retail - Grocery Store

Estimated Number of Sq. Ft. [4]	27,000
Estimated Valuation per Sq. Ft. [6]	\$388
Total Estimated Net Taxable Value	\$10,476,000

E. Non-Retail - Fitness Center

Estimated Number of Sq. Ft. [4]	43,000
Estimated Valuation per Sq. Ft. [6]	\$264
Total Estimated Net Taxable Value	\$11,352,000

F. Office - Bank

Estimated Number of Sq. Ft. [4]	4,000
Estimated Valuation per Sq. Ft. [6]	\$273
Total Estimated Net Taxable Value	\$1,092,000

G. Restaurant - Coffee Restaurants

Estimated Number of Sq. Ft. [4]	8,100
Estimated Valuation per Sq. Ft. [6]	\$348
Total Estimated Net Taxable Value	\$2,818,800

H. Restaurant - Fast Food

Estimated Number of Sq. Ft. [4]	2,058
Estimated Valuation per Sq. Ft. [6]	\$439
Total Estimated Net Taxable Value	\$903,462

I. Total Land Use Net Taxable Value (Includes Takeout from Homeowner's Exemption)

\$26,642,262

OTHER PROPERTY TAX REVENUE ASSUMPTIONS

IV. Unsecured Property Taxes - Assumptions [7]

Residential

Unsecured Taxes as a % of Secured	2.75%
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Non-Residential

Unsecured Taxes as a % of Secured	10.00%
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V. Property Tax Transfer - Assumptions [8]

Residential Property Turnover Rate	10.00%
Non-Residential Property Turnover Rate	5.00%
Transfer Tax as a % of Assessed Value	0.11%
Property Transfer Tax Passed Through to City of Placentia	50.00%

VI. Motor Vehicle Licensing Fees - Assumptions

Vehicle Licensing Fees per Capita	NA
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VII. Property Tax In-Lieu of Vehicle License Fee - Assumptions

Total City of Placentia Gross Assessed Value [9]	\$6,136,768,974
City of Placentia Property Tax In-Lieu of Vehicle License Fee [10]	\$4,570,000
Property Tax In-Lieu of Vehicle License Fee Increase per \$1,000 Assessed Value	\$0.74

EXHIBIT A-4
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 PROPERTY TAX REVENUE ANALYSIS

Fiscal Impact Calculation

VIII. <u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
A. <u>Secured Property Tax</u>	
Residential Land Uses	
Single-Family Detached	\$0
Townhomes/Condos	\$0
Apartments	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$14,502
Restaurant	\$5,153
Office/Non-Retail	\$17,226
B. <u>Unsecured Property Tax</u>	
Residential Land Uses	
Single-Family Detached	\$0
Townhomes/Condos	\$0
Apartments	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$1,450
Restaurant	\$515
Office/Non-Retail	\$1,723
C. <u>Property Transfer Tax</u>	
Residential Land Uses	
Single-Family Detached	\$0
Townhomes/Condos	\$0
Apartments	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$288
Restaurant	\$78
Office/Non-Retail	\$30
D. <u>Motor Vehicle Licensing Fees [11]</u>	
	\$0
E. <u>Property Tax In-Lieu of Vehicle License Fee [12]</u>	
Projected Residential and Non-Residential Land Uses	\$12,129
Total Property Tax Revenues	
	\$53,094

NOTES:

- [1] Based on "General Fund" levy for Tax Rate Area (TRA). Data provided by the County of Orange Auditor-Controller's Office. TRA allocations adjusted for ERAF. Note, figure does not include non-General Funds.
- [2] Post ERAF rates based on the weighted average of the rates applicable to the TRAs in the Project.
- [3] Estimate, subject to change.
- [4] Please see Exhibit A-3. Subject to change.
- [5] Source: Project Proponent.
- [6] Source: CBRE. Based on research of comparable properties that have sold on the open market.
- [7] Based on typical DTA baseline assumptions.
- [8] Source: California Revenue & Taxation Code §11901, et seq.; City of Placentia Municipal Code §3.24.020
- [9] Source: County of Orange, Assessor; Fiscal Year 2016-17, City of Placentia total assessed value.
- [10] Source: City of Placentia Operating Budget, Fiscal Year 2016-2017.
- [11] City of Placentia no longer receiving motor vehicle licensing fees.
- [12] Property Tax in-lieu of Vehicle Licensing Fees applies to incremental property value post-annexation. Current estimated land value of Project site of \$10,355,550 excluded from calculation.

* **All figures subject to rounding**

**EXHIBIT A-5
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 SALES TAX REVENUE ANALYSIS**

INDIRECT SALES TAX ASSUMPTIONS

I. Residential Indirect Sales Tax Assumptions

A. Mortgage Assumptions

Projected Residential Units

Single-Family Residential and Multi-family

Projected Sales Price per Unit	\$0
Average Mortgage (20% Down Payment)	0%
Annual Mortgage Payment (5% for 30 Years)	\$0
Additional Annual Taxes & Insurance (2.00%)	\$0

B. Disposable Income Assumptions

Projected Residential Units

Single-Family Residential and Multi-family

Average Household Income (3:1 Income to Household Payment Ratio)	\$0
Retail Taxable Expenditures (as a % of Disposable Income)	0.00%

C. Other Indirect Sales Tax Assumptions

Employees (annual spending per employee) [1]	\$4,831
--	---------

Retail Taxable Sales Capture

City of Placentia Retail Taxable Purchase Capture [2]	50%
---	-----

Other Sales Tax Assumptions

% to the City of Placentia [3]	1.00%
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DIRECT SALES TAX ASSUMPTIONS

II. Non-Residential Direct Sales Tax Assumptions [4]

A. Taxable Sales per Sq. Ft.

Non-Residential

Retail Grocery Store	\$183
Non- Retail Fitness Center	\$5
Office Bank	\$0
Restaurant Coffee/Restaurants	\$540
Restaurant Fast Food	\$600

B. Displaced Taxable Sales

Displaced Existing Taxable Sales within the City of Placentia [5]	Fiscal Impact Amount 35%
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FISCAL IMPACT CALCULATION

III. Fiscal Impact Category

A. Indirect Sales Tax

Projected Residential Land Uses

Single-Family Residential and Multi-family	\$0
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Employee Taxable Sales

	\$5,452
--	---------

B. Direct Sales Tax

Projected Non-Residential Land Uses

Commercial Land Uses

Retail Grocery Store	\$32,162
Non- Retail Fitness Center	\$1,398
Office Bank	\$0
Restaurant Coffee/Restaurants	\$28,431
Restaurant Fast Food	\$8,026

Total Sales Tax Revenues	\$75,469
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NOTES:

- [1] Source: "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004). Adjusted for inflation assuming 3% annual inflation rate.
 - [2] Source: City of Placentia Municipal Code §3.12.020.
 - [3] Based on the median sales per sq. ft. figure for retail centers as outlined in "Dollars and Cents of Shopping Centers" (2008) published by the Urban Land Institute.
 - [4] Source: CBRE, Strategic Retail Advisors.
 - [5] Estimate, subject to change.
- * All figures subject to rounding

EXHIBIT A-6
PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
INVESTMENT INCOME REVENUES ANALYSIS

ASSUMPTIONS

I. Investment Income Assumptions

Investment Period for Recurring Non-Interest General Fund Revenues	12 Months
Local Agency Investment Fund (LAIF) Rate of Return [1]	0.99%
Local Agency Investment Fund (LAIF) Percentage of Earnings Cost [1]	50.00%

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Total Property Tax Revenues (Exhibit 4)	\$53,094
Total Sales Tax Revenues (Exhibit 5)	\$75,469
Total Multiplier Revenues (Exhibit 7)	\$18,792

Projected Recurring General Fund Revenues Available for Investment	\$147,355
<u>Plus: Investment Income (Less Earnings Cost)</u>	<u>\$729</u>
Total Recurring General Fund Revenues	\$148,084

NOTES:

[1] Estimate. Subject to change.

* All figures subject to rounding

EXHIBIT A-7
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 MULTIPLIER REVENUE SOURCES ANALYSIS

ASSUMPTIONS

I. Multiplier Revenues

Revenue Category	Multiplier Factor [1]	Revenue Projection Basis
Tax Revenue	\$11.35	Persons Served
Business Licenses	\$40.00	Per Employee
Franchise Fees	\$28.99	Persons Served
Use of Money and Property	\$10.87	Persons Served
Charges for Services	\$14.24	Persons Served
Licenses and Permits	\$6.54	Persons Served
Fines and Forfeitures	\$8.47	Persons Served
Other / Miscellaneous	\$6.05	Persons Served

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Tax Revenue	\$1,281
Business Licenses	\$9,028
Franchise Fees	\$3,272
Use of Money and Property	\$1,227
Charges for Services	\$1,607
Licenses and Permits	\$738
Fines and Forfeitures	\$956
Other / Miscellaneous	\$683

Total Multiplier Revenues	\$18,792
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NOTES:

[1] Based on City of Placentia Operating Budget, Fiscal Year 2016-2017.

* All figures subject to rounding

**EXHIBIT A-8
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 MULTIPLIER EXPENDITURES ANALYSIS**

ASSUMPTIONS

I. Multiplier Expenditures

Expenditure Category	Multiplier Factor [1]	Expenditure Projection Basis [1]
Police Department	\$190.74	Persons Served
Engineering / Public Works	\$7.46	Persons Served
Community Development	\$49.61	Persons Served
Community Services	\$19.19	Persons Served
Fire Department	\$96.42	Persons Served
Other/Miscellaneous	\$3.63	Persons Served

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Police Department	\$21,525
Engineering / Public Works	\$842
Community Development	\$5,599
Community Services	\$2,166
Fire Department	\$10,881
Other/Miscellaneous	\$410

Total Multiplier Expenditures	\$41,423
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NOTES:

[1] Based on City of Placentia Operating Budget, Fiscal Year 2016-2017.

* **All figures subject to rounding**

EXHIBIT A-9
PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
CASE STUDY EXPENDITURES ANALYSIS

Infrastructure & Parks Maintenance Costs

I. Estimated Additional Infrastructure Requirements [1]		
Estimated Lane Miles of Roadway		0.0
Estimated Number of Signalized Intersections		0
Estimated Number of Streetlights		0
Estimated Acres of Parks		0.0
Estimated Acres of Open Space/Slopes		0.0
Estimated Acres of Basin		0.0
Estimated Mileage of Storm Drains		0.0
Estimated Mileage of Sidewalks/Trails		0.0
II. Estimated Annual Costs [2]		
Roadway Maintenance Costs per Lane Mile		\$7,834
Traffic Signal Maintenance per Intersection		\$4,938
Street Light Maintenance per Light		\$126
Park Maintenance Costs per Acre		\$10,955
Open Space/Slope Maintenance per Acre		\$517
Basin/Lake Maintenance per Acre		\$5,164
Storm Drain Maintenance Per Mile		\$1,177
Sidewalk/Trail Mileage per Lineal Mile		\$3,497
III. Estimated Annual Infrastructure & Parks Maintenance Calculation		
Roadways		\$0
Signalized Intersections		\$0
Street Lights		\$0
Parks		\$0
Open Space		\$0
Basin		\$0
Storm Drains		\$0
Sidewalks/Trails		\$0
Total Infrastructure & Parks Maintenance Costs		\$0

NOTES:

[1] Source: Project Proponent. Subject to change.

[2] Based on data obtained from the DTA Public Works database, in concert with research from the Engineering News-Record.

* **All figures subject to rounding**

EXHIBIT A-10
PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
GENERAL GOVERNMENT EXPENDITURES ANALYSIS

ASSUMPTIONS

Total Recurring General Fund Expenditures (excluding General Government Overhead) [1]	\$22,316,599
Recurring General Government Overhead Expenditures (as a % of Total Recurring General Fund Expenditures) [2]	45.5%
Marginal Increase in General Government Costs	75%

FISCAL IMPACT CALCULATION

I. <u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
Total Multiplier Expenditures (Exhibit 8)	\$41,423
Total Case Study Expenditures (Exhibit 9)	\$0
	Projected Recurring General Fund Expenditures \$41,423
	Plus: General Government Costs \$14,141
	Total Recurring Expenditures \$55,564

NOTES:

- [1] Based on City of Placentia Operating Budget, Fiscal Year 2016-2017.
- [2] General Government Overhead Expenditures defined as costs for Legislative, Administration, Finance, Development Services, and other General Government.
- * *All figures subject to rounding*

EXHIBIT A-11

PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)

NET FISCAL IMPACT SUMMARY

RECURRING GENERAL FUND REVENUES [1]	AMOUNT	PERCENT OF TOTAL
Secured Property Tax	\$36,881	24.9%
Unsecured Property Tax	\$3,688	2.5%
Property Transfer Tax	\$396	0.3%
Motor Vehicle Licensing Fees	\$0	0.0%
Property Tax In-Lieu of Vehicle License Fee	\$12,129	8.2%
Direct Sales Tax	\$70,017	47.3%
Indirect Sales Tax	\$5,452	3.7%
Tax Revenue	\$1,281	0.9%
Business Licenses	\$9,028	6.1%
Franchise Fees	\$3,272	2.2%
Use of Money and Property	\$1,227	0.8%
Charges for Services	\$1,607	1.1%
Licenses and Permits	\$738	0.5%
Fines and Forfeitures	\$956	0.6%
Other / Miscellaneous	\$683	0.5%
Investment Income	\$729	0.5%
Total Recurring General Fund Revenues	\$148,084	100.0%

RECURRING GENERAL FUND EXPENDITURES [2]	AMOUNT	PERCENT OF TOTAL
Police Department	\$21,525	39.0%
Engineering / Public Works	\$842	1.5%
Community Development	\$5,599	10.2%
Community Services	\$2,166	3.9%
Fire Department	\$10,881	19.7%
General Government	\$14,141	25.6%
Infrastructure & Parks Maintenance Costs	\$0	0.0%
Total Recurring General Fund Expenditures	\$55,154	100.0%

NET FISCAL IMPACT		
Total Annual Recurring General Fund Surplus/(Deficit)	\$92,930	
Total Annual Revenue/Expenditure Ratio	2.68	
Total Fiscal Surplus/(Deficit) per Sq. Ft.	\$3.44	

NOTES:

[1] Please see Exhibits 4-7 for the derivation of these calculations.

[2] Please see Exhibits 8-10 for the derivation of these calculations.

* **All figures subject to rounding**

SUMMARY MEMORANDUM

June 26, 2017

To: Paul Conzelman, *SC Development*

From: Kuda Wekwete & Kelly Wright, *David Taussig & Associates, Inc.*

Subject: Fiscal Impacts Resulting from the Rose & Alta Vista Project (2009 Site Plan)

Attached for your review is the Fiscal Impact Analysis (“FIA”) of an alternate scenario for the proposed Rose & Alta Vista project (the “Project”) in the City of Placentia (the “City”), Orange County (the “County”). The intent of this memorandum is for David Taussig and Associates, Inc. (“DTA”) to provide a brief summary of the projected fiscal impacts to the City’s General Fund resulting from the development of the land uses within the Project as identified in the 2009 Site Plan. The significance of this type of analysis is to determine whether development is fully paying for all of the services that are being provided on its behalf by the City.

The FIA is based on the following land use and demographic assumptions. For additional details regarding the assumptions utilized to calculate the fiscal impacts for the Project, please see Exhibit A below.

Table 1
Rose & Alta Vista (2009 Site Plan) – Assumptions

Land Use Assumptions ^[1]	Units/Sq. Ft.
Retail – Grocery Store	27,000 Sq. Ft.
Non-Retail – Fitness Center	43,000 Sq. Ft.
Office – Bank	4,000 Sq. Ft.
Restaurant – Coffee/Restaurants	8,100 Sq. Ft.
Restaurant – Fast Food	2,058 Sq. Ft.
[1] Source: SC Development	

Only recurring revenues and costs are analyzed in the model. Costs that are considered non-recurring, such as capital expenditures, are excluded from the analysis. This is because new development is generally required to construct its own new capital improvements, such as roads or parks, or to pay fees that enable the City or some other developer to construct these improvements. As these are considered to be “one-time” costs that will not recur, there is no expectation that new development will need to pay for these capital expenditures a second time. Likewise, revenues that are considered to be non-recurring such as development impact fees paid by developers, are also excluded from the model. In sum, the model reflects the estimated recurring annual deficit or surplus to the City’s general fund that will result from the development of the Project.

City General Fund – Net Fiscal Impact Summary

As shown in Table 2 below, the overall fiscal impact to the City’s General Fund, as a result of revenues anticipated to be generated by the Project and the demand for public services associated with the Project’s buildout, will be an annual recurring fiscal surplus of \$92,930. Annual recurring revenues generated by the Project are projected to equal approximately 3.44 times the General Fund costs associated with the Project.

Table 2
General Fund - Net Fiscal Impact Summary

Fiscal Impact Category	Amount
Total Annual Recurring General Fund Revenues	\$148,184
Total Annual Recurring General Fund Costs	(\$55,154)
Total Annual Recurring General Fund Surplus/(Deficit)	\$92,930
Total Annual Revenue/Cost Ratio	3.44

As depicted in Exhibit A, the largest projected City General Fund revenue sources attributable to the Project will be the Secured Property Taxes, Direct Sales Taxes, and Property Tax In-Lieu of Vehicle License Fees. The largest projected City General Fund expenditures will be for the Police Department and General Government.

DTA chooses its analytical assumptions in accordance with industry standards and documents those decisions carefully. The following may require further explanation:

- Discounting Revenues and Expenses: Certain revenues and expenditures are not expected to increase one-to-one with new development. Thus, a 25% discount rate has been applied to various General Fund revenues to reflect the estimated ratio of fixed revenues to variable revenues. Notably, DTA has conservatively assumed that no discount factors would be applied to expenditures.
- Square Feet per Employee: DTA maintains a database of fiscal impact studies and information obtained from numerous city planning departments, including Placentia and other cities within Orange County.
- Valuation and Sales per Square Foot of Retail/Restaurants: Median sales per square foot figures for project land uses are estimated using projections provided by CBRE and Strategic Retail Advisors, and generally confirmed by “Dollars and Cents of Shopping Centers” published by the Urban Land Institute. The estimated valuation per square foot figures for these land uses were based on data, also provided by CBRE, of open market sales for comparable properties.
- Tax Sharing (Secured Property Taxes): Tax Sharing (Secured Property Taxes): Property Tax revenue estimates are based on apportionment factors provided by the County Auditor. Property tax revenues are projected based on the County’s estimated share of the general 1% property tax levy. Total secured property tax revenues received by the

County from the land uses will equal approximately 13.84% of the basic 1% (Prop 13) property tax levy from the Tax Rate Area encompassing the Proposed Project. Please note that the gross tax increment, as calculated by the County Auditor-Controller, has been reduced to account for the projected Education Revenue Augmentation Fund (“ERAF”) property tax shifts.

- Property Tax In-Lieu of Vehicle License Fees: The passage of Proposition 1A in California in 2004 enacted a constitutional amendment that introduced a new methodology to calculate property taxes in-lieu of VLF. Per California Revenue and Taxation Code §97.70, the property tax in-lieu of VLF amount now grows in proportion to the growth rate of gross assessed valuation in a city or county. Property taxes in-lieu of VLF revenues are projected to grow with the change in the City-wide gross assessed valuation of taxable property from the prior fiscal year. Property tax in-lieu of VLF revenues constitute an addition to other property tax apportionments and were calculated for purposes of this FIA at **\$0.74 per \$1,000 increase in assessed valuation on a City-wide basis**.

For more information regarding the assumptions utilized in analyzing the Project’s fiscal impact on the City General Fund please see Exhibit A attached.

If you have any further questions regarding this Executive Summary, please feel free to contact DTA at (949) 955-1500.

EXHIBIT A

ROSE & ALTA PROJECT (2009 Site Plan)- FISCAL IMPACT
ANALYSIS

EXHIBIT A-1

**PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
CITY GENERAL FUND REVENUES (BY TYPE)**

I. Demographics and Other Data

2017 Estimated City Population [1]	52,268
2017 Estimated City Employees [2]	17,064
2017 Persons Served Population [3]	60,800

Notes:

[1] California Department of Finance, Housing and Population Information, January 1, 2017.

[2] Source: Nielsen Companies - Business-Facts Summary (2017). City of Placentia employment estimate. Preliminary, subject to change.

[3] Assumes City population plus 50% of employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount of 25% was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. City Revenue Sources (by Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Basis	Discount [4]	Fiscal Impact Revenue Factor
Tax Revenue	\$17,221,941		Persons Served		\$11.35
Property Tax	\$9,108,600	Recurring	Case Study	0%	NA
Sales Tax	\$6,988,341	Recurring	Case Study	0%	NA
Property Transfer Tax	\$205,000	Recurring	Case Study	0%	NA
Measure A and Use Tax	\$0	Recurring	Case Study	0%	NA
Transient Occupancy Tax	\$920,000	Recurring	Persons Served	25%	\$11.35
Business Licenses	\$910,000	Recurring	Per Employee	25%	\$40.00
Franchise Fees	\$2,350,000	Recurring	Persons Served	25%	\$28.99
Interest Income	\$105,000	Recurring	Case Study	0%	NA
Use of Money and Property	\$881,000	Recurring	Persons Served	25%	\$10.87
Charges for Services	\$1,154,500	Recurring	Persons Served	25%	\$14.24
Licenses and Permits	\$530,000	Recurring	Persons Served	25%	\$6.54
VLF/Property Tax Compensation	\$4,570,000	Recurring	Case Study	0%	NA
Fines and Forfeitures	\$515,000	Recurring	Persons Served	0%	\$8.47
Net Transfers In	\$4,442,520	Non-Recurring	NA	0%	NA
Other / Miscellaneous	\$490,155	Recurring	Persons Served	25%	\$6.05
Total Recurring Revenues	\$28,727,596				

EXHIBIT A-2

PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)

CITY GENERAL FUND EXPENDITURES (BY TYPE)

I. Demographics and Other Data

2017 Estimated City Population [1]	52,268
2017 Estimated City Employees [2]	17,064
2017 Persons Served Population [3]	60,800

Notes:

- [1] California Department of Finance, Housing and Population Information, January 1, 2017.
- [2] Source: Nielsen Companies - Business-Facts Summary (2017). City of Placentia employment estimate. Preliminary, subject to change.
- [3] Assumes City population plus 50% of employees.
- [4] Certain revenues are not expected to increase one-to-one with the new development. A discount of 25% was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. City Expenditures (by Type)

Expenditure Type	Total Expenditures	Revenue Type	Fiscal Impact Basis	Discount [4]	Fiscal Impact Revenue Factor
GENERAL GOVERNMENT					
Legislative	\$1,131,070	Recurring	Case Study	0%	NA
Administration	\$1,646,266	Recurring	Case Study	0%	NA
Finance	\$2,693,477	Recurring	Case Study	0%	NA
Development Services	\$867,705	Recurring	Case Study	0%	NA
Other General Government	\$3,819,170	Recurring	Case Study	0%	NA
NON-GENERAL GOVERNMENT					
Police Department	\$11,597,057	Recurring	Persons Served	0%	\$190.74
Engineering / Public Works	\$453,320	Recurring	Persons Served	0%	\$7.46
Community Development	\$3,016,093	Recurring	Persons Served	0%	\$49.61
Community Services	\$1,166,699	Recurring	Persons Served	0%	\$19.19
Fire Department	\$5,862,430	Recurring	Persons Served	0%	\$96.42
Other/Miscellaneous	\$221,000	Recurring	Persons Served	0%	\$3.63
Total Recurring Expenditures	\$32,474,287				

EXHIBIT A-3
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 LAND USE AND DEMOGRAPHICS SUMMARY

FUTURE LAND USE DATA

I. Developable Land Use Description

A. Residential Land Uses		Number of Units [1]
Single Family Detached		0
Townhomes/Condos		0
Apartments		0
B. Commercial Land Uses		Sq. Ft. [1]
Retail	Grocery Store	27,000
Non-Retail	Fitness Center	43,000
Office	Bank	4,000
Restaurant	Coffee/Restaurants	8,100
Restaurant	Fast Food	2,058

DEMOGRAPHIC DATA

II. Demographics

A. Residential Land Use Population		Persons per Household [2]
Persons per Household		3.13
B. Non-Residential Land Use Employee Generation		
Commercial Land Uses		Sq. Ft. per Employee [3]
Retail		500
Office/Non-Retail		325
Restaurant		375

POPULATION AND EMPLOYEES (CALCULATIONS)

III. Residential Land Use Type		Number of Units	Residential Population
Single Family Detached		0	0
Townhomes/Condos		0	0
Apartments		0	0
IV. Non-Residential Land Use Type		Sq. Ft.	Total Direct Employees
Retail		27,000	54
Office/Non-Retail		47,000	145
Restaurant		10,158	27

POPULATION AND EMPLOYEES (TOTALS)

V. Total Projected Residential Population	0
VI. Total Projected Direct Employees	226
VII. Total Persons Served Population	113

NOTES:

- [1] Source: Project Proponent.
 - [2] California Department of Finance, Housing and Population Information, January 1, 2017.
 - [3] Source: DTA Public Works Database.
- * All figures subject to rounding

**EXHIBIT A-4
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 PROPERTY TAX REVENUE ANALYSIS**

GENERAL PROPERTY TAX ASSUMPTIONS

I. Property Tax Allocation (as a Portion of the 1% General Property Tax Levy)

Category / Code	Allocated to City
City of Placentia [2]	0.13843192 13.84%

II. Homeowner's Exemption

Homeowner's Exemption (Annually)	\$7,000
Percent of Sale Units Taking Homeowner's Exemption [3]	90%

ASSESSED VALUATION ASSUMPTIONS

III. Assessed Valuation - Projected Land Uses

Residential Land Uses

A. Single-Family Detached Units

Number of Units [4]	0
Estimated Blended Sales Price per Unit [5]	\$0
Total Estimated Net Taxable Value (Includes Estimated Takedown from Homeowner's Exemptions)	\$0

B. Townhomes/Condos

Number of Units [4]	0
Estimated Sales Price per Unit [5]	\$0
Total Estimated Net Taxable Value	\$0

C. Apartments

Number of Units [4]	0
Estimated Sales Price per Unit [5]	\$0
Total Estimated Net Taxable Value	\$0

Non-Residential Land Uses

D. Retail - Grocery Store

Estimated Number of Sq. Ft. [4]	27,000
Estimated Valuation per Sq. Ft. [6]	\$388
Total Estimated Net Taxable Value	\$10,476,000

E. Non-Retail - Fitness Center

Estimated Number of Sq. Ft. [4]	43,000
Estimated Valuation per Sq. Ft. [6]	\$264
Total Estimated Net Taxable Value	\$11,352,000

F. Office - Bank

Estimated Number of Sq. Ft. [4]	4,000
Estimated Valuation per Sq. Ft. [6]	\$273
Total Estimated Net Taxable Value	\$1,092,000

G. Restaurant - Coffee Restaurants

Estimated Number of Sq. Ft. [4]	8,100
Estimated Valuation per Sq. Ft. [6]	\$348
Total Estimated Net Taxable Value	\$2,818,800

H. Restaurant - Fast Food

Estimated Number of Sq. Ft. [4]	2,058
Estimated Valuation per Sq. Ft. [6]	\$439
Total Estimated Net Taxable Value	\$903,462

I. Total Land Use Net Taxable Value (Includes Takeout from Homeowner's Exemption)

\$26,642,262

OTHER PROPERTY TAX REVENUE ASSUMPTIONS

IV. Unsecured Property Taxes - Assumptions [7]

Residential

Unsecured Taxes as a % of Secured	2.75%
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Non-Residential

Unsecured Taxes as a % of Secured	10.00%
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V. Property Tax Transfer - Assumptions [8]

Residential Property Turnover Rate	10.00%
Non-Residential Property Turnover Rate	5.00%
Transfer Tax as a % of Assessed Value	0.11%
Property Transfer Tax Passed Through to City of Placentia	50.00%

VI. Motor Vehicle Licensing Fees - Assumptions

Vehicle Licensing Fees per Capita	NA
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VII. Property Tax In-Lieu of Vehicle License Fee - Assumptions

Total City of Placentia Gross Assessed Value [9]	\$6,136,768,974
City of Placentia Property Tax In-Lieu of Vehicle License Fee [10]	\$4,570,000
Property Tax In-Lieu of Vehicle License Fee Increase per \$1,000 Assessed Value	\$0.74

EXHIBIT A-4
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 PROPERTY TAX REVENUE ANALYSIS

Fiscal Impact Calculation

VIII. <u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
A. <u>Secured Property Tax</u>	
Residential Land Uses	
Single-Family Detached	\$0
Townhomes/Condos	\$0
Apartments	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$14,502
Restaurant	\$5,153
Office/Non-Retail	\$17,226
B. <u>Unsecured Property Tax</u>	
Residential Land Uses	
Single-Family Detached	\$0
Townhomes/Condos	\$0
Apartments	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$1,450
Restaurant	\$515
Office/Non-Retail	\$1,723
C. <u>Property Transfer Tax</u>	
Residential Land Uses	
Single-Family Detached	\$0
Townhomes/Condos	\$0
Apartments	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$288
Restaurant	\$78
Office/Non-Retail	\$30
D. <u>Motor Vehicle Licensing Fees [11]</u>	
	\$0
E. <u>Property Tax In-Lieu of Vehicle License Fee [12]</u>	
Projected Residential and Non-Residential Land Uses	\$12,129
Total Property Tax Revenues	
	\$53,094

NOTES:

- [1] Based on "General Fund" levy for Tax Rate Area (TRA). Data provided by the County of Orange Auditor-Controller's Office. TRA allocations adjusted for ERAF. Note, figure does not include non-General Funds.
- [2] Post ERAF rates based on the weighted average of the rates applicable to the TRAs in the Project.
- [3] Estimate, subject to change.
- [4] Please see Exhibit A-3. Subject to change.
- [5] Source: Project Proponent.
- [6] Source: CBRE. Based on research of comparable properties that have sold on the open market.
- [7] Based on typical DTA baseline assumptions.
- [8] Source: California Revenue & Taxation Code §11901, et seq.; City of Placentia Municipal Code §3.24.020
- [9] Source: County of Orange, Assessor; Fiscal Year 2016-17, City of Placentia total assessed value.
- [10] Source: City of Placentia Operating Budget, Fiscal Year 2016-2017.
- [11] City of Placentia no longer receiving motor vehicle licensing fees.
- [12] Property Tax in-lieu of Vehicle Licensing Fees applies to incremental property value post-annexation. Current estimated land value of Project site of \$10,355,550 excluded from calculation.

* **All figures subject to rounding**

**EXHIBIT A-5
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 SALES TAX REVENUE ANALYSIS**

INDIRECT SALES TAX ASSUMPTIONS

I. Residential Indirect Sales Tax Assumptions

A. Mortgage Assumptions

Projected Residential Units

Single-Family Residential and Multi-family

Projected Sales Price per Unit	\$0
Average Mortgage (20% Down Payment)	0%
Annual Mortgage Payment (5% for 30 Years)	\$0
Additional Annual Taxes & Insurance (2.00%)	\$0

B. Disposable Income Assumptions

Projected Residential Units

Single-Family Residential and Multi-family

Average Household Income (3:1 Income to Household Payment Ratio)	\$0
Retail Taxable Expenditures (as a % of Disposable Income)	0.00%

C. Other Indirect Sales Tax Assumptions

Employees (annual spending per employee) [1]	\$4,831
--	---------

Retail Taxable Sales Capture

City of Placentia Retail Taxable Purchase Capture [2]	50%
---	-----

Other Sales Tax Assumptions

% to the City of Placentia [3]	1.00%
--------------------------------	-------

DIRECT SALES TAX ASSUMPTIONS

II. Non-Residential Direct Sales Tax Assumptions [4]

A. Taxable Sales per Sq. Ft.

Non-Residential

Retail Grocery Store	\$183
Non- Retail Fitness Center	\$5
Office Bank	\$0
Restaurant Coffee/Restaurants	\$540
Restaurant Fast Food	\$600

B. Displaced Taxable Sales

Displaced Existing Taxable Sales within the City of Placentia [5]	Fiscal Impact Amount 35%
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FISCAL IMPACT CALCULATION

III. Fiscal Impact Category

A. Indirect Sales Tax

Projected Residential Land Uses

Single-Family Residential and Multi-family	\$0
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Employee Taxable Sales

	\$5,452
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B. Direct Sales Tax

Projected Non-Residential Land Uses

Commercial Land Uses

Retail Grocery Store	\$32,162
Non- Retail Fitness Center	\$1,398
Office Bank	\$0
Restaurant Coffee/Restaurants	\$28,431
Restaurant Fast Food	\$8,026

Total Sales Tax Revenues	\$75,469
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NOTES:

- [1] Source: "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004). Adjusted for inflation assuming 3% annual inflation rate.
 - [2] Source: City of Placentia Municipal Code §3.12.020.
 - [3] Based on the median sales per sq. ft. figure for retail centers as outlined in "Dollars and Cents of Shopping Centers" (2008) published by the Urban Land Institute.
 - [4] Source: CBRE, Strategic Retail Advisors.
 - [5] Estimate, subject to change.
- * All figures subject to rounding

EXHIBIT A-6
PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
INVESTMENT INCOME REVENUES ANALYSIS

ASSUMPTIONS

I. Investment Income Assumptions

Investment Period for Recurring Non-Interest General Fund Revenues	12 Months
Local Agency Investment Fund (LAIF) Rate of Return [1]	0.99%
Local Agency Investment Fund (LAIF) Percentage of Earnings Cost [1]	50.00%

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Total Property Tax Revenues (Exhibit 4)	\$53,094
Total Sales Tax Revenues (Exhibit 5)	\$75,469
Total Multiplier Revenues (Exhibit 7)	\$18,792

Projected Recurring General Fund Revenues Available for Investment	\$147,355
<u>Plus: Investment Income (Less Earnings Cost)</u>	<u>\$729</u>
Total Recurring General Fund Revenues	\$148,084

NOTES:

[1] Estimate. Subject to change.

* *All figures subject to rounding*

EXHIBIT A-7
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 MULTIPLIER REVENUE SOURCES ANALYSIS

ASSUMPTIONS

I. Multiplier Revenues

Revenue Category	Multiplier Factor [1]	Revenue Projection Basis
Tax Revenue	\$11.35	Persons Served
Business Licenses	\$40.00	Per Employee
Franchise Fees	\$28.99	Persons Served
Use of Money and Property	\$10.87	Persons Served
Charges for Services	\$14.24	Persons Served
Licenses and Permits	\$6.54	Persons Served
Fines and Forfeitures	\$8.47	Persons Served
Other / Miscellaneous	\$6.05	Persons Served

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Tax Revenue	\$1,281
Business Licenses	\$9,028
Franchise Fees	\$3,272
Use of Money and Property	\$1,227
Charges for Services	\$1,607
Licenses and Permits	\$738
Fines and Forfeitures	\$956
Other / Miscellaneous	\$683

Total Multiplier Revenues	\$18,792
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NOTES:

[1] Based on City of Placentia Operating Budget, Fiscal Year 2016-2017.

* All figures subject to rounding

**EXHIBIT A-8
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 MULTIPLIER EXPENDITURES ANALYSIS**

ASSUMPTIONS

I. Multiplier Expenditures

Expenditure Category	Multiplier Factor [1]	Expenditure Projection Basis [1]
Police Department	\$190.74	Persons Served
Engineering / Public Works	\$7.46	Persons Served
Community Development	\$49.61	Persons Served
Community Services	\$19.19	Persons Served
Fire Department	\$96.42	Persons Served
Other/Miscellaneous	\$3.63	Persons Served

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Police Department	\$21,525
Engineering / Public Works	\$842
Community Development	\$5,599
Community Services	\$2,166
Fire Department	\$10,881
Other/Miscellaneous	\$410

Total Multiplier Expenditures	\$41,423
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NOTES:

[1] Based on City of Placentia Operating Budget, Fiscal Year 2016-2017.

* **All figures subject to rounding**

EXHIBIT A-9
PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
CASE STUDY EXPENDITURES ANALYSIS

Infrastructure & Parks Maintenance Costs

I. Estimated Additional Infrastructure Requirements [1]		
Estimated Lane Miles of Roadway		0.0
Estimated Number of Signalized Intersections		0
Estimated Number of Streetlights		0
Estimated Acres of Parks		0.0
Estimated Acres of Open Space/Slopes		0.0
Estimated Acres of Basin		0.0
Estimated Mileage of Storm Drains		0.0
Estimated Mileage of Sidewalks/Trails		0.0
II. Estimated Annual Costs [2]		
Roadway Maintenance Costs per Lane Mile		\$7,834
Traffic Signal Maintenance per Intersection		\$4,938
Street Light Maintenance per Light		\$126
Park Maintenance Costs per Acre		\$10,955
Open Space/Slope Maintenance per Acre		\$517
Basin/Lake Maintenance per Acre		\$5,164
Storm Drain Maintenance Per Mile		\$1,177
Sidewalk/Trail Mileage per Lineal Mile		\$3,497
III. Estimated Annual Infrastructure & Parks Maintenance Calculation		
Roadways		\$0
Signalized Intersections		\$0
Street Lights		\$0
Parks		\$0
Open Space		\$0
Basin		\$0
Storm Drains		\$0
Sidewalks/Trails		\$0
Total Infrastructure & Parks Maintenance Costs		\$0

NOTES:

[1] Source: Project Proponent. Subject to change.

[2] Based on data obtained from the DTA Public Works database, in concert with research from the Engineering News-Record.

* **All figures subject to rounding**

EXHIBIT A-10
PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
GENERAL GOVERNMENT EXPENDITURES ANALYSIS

ASSUMPTIONS

Total Recurring General Fund Expenditures (excluding General Government Overhead) [1]	\$22,316,599
Recurring General Government Overhead Expenditures (as a % of Total Recurring General Fund Expenditures) [2]	45.5%
Marginal Increase in General Government Costs	75%

FISCAL IMPACT CALCULATION

I. <u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
Total Multiplier Expenditures (Exhibit 8)	\$41,423
Total Case Study Expenditures (Exhibit 9)	\$0
	Projected Recurring General Fund Expenditures
	\$41,423
	Plus: General Government Costs
	\$14,141
	Total Recurring Expenditures
	\$55,564

NOTES:

[1] Based on City of Placentia Operating Budget, Fiscal Year 2016-2017.

[2] General Government Overhead Expenditures defined as costs for Legislative, Administration, Finance, Development Services, and other General Government.

* ***All figures subject to rounding***

EXHIBIT A-11

PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)

NET FISCAL IMPACT SUMMARY

RECURRING GENERAL FUND REVENUES [1]	AMOUNT	PERCENT OF TOTAL
Secured Property Tax	\$36,881	24.9%
Unsecured Property Tax	\$3,688	2.5%
Property Transfer Tax	\$396	0.3%
Motor Vehicle Licensing Fees	\$0	0.0%
Property Tax In-Lieu of Vehicle License Fee	\$12,129	8.2%
Direct Sales Tax	\$70,017	47.3%
Indirect Sales Tax	\$5,452	3.7%
Tax Revenue	\$1,281	0.9%
Business Licenses	\$9,028	6.1%
Franchise Fees	\$3,272	2.2%
Use of Money and Property	\$1,227	0.8%
Charges for Services	\$1,607	1.1%
Licenses and Permits	\$738	0.5%
Fines and Forfeitures	\$956	0.6%
Other / Miscellaneous	\$683	0.5%
Investment Income	\$729	0.5%
Total Recurring General Fund Revenues	\$148,084	100.0%

RECURRING GENERAL FUND EXPENDITURES [2]	AMOUNT	PERCENT OF TOTAL
Police Department	\$21,525	39.0%
Engineering / Public Works	\$842	1.5%
Community Development	\$5,599	10.2%
Community Services	\$2,166	3.9%
Fire Department	\$10,881	19.7%
General Government	\$14,141	25.6%
Infrastructure & Parks Maintenance Costs	\$0	0.0%
Total Recurring General Fund Expenditures	\$55,154	100.0%

NET FISCAL IMPACT		
Total Annual Recurring General Fund Surplus/(Deficit)	\$92,930	
Total Annual Revenue/Expenditure Ratio	2.68	
Total Fiscal Surplus/(Deficit) per Sq. Ft.	\$3.44	

NOTES:

[1] Please see Exhibits 4-7 for the derivation of these calculations.

[2] Please see Exhibits 8-10 for the derivation of these calculations.

* **All figures subject to rounding**

SUMMARY MEMORANDUM

May 25, 2017

To: Paul Conzelman, *SC Development*

From: Kuda Wekwete & Kelly Wright, *David Taussig & Associates, Inc.*

Subject: Fiscal Impacts Resulting from the Development of the Rose & Alta Vista Project

Attached for your review is the Fiscal Impact Analysis (“FIA”) of the proposed development of the Rose & Alta Vista project (the “Project”) in the City of Placentia (the “City”), Orange County (the “County”). The intent of this memorandum is for David Taussig and Associates, Inc. (“DTA”) to provide a brief summary of the projected fiscal impacts to the City’s General Fund resulting from the development of the proposed land uses within the Project. The significance of this type of analysis is to determine whether development is fully paying for all of the services that are being provided on its behalf by the City.

The FIA is based on the following land use and demographic assumptions. For additional details regarding the assumptions utilized to calculate the fiscal impacts for the Project, please see Exhibit A below.

Table 1
Rose & Alta Vista Site – Assumptions

Land Use Assumptions ^[1]	Units/Sq. Ft.
Single Family Residential	54 Units
Retail/Commercial	10,000 Sq. Ft.
<i>[1] Source: SC Development</i>	

Only recurring revenues and costs are analyzed in the model. Costs that are considered non-recurring, such as capital expenditures, are excluded from the analysis. This is because new development is generally required to construct its own new capital improvements, such as roads or parks, or to pay fees that enable the City or some other developer to construct these improvements. As these are considered to be “one-time” costs that will not recur, there is no expectation that new development will need to pay for these capital expenditures a second time. Likewise, revenues that are considered to be non-recurring such as development impact fees paid by developers, are also excluded from the model. In sum, the model reflects the estimated recurring annual deficit or surplus to the City’s general fund that will result from the development of the Project.

City General Fund – Net Fiscal Impact Summary

As shown in Table 2 below, the overall fiscal impact to the City’s General Fund, as a result of revenues anticipated to be generated by the Project and the demand for public services associated with the Project’s buildout, will be an annual recurring fiscal surplus of \$93,194. Annual recurring revenues generated by the Project are projected to equal approximately 2.05 times the General Fund costs associated with the Project.

Table 2
General Fund - Net Fiscal Impact Summary

Fiscal Impact Category	Amount
Total Annual Recurring General Fund Revenues	\$182,314
Total Annual Recurring General Fund Costs	(\$89,120)
Total Annual Recurring General Fund Surplus/(Deficit)	\$93,194
Total Annual Revenue/Cost Ratio	2.05

As depicted in Exhibit A, the largest projected City General Fund revenue sources attributable to the Project will be the Secured Property Taxes, Direct Sales Taxes, and Property Tax In-Lieu of Vehicle License Fees. The largest projected City General Fund expenditures will be for the Police Department and General Government.

DTA chooses its analytical assumptions in accordance with industry standards and documents those decisions carefully. The following may require further explanation:

- Discounting Revenues and Expenses: Certain revenues and expenditures are not expected to increase one-to-one with new development. Thus, a 25% discount rate has been applied to various General Fund revenues to reflect the estimated ratio of fixed revenues to variable revenues. Notably, DTA has conservatively assumed that no discount factors would be applied to expenditures.
- Square Feet per Employee: DTA maintains a database of fiscal impact studies and information obtained from numerous city planning departments, including Placentia and other cities within Orange County.
- Valuation and Sales per Square Foot of Retail/Restaurants: Median sales per square foot figures for project land uses are estimated using projections provided by CBRE and Strategic Retail Advisors, and generally confirmed by “Dollars and Cents of Shopping Centers” published by the Urban Land Institute. The estimated valuation per square foot figures for these land uses were based on data, also provided by CBRE, of open market sales for comparable properties.
- Indirect Sales Tax Revenues: In addition to the Direct Sales Taxes generated by retail land uses at the Project site, the City would receive Indirect Sales Taxes from spending by Project residents. DTA has estimated that residents at the Project site would spend approximately 22.16% of their disposable income on taxable expenditures and, of this

spending, approximately 50% would occur at existing retail establishments located within the City boundaries (excluding retail establishments at the Project site). As a result, the residential development will bring taxable expenditures by Project residents that result in additional sales taxes to the City.

- Tax Sharing (Secured Property Taxes): Tax Sharing (Secured Property Taxes): Property Tax revenue estimates are based on apportionment factors provided by the County Auditor. Property tax revenues are projected based on the County's estimated share of the general 1% property tax levy. Total secured property tax revenues received by the County from the land uses will equal approximately 13.84% of the basic 1% (Prop 13) property tax levy from the Tax Rate Area encompassing the Proposed Project. Please note that the gross tax increment, as calculated by the County Auditor-Controller, has been reduced to account for the projected Education Revenue Augmentation Fund ("ERAF") property tax shifts.
- Property Tax In-Lieu of Vehicle License Fees: The passage of Proposition 1A in California in 2004 enacted a constitutional amendment that introduced a new methodology to calculate property taxes in-lieu of VLF. Per California Revenue and Taxation Code §97.70, the property tax in-lieu of VLF amount now grows in proportion to the growth rate of gross assessed valuation in a city or county. Property taxes in-lieu of VLF revenues are projected to grow with the change in the City-wide gross assessed valuation of taxable property from the prior fiscal year. Property tax in-lieu of VLF revenues constitute an addition to other property tax apportionments and were calculated for purposes of this FIA at **\$0.74 per \$1,000 increase in assessed valuation on a City-wide basis.**

For more information regarding the assumptions utilized in analyzing the Project's fiscal impact on the City General Fund please see Exhibit A attached.

If you have any further questions regarding this Executive Summary, please feel free to contact DTA at (949) 955-1500.

EXHIBIT A

ROSE & ALTA PROJECT - FISCAL IMPACT ANALYSIS

EXHIBIT A-1
PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
CITY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

2017 Estimated City Population [1]	52,268
2017 Estimated City Employees [2]	17,064
2017 Persons Served Population [3]	60,800

Notes:

- [1] California Department of Finance, Housing and Population Information, January 1, 2017.
 [2] Source: Nielsen Companies - Business-Facts Summary (2017). City of Placentia employment estimate. Preliminary, subject to change.
 [3] Assumes City population plus 50% of employees.
 [4] Certain revenues are not expected to increase one-to-one with the new development. A discount of 25% was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. City Revenue Sources (by Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Basis	Discount [4]	Fiscal Impact Revenue Factor
Tax Revenue	\$17,221,941		Persons Served		\$11.35
Property Tax	\$9,108,600	Recurring	Case Study	0%	NA
Sales Tax	\$6,988,341	Recurring	Case Study	0%	NA
Property Transfer Tax	\$205,000	Recurring	Case Study	0%	NA
Measure A and Use Tax	\$0	Recurring	Case Study	0%	NA
Transient Occupancy Tax	\$920,000	Recurring	Persons Served	25%	\$11.35
Business Licenses	\$910,000	Recurring	Per Employee	25%	\$40.00
Franchise Fees	\$2,350,000	Recurring	Persons Served	25%	\$28.99
Interest Income	\$105,000	Recurring	Case Study	0%	NA
Use of Money and Property	\$881,000	Recurring	Persons Served	25%	\$10.87
Charges for Services	\$1,154,500	Recurring	Persons Served	25%	\$14.24
Licenses and Permits	\$530,000	Recurring	Persons Served	25%	\$6.54
VLF/Property Tax Compensation	\$4,570,000	Recurring	Case Study	0%	NA
Fines and Forfeitures	\$515,000	Recurring	Persons Served	0%	\$8.47
Net Transfers In	\$4,442,520	Non-Recurring	NA	0%	NA
Other / Miscellaneous	\$490,155	Recurring	Persons Served	25%	\$6.05
Total Recurring Revenues	\$28,727,596				

**EXHIBIT A-2
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
 CITY GENERAL FUND EXPENDITURES (BY TYPE)**

I. Demographics and Other Data

2017 Estimated City Population [1]	52,268
2017 Estimated City Employees [2]	17,064
2017 Persons Served Population [3]	60,800

Notes:

- [1] California Department of Finance, Housing and Population Information, January 1, 2017.
- [2] Source: Nielsen Companies - Business-Facts Summary (2017). City of Placentia employment estimate. Preliminary, subject to change.
- [3] Assumes City population plus 50% of employees.
- [4] Certain revenues are not expected to increase one-to-one with the new development. A discount of 25% was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. City Expenditures (by Type)

Expenditure Type	Total Expenditures	Revenue Type	Fiscal Impact Basis	Discount [4]	Fiscal Impact Revenue Factor
GENERAL GOVERNMENT					
Legislative	\$1,131,070	Recurring	Case Study	0%	NA
Administration	\$1,646,266	Recurring	Case Study	0%	NA
Finance	\$2,693,477	Recurring	Case Study	0%	NA
Development Services	\$867,705	Recurring	Case Study	0%	NA
Other General Government	\$3,819,170	Recurring	Case Study	0%	NA
NON-GENERAL GOVERNMENT					
Police Department	\$11,597,057	Recurring	Persons Served	0%	\$190.74
Engineering / Public Works	\$453,320	Recurring	Persons Served	0%	\$7.46
Community Development	\$3,016,093	Recurring	Persons Served	0%	\$49.61
Community Services	\$1,166,699	Recurring	Persons Served	0%	\$19.19
Fire Department	\$5,862,430	Recurring	Persons Served	0%	\$96.42
Other/Miscellaneous	\$221,000	Recurring	Persons Served	0%	\$3.63
Total Recurring Expenditures	\$32,474,287				

**EXHIBIT A-3
PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
LAND USE AND DEMOGRAPHICS SUMMARY**

FUTURE LAND USE DATA

I. Developable Land Use Description

A. Residential Land Uses	<u>Number of Units [1]</u>
Single Family Detached	54
Townhomes/Condos	0
Apartments	0
B. Commercial Land Uses	<u>Sq. Ft. [1]</u>
Retail	0
Office	0
Restaurant	10,000

DEMOGRAPHIC DATA

II. Demographics

A. Residential Land Use Population	<u>Persons per Household [2]</u>
Persons per Household	3.13
B. Non-Residential Land Use Employee Generation	
Commercial Land Uses	<u>Sq. Ft. per Employee [3]</u>
Retail	500
Office	325
Restaurant	375

POPULATION AND EMPLOYEES (CALCULATIONS)

III. <u>Residential Land Use Type</u>	<u>Number of Units</u>	<u>Residential Population</u>
Single Family Detached	54	169
Townhomes/Condos	0	0
Apartments	0	0
IV. <u>Non-Residential Land Use Type</u>	<u>Sq. Ft.</u>	<u>Total Direct Employees</u>
Retail	0	0
Office	0	0
Restaurant	10,000	27

POPULATION AND EMPLOYEES (TOTALS)

V. Total Projected Residential Population	169
VI. Total Projected Direct Employees	27
VII. Total Persons Served Population	182

NOTES:

- [1] Source: Project Proponent.
- [2] California Department of Finance, Housing and Population Information, January 1, 2017.
- [3] Source: DTA Public Works Database.
- * **All figures subject to rounding**

EXHIBIT A-4
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
 PROPERTY TAX REVENUE ANALYSIS

GENERAL PROPERTY TAX ASSUMPTIONS

I. Property Tax Allocation (as a Portion of the 1% General Property Tax Levy)

	Allocated to City
Category / Code	
City of Placentia [2]	0.13843192
	13.84%

II. Homeowner's Exemption

Homeowner's Exemption (Annually)	\$7,000
Percent of Sale Units Taking Homeowner's Exemption [3]	90%

ASSESSED VALUATION ASSUMPTIONS

III. Assessed Valuation - Projected Land Uses

Residential Land Uses	
A. Single-Family Detached Units	
Number of Units [4]	54
Estimated Blended Sales Price per Unit [5]	\$800,000
Total Estimated Net Taxable Value (Includes Estimated Takedown from Homeowner's Exemptions)	\$42,859,800
B. Townhomes/Condos	
Number of Units [4]	0
Estimated Sales Price per Unit [5]	\$0
Total Estimated Net Taxable Value	\$0
C. Apartments	
Number of Units [4]	0
Estimated Sales Price per Unit [5]	\$0
Total Estimated Net Taxable Value	\$0
Non-Residential Land Uses	
D. Retail	
Estimated Number of Sq. Ft. [4]	0
Estimated Valuation per Sq. Ft.	\$0
Total Estimated Net Taxable Value	\$0
E. Office	
Estimated Number of Sq. Ft. [4]	0
Estimated Valuation per Sq. Ft.	\$0
Total Estimated Net Taxable Value	\$0
F. Restaurant	
Estimated Number of Sq. Ft. [4]	10,000
Estimated Valuation per Sq. Ft. [6]	\$790
Total Estimated Net Taxable Value	\$7,900,000
G. Total Land Use Net Taxable Value (Includes Takeout from Homeowner's Exemption)	\$50,759,800

OTHER PROPERTY TAX REVENUE ASSUMPTIONS

IV. Unsecured Property Taxes - Assumptions [7]

Residential	
Unsecured Taxes as a % of Secured	2.75%
Non-Residential	
Unsecured Taxes as a % of Secured	10.00%

V. Property Tax Transfer - Assumptions [8]

Residential Property Turnover Rate	10.00%
Non-Residential Property Turnover Rate	5.00%
Transfer Tax as a % of Assessed Value	0.11%
Property Transfer Tax Passed Through to City of Placentia	50.00%

**EXHIBIT A-4
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
 PROPERTY TAX REVENUE ANALYSIS**

VI. Motor Vehicle Licensing Fees - Assumptions	
Vehicle Licensing Fees per Capita	NA
VII. Property Tax In-Lieu of Vehicle License Fee - Assumptions	
Total City of Placentia Gross Assessed Value [9]	\$6,136,768,974
City of Placentia Property Tax In-Lieu of Vehicle License Fee [10]	\$4,570,000
Property Tax In-Lieu of Vehicle License Fee Increase per \$1,000 Assessed Value	\$0.74

Fiscal Impact Calculation

VIII. Fiscal Impact Category	Fiscal Impact Amount
A. Secured Property Tax	
Residential Land Uses	
Single-Family Detached	\$59,332
Townhomes/Condos	\$0
Apartments	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$0
Restaurant	\$10,936
Non-Retail	\$0
B. Unsecured Property Tax	
Residential Land Uses	
Single-Family Detached	\$1,632
Townhomes/Condos	\$0
Apartments	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$0
Restaurant	\$1,094
Non-Retail	\$0
C. Property Transfer Tax	
Residential Land Uses	
Single-Family Detached	\$2,357
Townhomes/Condos	\$0
Apartments	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$0
Restaurant	\$217
Non-Retail	\$0
D. Motor Vehicle Licensing Fees [11]	\$0
E. Property Tax In-Lieu of Vehicle License Fee [12]	
Projected Residential and Non-Residential Land Uses	\$30,089

Total Property Tax Revenues	\$105,657
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NOTES:

- [1] Based on "General Fund" levy for Tax Rate Area (TRA). Data provided by the County of Orange Auditor-Controller's Office. TRA allocations adjusted for ERAF. Note, figure does not include non-General Funds.
- [2] Post ERAF rates based on the weighted average of the rates applicable to the TRAs in the Project.
- [3] Estimate, subject to change.
- [4] Please see Exhibit A-3. Subject to change.
- [5] Source: Project Proponent.
- [6] Source: CBRE. Based on research of comparable properties that have sold on the open market.
- [7] Based on typical DTA baseline assumptions.
- [8] Source: California Revenue & Taxation Code §11901, et seq.; City of Placentia Municipal Code §3.24.020
- [9] Source: County of Orange, Assessor; Fiscal Year 2016-17, City of Placentia total assessed value.
- [10] Source: City of Placentia Operating Budget, Fiscal Year 2016-2017.
- [11] City of Placentia no longer receiving motor vehicle licensing fees.
- [12] Property Tax in-lieu of Vehicle Licensing Fees applies to incremental property value post-annexation. Current estimated land value of Project site of \$10,355,550 excluded from calculation.

* All figures subject to rounding

EXHIBIT A-5
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
 SALES TAX REVENUE ANALYSIS

INDIRECT SALES TAX ASSUMPTIONS

I. Residential Indirect Sales Tax Assumptions

A. Mortgage Assumptions

Projected Residential Units

Single-Family Residential and Multi-family

Projected Sales Price per Unit	\$800,000
Average Mortgage (20% Down Payment) [1]	\$640,000
Annual Mortgage Payment (5% for 30 Years) [2]	\$41,228
Additional Annual Taxes & Insurance (2.00%)	\$16,000

B. Disposable Income Assumptions

Projected Residential Units

Single-Family Residential and Multi-family

Average Household Income (3:1 Income to Household Payment Ratio) [1]	\$171,684
Retail Taxable Expenditures (as a % of Disposable Income) [3]	22.16%

C. Other Indirect Sales Tax Assumptions

Employees (annual spending per employee) [4]	\$4,831
Retail Taxable Sales Capture	
City of Placentia Retail Taxable Purchase Capture [5]	50%
Other Sales Tax Assumptions	
% to the City of Placentia [6]	1.00%

DIRECT SALES TAX ASSUMPTIONS

II. Non-Residential Direct Sales Tax Assumptions

A. Taxable Sales per Sq. Ft.

Non-Residential

Retail [7]	\$300
Restaurant [8]	\$600
Non-Retail	\$0

B. Displaced Taxable Sales

Displaced Existing Taxable Sales within the City of Placentia [9]	20%
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FISCAL IMPACT CALCULATION

III. Fiscal Impact Category Fiscal Impact Amount

A. Indirect Sales Tax

Projected Residential Land Uses

Single-Family Residential and Multi-family	\$10,272
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Employee Taxable Sales	\$644
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B. Direct Sales Tax

Projected Non-Residential Land Uses

Commercial Land Uses

Retail	\$0
Restaurant	\$48,000
Non-Retail	\$0

Total Sales Tax Revenues	\$58,916
---------------------------------	-----------------

NOTES:

- [1] DTA estimates. Subject to change.
 - [2] DTA estimate. Annual payment includes principal, interest, property taxes, and homeowner's insurance.
 - [3] Source: BOE 2015 Consumer Expenditure Survey.
 - [4] Source: "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004). Adjusted for inflation assuming 3% annual inflation rate.
 - [5] Estimate, subject to change.
 - [6] Source: City of Placentia Municipal Code §3.12.020.
 - [7] Based on the median sales per sq. ft. figure for retail centers as outlined in "Dollars and Cents of Shopping Centers" (2008) published by the Urban Land Institute.
 - [8] Source: CBRE, Strategic Retail Advisors.
 - [9] Estimate, subject to change.
- * All figures subject to rounding

**EXHIBIT A-6
PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
INVESTMENT INCOME REVENUES ANALYSIS**

ASSUMPTIONS

I. Investment Income Assumptions

Investment Period for Recurring Non-Interest General Fund Revenues	12 Months
Local Agency Investment Fund (LAIF) Rate of Return [1]	0.99%
Local Agency Investment Fund (LAIF) Percentage of Earnings Cost [1]	50.00%

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Total Property Tax Revenues (Exhibit 4)	\$105,657
Total Sales Tax Revenues (Exhibit 5)	\$58,916
Total Multiplier Revenues (Exhibit 7)	<u>\$16,843</u>

Projected Recurring General Fund Revenues Available for Investment	\$181,416
<u>Plus: Investment Income (Less Earnings Cost)</u>	<u>\$898</u>
Total Recurring General Fund Revenues	<u>\$182,314</u>

NOTES:

[1] Estimate. Subject to change.

* *All figures subject to rounding*

**EXHIBIT A-7
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
 MULTIPLIER REVENUE SOURCES ANALYSIS**

ASSUMPTIONS

I. Multiplier Revenues

Revenue Category	Multiplier Factor [1]	Revenue Projection Basis
Tax Revenue	\$11.35	Persons Served
Business Licenses	\$40.00	Per Employee
Franchise Fees	\$28.99	Persons Served
Use of Money and Property	\$10.87	Persons Served
Charges for Services	\$14.24	Persons Served
Licenses and Permits	\$6.54	Persons Served
Fines and Forfeitures	\$8.47	Persons Served
Other / Miscellaneous	\$6.05	Persons Served

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Tax Revenue	\$2,070
Business Licenses	\$1,067
Franchise Fees	\$5,286
Use of Money and Property	\$1,982
Charges for Services	\$2,597
Licenses and Permits	\$1,193
Fines and Forfeitures	\$1,545
Other / Miscellaneous	\$1,103

Total Multiplier Revenues	\$16,843
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NOTES:

[1] Based on City of Placentia Operating Budget, Fiscal Year 2016-2017.

* ***All figures subject to rounding***

**EXHIBIT A-8
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
 MULTIPLIER EXPENDITURES ANALYSIS**

ASSUMPTIONS

I. Multiplier Expenditures

Expenditure Category	Multiplier Factor [1]	Expenditure Projection Basis [1]
Police Department	\$190.74	Persons Served
Engineering / Public Works	\$7.46	Persons Served
Community Development	\$49.61	Persons Served
Community Services	\$19.19	Persons Served
Fire Department	\$96.42	Persons Served
Other/Miscellaneous	\$3.63	Persons Served

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category	Fiscal Impact Amount
Police Department	\$34,782
Engineering / Public Works	\$1,360
Community Development	\$9,047
Community Services	\$3,499
Fire Department	\$17,583
Other/Miscellaneous	\$662
Total Multiplier Expenditures	\$66,933

NOTES:

[1] Based on City of Placentia Operating Budget, Fiscal Year 2016-2017.

* *All figures subject to rounding*

**EXHIBIT A-9
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
 CASE STUDY EXPENDITURES ANALYSIS**

Infrastructure & Parks Maintenance Costs

I. Estimated Additional Infrastructure Requirements [1]		
Estimated Lane Miles of Roadway		0.0
Estimated Number of Signalized Intersections		0
Estimated Number of Streetlights		0
Estimated Acres of Parks		0.0
Estimated Acres of Open Space/Slopes		0.0
Estimated Acres of Basin		0.0
Estimated Mileage of Storm Drains		0.0
Estimated Mileage of Sidewalks/Trails		0.0
II. Estimated Annual Costs [2]		
Roadway Maintenance Costs per Lane Mile		\$7,834
Traffic Signal Maintenance per Intersection		\$4,938
Street Light Maintenance per Light		\$126
Park Maintenance Costs per Acre		\$10,955
Open Space/Slope Maintenance per Acre		\$517
Basin/Lake Maintenance per Acre		\$5,164
Storm Drain Maintenance Per Mile		\$1,177
Sidewalk/Trail Mileage per Lineal Mile		\$3,497
III. Estimated Annual Infrastructure & Parks Maintenance Calculation		
Roadways		\$0
Signalized Intersections		\$0
Street Lights		\$0
Parks		\$0
Open Space		\$0
Basin		\$0
Storm Drains		\$0
Sidewalks/Trails		\$0
Total Infrastructure & Parks Maintenance Costs		\$0

NOTES:

[1] Source: Project Proponent. Subject to change.

[2] Based on data obtained from the DTA Public Works database, in concert with research from the Engineering News-Record.

* **All figures subject to rounding**

**EXHIBIT A-10
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
 GENERAL GOVERNMENT EXPENDITURES ANALYSIS**

ASSUMPTIONS

Total Recurring General Fund Expenditures (excluding General Government Overhead) [1]	\$22,316,599
Recurring General Government Overhead Expenditures (as a % of Total Recurring General Fund Expenditures) [2]	45.5%
Marginal Increase in General Government Costs	75%

FISCAL IMPACT CALCULATION

I. Fiscal Impact Category	Fiscal Impact Amount
Total Multiplier Expenditures (Exhibit 8)	\$66,933
Total Case Study Expenditures (Exhibit 9)	\$0
Projected Recurring General Fund Expenditures	\$66,933
Plus: General Government Costs	\$22,849
Total Recurring Expenditures	\$89,782

NOTES:

- [1] Based on City of Placentia Operating Budget, Fiscal Year 2016-2017.
- [2] General Government Overhead Expenditures defined as costs for Legislative, Administration, Finance, Development Services, and other General Government.
- * **All figures subject to rounding**

**EXHIBIT A-11
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT
 NET FISCAL IMPACT SUMMARY**

RECURRING GENERAL FUND REVENUES [1]	AMOUNT	PERCENT OF TOTAL
Secured Property Tax	\$70,268	38.5%
Unsecured Property Tax	\$2,726	1.5%
Property Transfer Tax	\$2,574	1.4%
Motor Vehicle Licensing Fees	\$0	0.0%
Property Tax In-Lieu of Vehicle License Fee	\$30,089	16.5%
Direct Sales Tax	\$48,000	26.3%
Indirect Sales Tax	\$10,916	6.0%
Tax Revenue	\$2,070	1.1%
Business Licenses	\$1,067	0.6%
Franchise Fees	\$5,286	2.9%
Use of Money and Property	\$1,982	1.1%
Charges for Services	\$2,597	1.4%
Licenses and Permits	\$1,193	0.7%
Fines and Forfeitures	\$1,545	0.8%
Other / Miscellaneous	\$1,103	0.6%
Investment Income	\$898	0.5%
Total Recurring General Fund Revenues	\$182,314	100.0%

RECURRING GENERAL FUND EXPENDITURES [2]	AMOUNT	PERCENT OF TOTAL
Police Department	\$34,782	39.0%
Engineering / Public Works	\$1,360	1.5%
Community Development	\$9,047	10.2%
Community Services	\$3,499	3.9%
Fire Department	\$17,583	19.7%
General Government	\$22,849	25.6%
Infrastructure & Parks Maintenance Costs	\$0	0.0%
Total Recurring General Fund Expenditures	\$89,120	100.0%

NET FISCAL IMPACT		
Total Annual Recurring General Fund Surplus/(Deficit)	\$93,194	
Total Annual Revenue/Expenditure Ratio	2.05	
Total Fiscal Surplus/(Deficit) per Unit	\$1,726	

NOTES:

- [1] Please see Exhibits 4-7 for the derivation of these calculations.
- [2] Please see Exhibits 8-10 for the derivation of these calculations.

* **All figures subject to rounding**



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LIST OF EXHIBITS

I. SUMMARY

II. RETAIL DEMAND ANALYSIS

1. Retail Trade Area Delineation
2. Local Setting
3. Surrounding Land Uses
 - A. Retail
 - B. Zoom
4. Traffic Counts
5. Retail Macro-Market Performance
 - A. Demographics
 - B. Inventory
6. Gap Analysis – 2-Mile Radius
 - A. Consumer Spending Capacity
 - B. Retail Opportunity Gaps
 - C. Retail Demand Forecast
7. Glossary – Spending Categories

I. SUMMARY

THE CONCORD GROUP

EXHIBIT I-1

SUMMARY - DEMAND CONCLUSIONS PLACENTIA, CA MAY 2017

Current Retail Demand

- TCG concluded that there is demand for 6,133 SF of retail space at the Subject Site, with this space best suited for Eating & Drinking retail uses
- Retail demand at the Subject Site was determined by converting the RTA retail spending gaps (\$) into unfulfilled retail space (SF) using an expected Retail Sales Per SF number of \$400
- A site capture of unfulfilled RTA retail demand (SF) was then determined based on the size, scale, and location of the Subject Site, as well as competition from other retailers in the RTA
- Concluded retail demand at the Subject Site was determined based on the feasibility of developing the space and attracting a credit-worthy tenant with the square footage demanded

Retail Gaps

- A majority (nine) of the sixteen retail spending categories in the Retail Trade Area ("RTA") have a spending inflow (oversupply)
- The RTA spending categories that currently have a spending gap (undersupply) are: Department Stores, Sporting Goods/Hobby, Books & Music, Clothing & Accessories, Eating & Drinking Places, and Food & Beverage
- TCG determined that several of the spending categories that have spending gaps are not compatible with the Subject Site, these categories are: Department Stores, Clothing & Accessories, and Other Non-Store Retailers

Potential Retail Tenants

- Based on TCG's retail demand conclusions, the following tenants (or similar) would be best suited for the Subject Site:

Coffee Shop

- Peet's Coffee (1,000-2,000 SF)
- Starbucks (1,000 - 2,100 SF)
- Coffee Bean & Tea Leaf (800-2,200 SF)
- Dunkin' Donuts (1,200 - 2,600 SF)

Local Serving Restaurant

- Panera Bread (4,500 SF)
- Corner Bakery (3,500 - 4,000 SF)

EXHIBIT I-2

SUMMARY - SITE OVERVIEW PLACENTIA, CA MAY 2017

Location / Site Characteristics

- The Subject Site ("Site") is located at the SEC of Alta Vista St. and Rose Dr. in the city of Placentia
- Site adjacencies:
 - North - Small retail center ("Village Center of Rose") anchored by Ralph's and including a car wash, UPS Store, 76 gas station, eateries, and several banks
 - East - Single family detached homes and an operating oil field
 - South - Single family detached homes
 - West - Alta Vista Country Club, includes a golf course and single family detached homes
- The Site is surrounded mostly by single family residential neighborhoods to the east, north, and west, but south of the Site is a large commercial / light industrial node that is scarcely populated
- Traffic near the Site travels north/south on Rose Dr. (22K-23K daily), with less traffic traveling east/west on Alta Vista St. (13K-15K daily)

Retail Trade Area

- The Retail Trade Area ("RTA") for the Site is the area from within which demand for retail development at the Site will originate, this area is defined as a 2-Mile radius centered on the Site
- The majority of demand for retail development at the Site would emanate from within the 2-Mile RTA, with fairly low potential for outside demand due to the scale and potential retail land uses applicable at the Site
- A majority of the development contained within the RTA is single family residential neighborhoods, although the area does include some apartment complexes, several shopping centers

Retail Trade Area Demographics

- 66,341 people live within a 2-Mile radius of the Site
- Annual population growth through 2022 is projected at 0.9% or 635 persons per year
- There are 22,770 households in the RTA within an average size of 2.91 persons per household
- Annual household growth through 2022 is projected at 0.9% or 220 households per year
- Average household income is \$110,999 and is projected to grow by 1.6%/yr to \$119,928 by 2022
- Both population and household growth projections in the RTA are comparable to projections for both the city of Placentia and Orange County

Retail Trade Area Metrics

- Projected consumer expenditures for 2017 are \$773,000,000
- Retail sales for 2017 are projected to total \$876,000,000
- The above metrics leave a spending inflow of \$103,000,000, meaning there is more retail spending than retail demand in the RTA
- In 2016 there was 2,215,571 square feet of rentable retail building area
- Retail vacancy in 2016 was 6.1%

II. RETAIL DEMAND ANALYSIS

EXHIBIT II-1

RETAIL TRADE AREA DELINEATION
ORANGE COUNTY
MAY 2017



EXHIBIT II-2
LOCAL SETTING
ORANGE COUNTY
MAY 2017

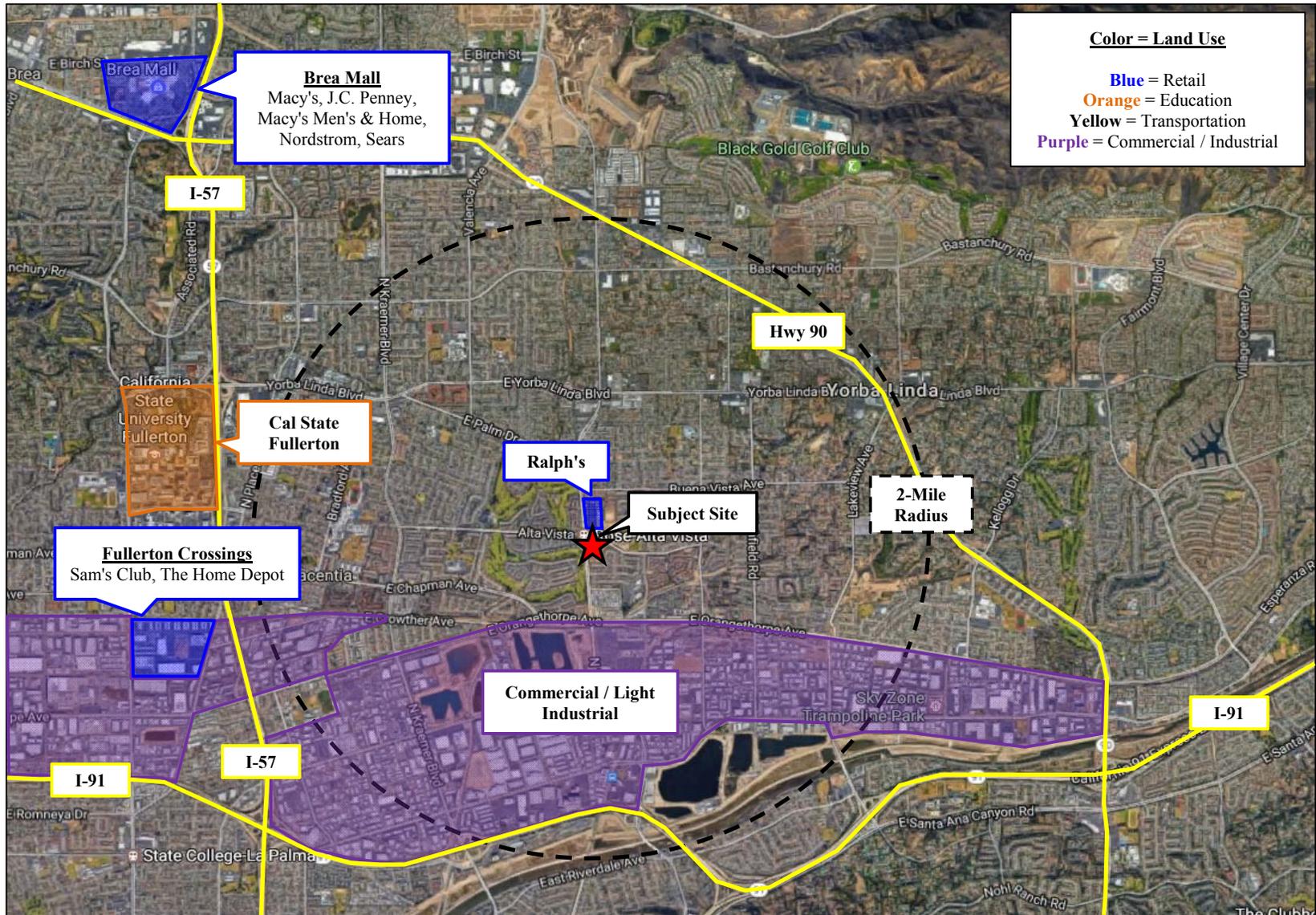


EXHIBIT II-3A
SURROUNDING LAND USES - RETAIL
RETAIL TRADE AREA
MAY 2017

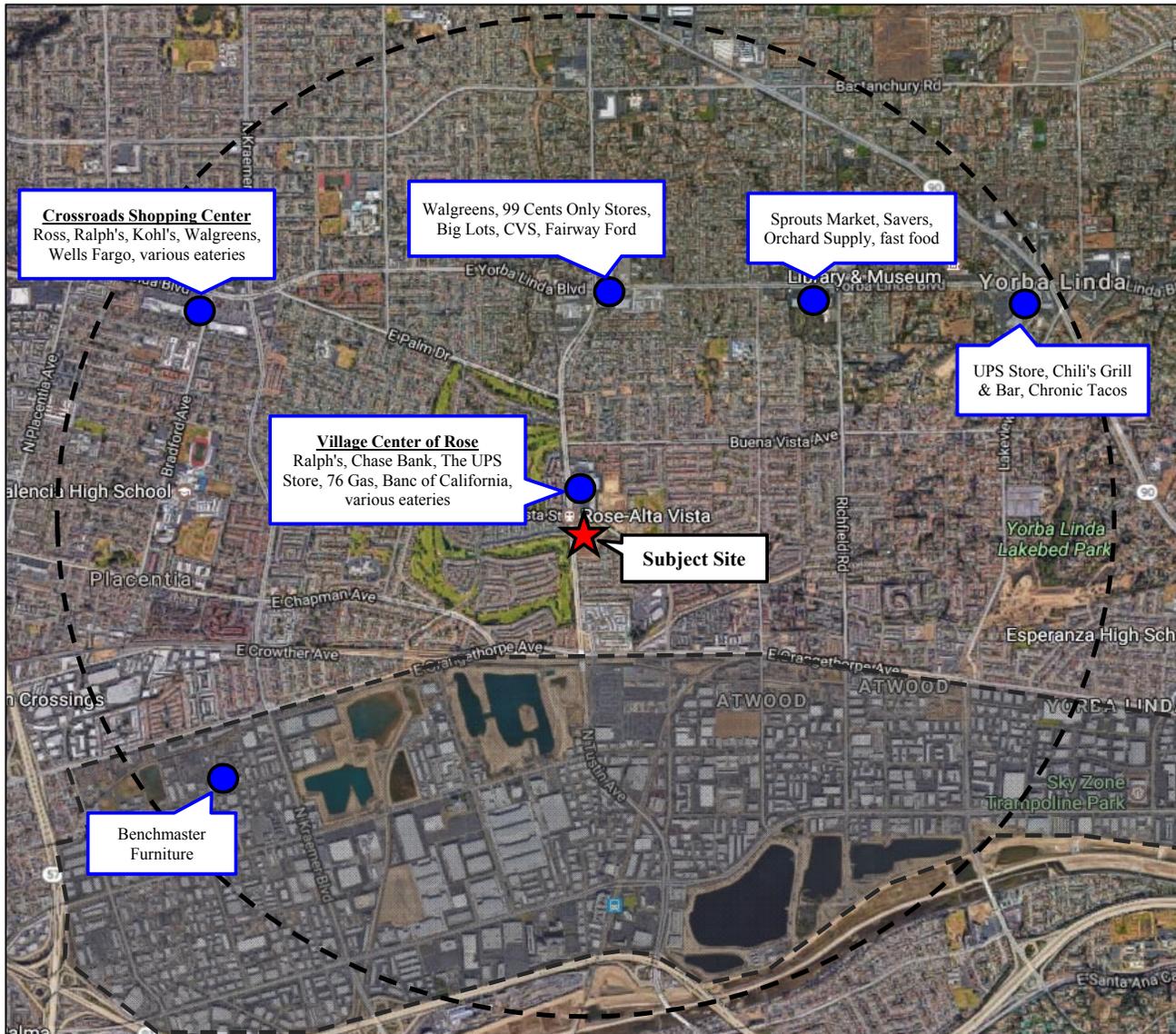
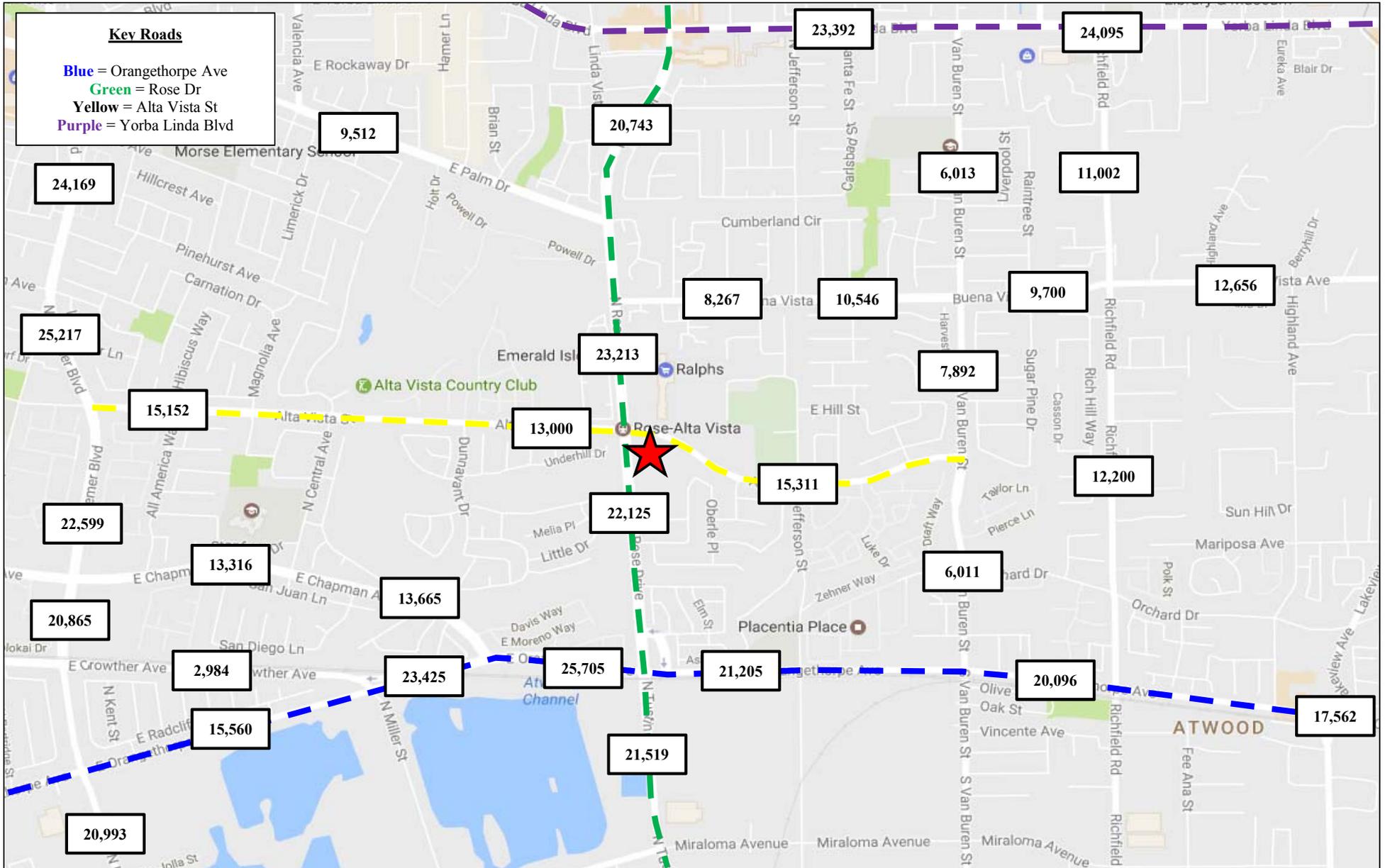


EXHIBIT II-3B
SURROUNDING LAND USES - ZOOM
SUBJECT SITE
MAY 2017



EXHIBIT II-4

TRAFFIC COUNTS
SUBJECT SITE
2015



Source: MPSI

EXHIBIT II-5A

RETAIL MACRO-MARKET PERFORMANCE - DEMOGRAPHICS
ORANGE COUNTY
MAY 2017

Market Metric	Radius	Relevant Geographies	
	2-Mile	Placentia	Orange County
Demographics			
Population ('17)	66,341	52,982	3,212,946
Population ('22)	69,515	55,584	3,368,803
Annual Growth (#, '17-'22)	635	520	31,171
Annual Growth (% , '17-'22)	0.9%	1.0%	1.0%
Households ('17)	22,770	17,229	1,059,778
Households ('22)	23,872	18,078	1,112,647
Annual Growth (#, '17-'22)	220	170	10,574
Annual Growth (% , '17-'22)	0.9%	1.0%	1.0%
Household Size ('17)	2.91	3.08	3.03
Average Household Income ('17)	\$110,999	\$110,190	\$112,372
Average Household Income ('22)	\$119,928	\$119,127	\$120,796
Annual Growth (% , '17-'22)	1.6%	1.6%	1.5%
Consumer Spending Patterns ('17) (1)			
Consumer Expenditures (\$000)	\$773,324	\$591,121	\$35,546,305
Retail Sales (\$000)	\$876,150	\$353,273	\$35,249,247
Spending Inflow/ (Leakage)	\$102,825	(\$237,848)	(\$297,058)
Retail Market Performance ('16)			
Rentable Building Area (SF)	2,215,571	1,962,587	143,348,204
Annual Growth	0.3%	0.0%	0.3%
Annual Deliveries (SF)	6,600	0	378,802
Annual Net Absorption (SF)	42,833	44,856	267,815
Vacancy Rate	6.1%	3.0%	3.8%
Vacant Stock (SF)	134,925	59,380	5,447,171
Asking Rent (NNN)	\$19.05	\$19.07	\$25.54
Annual Growth	(3.7%)	(6.9%)	1.4%
Retail Sales per Occupied SF	\$421	\$186	\$256

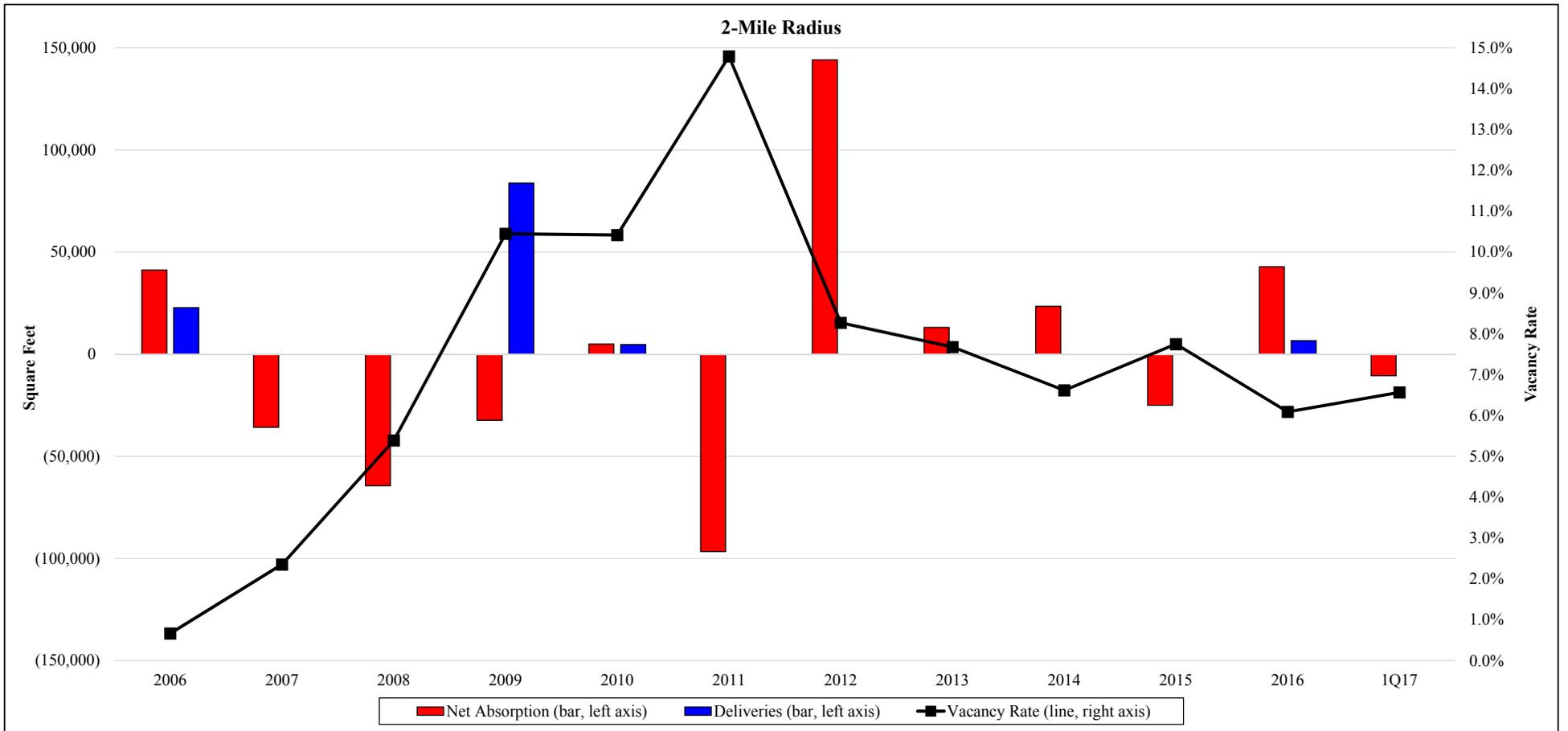
Source: Claritas; CoStar; TCG

(1) Excluding Vehicle/Gas/Non-Store

EXHIBIT II-5B

RETAIL MACRO-MARKET PERFORMANCE - INVENTORY
RETAIL TRADE AREA
2006 THROUGH 2016

Market Factor	Annual											Annual Averages		Quarterly
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	5-Year	10-Year	1Q17
<i>2-Mile Radius</i>														
Rentable Building Area (SF)	2,120,505	2,120,505	2,120,505	2,204,237	2,208,971	2,208,971	2,208,971	2,208,971	2,208,971	2,208,971	2,215,571	2,210,291	2,191,464	2,215,571
Annual Deliveries (SF)	22,800	0	0	83,732	4,734	0	0	0	0	0	6,600	1,320	9,507	0
Annual Net Absorption (SF)	41,198	(35,819)	(64,336)	(32,338)	4,950	(96,636)	144,087	13,118	23,408	(25,026)	42,833	39,684	(2,576)	(10,549)
Vacancy Rate	0.7%	2.4%	5.4%	10.4%	10.4%	14.8%	8.3%	7.7%	6.6%	7.7%	6.1%	7.3%	8.0%	6.6%
Vacant Stock (SF)	14,100	49,919	114,255	230,325	230,109	326,745	182,658	169,540	146,132	171,158	134,925	160,883	175,577	145,474



Source: CoStar; TCG

EXHIBIT II-6A

GAP ANALYSIS - CONSUMER SPENDING CAPACITY
RETAIL TRADE AREA
MAY 2017

Spending Category	Target Market		Consumer Spending Capacity		
	Radius	Households	Total	Per HH	Share
GAFO (1)					
Department Stores	2-Mile	22,770	\$69,086,726	\$3,034	8.9%
Furniture	2-Mile	22,770	\$25,453,428	\$1,118	3.3%
Sporting Goods/Hobby	2-Mile	22,770	\$19,179,644	\$842	2.5%
Books & Music	2-Mile	22,770	\$3,854,579	\$169	0.5%
Office Supplies, Gift Stores	2-Mile	22,770	\$10,955,585	\$481	1.4%
Electronics/Appliances	2-Mile	22,770	\$21,248,117	\$933	2.7%
Clothing & Accessories	2-Mile	22,770	\$59,818,015	\$2,627	7.7%
Other General Merchandise	2-Mile	22,770	\$61,927,953	\$2,720	8.0%
GAFO Total	2-Mile	22,770	\$271,524,047	\$11,925	35.1%
Non-GAFO					
Eating & Drinking Places	2-Mile	22,770	\$143,297,627	\$6,293	18.5%
Misc. Stores	2-Mile	22,770	\$17,227,674	\$757	2.2%
Health & Personal Care	2-Mile	22,770	\$65,449,408	\$2,874	8.5%
Building/Garden Materials	2-Mile	22,770	\$123,384,556	\$5,419	15.9%
Food & Beverage	2-Mile	22,770	\$152,715,020	\$6,707	19.7%
Non-GAFO Total	2-Mile	22,770	\$502,074,284	\$22,050	64.9%
Total Excluding Vehicle/Gas/Non-Store	2-Mile	22,770	\$773,598,331	\$33,975	100.0%
Motor Vehicle/Gas/Non-Store					
Motor Vehicle	2-Mile	22,770	\$240,805,402	\$10,576	
Gas Stations	2-Mile	22,770	\$69,445,197	\$3,050	
Other Non-Store Retailers	2-Mile	22,770	\$104,493,962	\$4,589	
Motor Vehicle/Gas/Non-Store Total	2-Mile	22,770	\$414,744,561	\$18,215	
Total	2-Mile	22,770	\$1,188,342,893	\$52,189	

Source: Claritas; TCG

(1) GAFO = General Merchandise, Apparel, Furniture, and Other

EXHIBIT II-6B

GAP ANALYSIS - RETAIL OPPORTUNITY GAPS
RETAIL TRADE AREA
MAY 2017

Spending Category	Target Market		Consumer Demand	Consumer Spending		
	Radius	Households		Actual Sales	Retail Opportunity Gap	
				\$	%	
GAFO (1)						
Department Stores	2-Mile	22,770	\$69,086,726	\$28,620,857	\$40,465,869	58.6%
Furniture	2-Mile	22,770	\$25,453,428	\$63,360,499	(\$37,907,071)	(148.9%)
Sporting Goods/Hobby	2-Mile	22,770	\$19,179,644	\$16,324,299	\$2,855,346	14.9%
Books & Music	2-Mile	22,770	\$3,854,579	\$2,289,958	\$1,564,620	40.6%
Office Supplies, Gift Stores	2-Mile	22,770	\$10,955,585	\$12,412,954	(\$1,457,369)	(13.3%)
Electronics/Appliances	2-Mile	22,770	\$21,248,117	\$27,706,429	(\$6,458,312)	(30.4%)
Clothing & Accessories	2-Mile	22,770	\$59,818,015	\$37,483,378	\$22,334,638	37.3%
Other General Merchandise	2-Mile	22,770	\$61,927,953	\$117,052,651	(\$55,124,698)	(89.0%)
GAFO Total	2-Mile	22,770	\$271,524,047	\$305,251,025	(\$33,726,978)	(12.4%)
Non-GAFO						
Eating & Drinking Places	2-Mile	22,770	\$143,297,627	\$138,551,308	\$4,746,319	3.3%
Misc. Stores	2-Mile	22,770	\$17,227,674	\$57,346,279	(\$40,118,604)	(232.9%)
Health & Personal Care	2-Mile	22,770	\$65,449,408	\$90,181,224	(\$24,731,816)	(37.8%)
Building/Garden Materials	2-Mile	22,770	\$123,384,556	\$148,604,900	(\$25,220,344)	(20.4%)
Food & Beverage	2-Mile	22,770	\$152,715,020	\$136,525,198	\$16,189,822	10.6%
Non-GAFO Total	2-Mile	22,770	\$502,074,284	\$571,208,908	(\$69,134,623)	(13.8%)
Total Excluding Vehicle/Gas/Non-Store	2-Mile	22,770	\$773,598,331	\$876,459,932	(\$102,861,601)	(13.3%)
Motor Vehicle/Gas/Non-Store						
Motor Vehicle	2-Mile	22,770	\$240,805,402	\$673,868,635	(\$433,063,233)	(179.8%)
Gas Stations	2-Mile	22,770	\$69,445,197	\$126,852,811	(\$57,407,614)	(82.7%)
Other Non-Store Retailers	2-Mile	22,770	\$104,493,962	\$63,149,852	\$41,344,110	39.6%
Motor Vehicle/Gas/Non-Store Total	2-Mile	22,770	\$414,744,561	\$863,871,298	(\$449,126,737)	(108.3%)
Total	2-Mile	22,770	\$1,188,342,893	\$1,740,331,231	(\$551,988,338)	(46.5%)

Source: Claritas; TCG

(1) GAFO = General Merchandise, Apparel, Furniture, and Other

EXHIBIT II-6C

GAP ANALYSIS - RETAIL DEMAND FORECAST
 RETAIL TRADE AREA
 2017

I. Consumer Spending Opportunity Gap Demand Potential

Spending Category	Consumer Spending			Expected Sales Per SF	Current Retail Gap	Unfulfilled Retail Space @ \$400/SF	Demand Potential			
	Consumer Demand	Actual Sales	Sales/ Demand				Site Capture (2)	New SF	Feasible at Site (3)	Concluded Demand
GAFO (1)										
Department Stores	\$69,086,726	\$28,620,857	41.4%		\$40,465,869	101,165	---Not Compatible---		No	0
Furniture	\$25,453,428	\$63,360,499	248.9%		(\$37,907,071)	0	---No Net Increase---		No	0
Sporting Goods/Hobby	\$19,179,644	\$16,324,299	85.1%		\$2,855,346	7,138	15.0%	1,071	No	0
Books & Music	\$3,854,579	\$2,289,958	59.4%		\$1,564,620	3,912	15.0%	587	No	0
Office Supplies, Gift Stores	\$10,955,585	\$12,412,954	113.3%		(\$1,457,369)	0	---No Net Increase---		No	0
Electronics/Appliances	\$21,248,117	\$27,706,429	130.4%		(\$6,458,312)	0	---No Net Increase---		No	0
Clothing & Accessories	\$59,818,015	\$37,483,378	62.7%		\$22,334,638	55,837	---Not Compatible---		No	0
Other General Merchandise	\$61,927,953	\$117,052,651	189.0%		(\$55,124,698)	0	---No Net Increase---		No	0
GAFO Total	\$271,524,047	\$305,251,025	112.4%		(\$33,726,978)	168,051	1.0%	1,657		0
Non-GAFO										
Eating & Drinking Places	\$143,297,627	\$138,551,308	96.7%		\$4,746,319	11,866	40.0%	4,746	Yes	4,746
Misc. Stores	\$17,227,674	\$57,346,279	332.9%		(\$40,118,604)	0	---No Net Increase---		No	0
Health & Personal Care	\$65,449,408	\$90,181,224	137.8%		(\$24,731,816)	0	---No Net Increase---		No	0
Building/Garden Materials	\$123,384,556	\$148,604,900	120.4%		(\$25,220,344)	0	---No Net Increase---		No	0
Food & Beverage	\$152,715,020	\$136,525,198	89.4%		\$16,189,822	40,475	15.0%	6,071	No	0
Non-GAFO Total	\$502,074,284	\$571,208,908	113.8%		(\$69,134,623)	52,340	20.7%	10,818		4,746
Motor Vehicle/Gas/Non-Store										
Motor Vehicle	\$240,805,402	\$673,868,635	279.8%		(\$433,063,233)	0	---No Net Increase---		No	0
Gas Stations	\$69,445,197	\$126,852,811	182.7%		(\$57,407,614)	0	---No Net Increase---		No	0
Other Non-Store Retailers	\$104,493,962	\$63,149,852	60.4%		\$41,344,110	103,360	---Not Compatible---		No	0
Motor Vehicle/Gas/Non-Store Total	\$414,744,561	\$863,871,298	208.3%		(\$449,126,737)	103,360	0.0%	0		0
Total (All Spending Categories)	\$1,188,342,893	\$1,740,331,231	146.5%	\$400	(\$551,988,338)	323,752	3.9%	12,475		4,746
Excluding Vehicle/Gas/Non-Store	\$773,598,331	\$876,459,932	113.3%		(\$102,861,601)	220,392	5.7%	12,475		4,746

Note: In addition to the demand derived from spending gaps within the Retail Trade Area, an additional portion of demand will come from new household growth, as shown on the next page.

Source: Claritas; TCG

(1) GAFO = General Merchandise, Apparel, Furniture, and Other

(2) Capture accounts for retail spending outside of the area as well as competitive retail inventory within the RTA

(3) Feasibility based on whether or not a credit-worthy tenant would be able to occupy the amount of retail square footage demanded

EXHIBIT II-6C

GAP ANALYSIS - RETAIL DEMAND FORECAST
 RETAIL TRADE AREA
 2017

II. Consumer Spending Opportunity Gap Demand Potential

Market Factor	New Resident Generated Spending			Demand From Household Growth					
	Per Household Spending		Year	Expected Sales Per SF	Unfulfilled Retail Space @ \$400/SF	Site Capture (1)	Additional Retail Demand (SF)	Feasible at Site (2)	Concluded Demand
	\$	%	2017						
New Household Growth			220						
Spending Categories									
Department Stores	\$3,034	5.8%	\$668,728		1,672	---Not Compatible---		No	0
Furniture	\$1,118	2.1%	\$246,378		616	---No Retail Demand---		No	0
Sporting Goods/Hobby	\$842	1.6%	\$185,650		464	15.0%	70	No	0
Books & Music	\$169	0.3%	\$37,311		93	15.0%	14	No	0
Office Supplies, Gift Stores	\$481	0.9%	\$106,045		265	---No Retail Demand---		No	0
Electronics/Appliances	\$933	1.8%	\$205,672		514	---No Retail Demand---		No	0
Clothing & Accessories	\$2,627	5.0%	\$579,011		1,448	---Not Compatible---		No	0
Other General Merchandise	\$2,720	5.2%	\$599,435		1,499	---No Retail Demand---		No	0
Eating & Drinking Places	\$6,293	12.1%	\$1,387,056		3,468	40.0%	1,387	Yes	1,387
Misc. Stores	\$757	1.4%	\$166,756		417	---No Retail Demand---		No	0
Health & Personal Care	\$2,874	5.5%	\$633,521		1,584	---No Retail Demand---		No	0
Building/Garden Materials	\$5,419	10.4%	\$1,194,307		2,986	---No Retail Demand---		No	0
Food & Beverage	\$6,707	12.9%	\$1,478,213		3,696	15.0%	554	No	0
Motor Vehicle	\$10,576	20.3%	\$2,330,888		5,827	---No Retail Demand---		No	0
Gas Stations	\$3,050	5.8%	\$672,198		1,680	---No Retail Demand---		No	0
Other Non-Store Retailers	\$4,589	8.8%	\$1,011,454		2,529	---Not Compatible---		No	0
Total (All Spending Categories)	\$52,189	100.0%	\$11,502,624	\$400	28,757	7.0%	2,025		1,387
Excluding Vehicle/Gas/Non-Store	\$33,975	65.1%	\$7,488,083		18,720	10.8%	2,025		1,387

III. Total Demand

Total Demand from Opportunity Gaps:	4,746
Total Demand from New Household Growth:	1,387
Current Site Retail Demand (SF):	6,133

(1) TCG assumes Site Capture of 0% for spending categories that are currently oversupplied

(2) Feasibility based on whether or not a credit-worthy tenant would be able to occupy the amount of retail square footage demanded

EXHIBIT II-7

**GLOSSARY - SPENDING CATEGORIES
NAICS CODES
MAY 2017**

Spending Category	NAICS (2) Code	Description	Examples
GAFO (1)			
Department Stores	4521	Large-scale general merchandise stores	Wal-Mart Stores Inc; Target Corporation; Sears Holdings Corporation
Furniture	442	Furniture and home furnishings stores	Williams Sonoma Inc; La-Z-Boy; Famers Home Furniture
Sporting Goods/Hobby	451	Sporting goods, hobby, musical instrument, and book stores	Hobby Lobby Stores Inc; Dick's Sporting Goods Inc; Michaels Stores Inc
Books & Music	4512	Book stores and news dealers	Prentice Hall; Amazon.com; Readerlink Distribution Services LLC
Office Supplies, Gift Stores	4532	Office supplies, stationery, and gift stores	Staples Inc; Office Depot Inc; Hallmark Inc
Electronics/Appliances	443	Electronics and appliance stores	Intel; Oracle Corporation; RadioShack Corporation; AT&T
Clothing & Accessories	448	Clothing and clothing accessories stores	Abercrombie & Fitch Co; Urban Outfitters Inc; Brighton Collectibles
Other General Merchandise	4529	Other general merchandise stores	Brookstone Inc; 99 Cents Only Stores; Big Lots Stores Inc
Non-GAFO			
Eating & Drinking Places	722	Food services and drinking places	Taco Bell; El Pollo Loco; In N Out Burger
Misc. Stores	453	Miscellaneous store retailers	Safariland LLC; RJ Reynolds Tobacco; Marcal Manufacturing LLC
Health & Personal Care	446	Health and personal care stores	Rite Aid Corporation; Haggen Inc; Walgreens
Building/Garden Materials	444	Building material and garden equipment supplies dealers	Lowe's Companies Inc; Sherwin-Williams Co; Home Depot Inc
Food & Beverage	445	Food and beverage stores	Food 4 Less; Koch Foods Inc; Ralphs
Motor Vehicle/Gas/Non-Store			
Motor Vehicle	441	Motor vehicle and parts dealers	Lockheed Martin Corporation; AutoNation Inc; Discount Auto Parts LLC
Gas Stations	447	Gasoline stations	Tri Star Energy LLC; Travel Centers of America
Other Non-Store Retailers	454	Non-store retailers	Amazon.com; HSN Inc; Energy Transfer Partners LP

(1) GAFO = General Merchandise, Apparel, Furniture, and Other

(2) North American Industry Classification System (NAICS)



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ANDREW GONZALES, SENIOR PLANNER

DATE: JUNE 12, 2018

SUBJECT: **MITIGATED NEGATIVE DECLARATION NO. 2018-02 (GOLDEN AVENUE BRIDGE REPLACEMENT PROJECT)**

RECOMMENDATION:

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

1. Receive the staff report concerning Mitigated Negative Declaration (MND) No. 2018-02; and
2. Adopt Resolution No. PC-2018-10, a Resolution of the Planning Commission of the City of Placentia adopting and certifying MND 2018-02, and findings that the Mitigated Negative Declaration, 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
3. Direct staff to file a Notice of Determination (NOD).

DISCUSSION:

The City of Placentia received a grant through the Federal Highway Bridge Program of more than \$2 million to remove and replace the existing Golden Avenue Bridge located over Carbon Canyon Creek Channel. The California Department of Transportation (Caltrans) is the grant administering authority overseeing the expenditure of these grants funds. The project area is located to the east of California Street, west of Rose Drive, north of Brooklyn Avenue, and south of Chicago Avenue and Imperial Highway/State Route (SR-) 90. The project limits will extend 200 feet from each end of the existing bridge, and 75 feet upstream and downstream of the bridge.

This Initial Study (IS) was prepared in compliance with the California Environmental Quality Act (CEQA) and the procedures for implementation of CEQA. The purpose of the IS is to assess the potential direct, indirect, and cumulative impacts on the human and natural environment resulting from the project. As the CEQA Lead Agency, the City has the primary responsibility for preparing the IS.

The existing bridge was built in 1934, and is described as an earth-filled reinforced concrete arch bridge supported on concrete spread footings. The existing bridge is 27 feet wide and 34 feet

long, and carries two lanes of traffic over the Carbon Canyon Creek Channel. The bridge has been determined to be functionally obsolete, according to a Caltrans Bridge Inspection Report dated September 29, 2011.

The project includes the removal of the existing bridge in its entirety, including the removal of the asphalt overlay, reinforced concrete deck arch bridge, reinforced concrete spread footings, and the soil backfill contained within the arch bridge. A replacement bridge will be constructed that will be wider than the existing bridge, with a width of 58 feet, 4 inches to accommodate two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet American Association of State Highway and Transportation Officials (AASHTO) and American with Disabilities Act (ADA) minimum standards. In addition, the replacement bridge will be longer than the existing bridge, with a length of 82 feet, 6 inches to accommodate the proposed bike path along the Carbon Canyon Creek Channel as part of the Orange County (OC) Loop Bikeway Project.

Construction would be completed within seven months. During construction, Golden Avenue will be closed from California Street to immediately west of Rose Drive, approximately 0.18 mile east of the project area; however, through access would be allowed to and from residences along Navigation Circle to the east of the bridge. Detour routes around the construction area will be available on Rose Drive, Bastanchury Road, and Valencia Avenue.

No significant impacts are anticipated to result from the project with implementation of avoidance and minimization measures. Therefore, a draft Mitigated Negative Declaration has been prepared for the project. Environmental impacts from the project are summarized in the IS/MND package.

CEQA:

An initial study was conducted by GPA Consulting, a professional environmental firm. This document evaluated all CEQA issues contained in the latest Initial Study Checklist form. The evaluation determined that either no impact or less than significant impacts would be associated within all environmental categories, excluding Cultural Resources, Noise and Vibration, and Tribal Cultural Resources. These categories require the implementation of mitigation measures to reduce impacts to a less than significant level. The required mitigation has been proposed in this Initial Study to reduce impacts for these issues to a less than significant impact. These mitigation measures are recommended to be adopted and certified by the Planning Commission.

Based on the findings in this Initial Study, staff recommends adoption of a Mitigated Negative Declaration (MND No. 2018-02). A Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was issued for this project by the City of Placentia. The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration was circulated for 30 days to receive public comment and was processed by the State Clearinghouse in accordance with all applicable State environmental regulations. This 30-day review period ran from April 2, 2018 to May 1, 2018. Staff received three comments received from Caltrans, City of Yorba Linda, and the City of Placentia Historical Committee. The comments have been responded to and are available for Planning Commission review and have been incorporated into the final IS/MND package prepared for adoption.

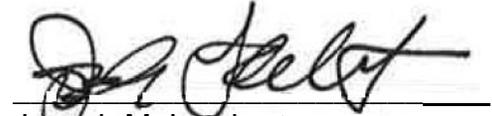
RECOMMENDATION:

Based upon the findings and conclusions set forth herein, staff recommends that the Planning Commission adopt and certify MND 2018-02, including the associated Mitigation Monitoring and Reporting Program (MMRP).

Prepared and submitted by:


Andrew A. Gonzales
Senior Planner

Reviewed and approved by:


Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2018-10
 - 1.a. Initial Study, Draft Mitigated Negative Declaration No. 2018-02, and Initial Study Appendix A
 - 1.b. Appendix B: Mitigation Monitoring and Reporting Program (MMRP)
 - 1.c. Appendix C: Public Comments and Responses
 - 1.d. Appendix D: Technical Studies (<http://www.placentia.org/index.aspx?NID=776>)

RESOLUTION NO. PC-2018-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING THE ADOPTION OF MITIGATED NEGATIVE DECLARATION NO. 2018-02 FOR THE REMOVAL AND REPLACEMENT OF THE GOLDEN AVENUE BRIDGE OVER CARBON CANYON CREEK CHANNEL LOCATED EAST OF CALIFORNIA STREET, WEST OF ROSE DRIVE, BETWEEN CHICAGO AND BROOKLYN AVENUES

A. Recitals.

(i). On June 12, 2018, the Planning Commission of the City of Placentia conducted, and concluded, a noticed public meeting, and considered the adoption of Mitigated Negative Declaration (MND) No. 2018-02 for the the removal and replacement of the Golden Avenue Bridge over Carbon Canyon Creek Channel located east of California Street, between Chicago and Brooklyn Avenues.

(ii). The Planning Commission received a report and other relevant information from City staff regarding the environmental analysis associated with the bridge removal and replacement project.

(iii). All other 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:

Section 1. The Planning Commission of the City of Placentia adopts and certifies MND 2018-02 and finds that the Mitigated Negative Declaration, 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 Commission review and consider the information contained in said Mitigated Negative Declaration with respect to the Application:

- a. The Planning Commission finds and determines that, based upon the findings set forth below, no significant adverse environmental effects will occur; and
- b. The Planning Commission finds that facts supporting the above-specified findings are contained in the Mitigated Negative Declaration, the staff report and exhibits, and the information provided to the Commission with respect to the Mitigated Negative Declaration. Mitigation measures are intended to mitigate and/or avoid environmental effects identified in MND 2018-02.

Section 2. Based upon the findings and conclusions set forth herein, this Planning Commission hereby adopts and certifies MND 2018-02, including the associated Mitigation Monitoring and Reporting Program, attached as exhibits “a”, “b”, and “c” to this resolution.

Section 3. 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 12th day of June, 2018.

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 12th day of June, 2018, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of June, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

**ATTACHMENT 1.a
INITIAL STUDY,
DRAFT MITIGATED NEGATIVE DECLARATION
NO. 2018-02
& INITIAL STUDY APPENDIX "A"**

Initial Study/Mitigated Negative Declaration

Golden Avenue over Carbon Canyon Creek Channel

LEAD AGENCY:

City of Placentia

401 East Chapman Avenue

Placentia, California 92870

Contact: Luis Estevez, Public Works Director

PREPARED BY:

GPA Consulting

231 California Street

El Segundo, CA 90245

May 2018

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The City of Placentia (City) is proposing to replace the existing Golden Avenue Bridge over Carbon Canyon Creek Channel in the City of Placentia, Orange County, California.

Initial Study/Proposed Mitigated Negative Declaration

Submitted Pursuant to: (State) Division 13

City of Placentia

Date of Approval

Joseph M. Lambert

Director of Development Services
City of Placentia
CEQA Lead Agency

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MITIGATED NEGATIVE DECLARATION

CITY OF PLACENTIA

MITIGATED NEGATIVE DECLARATION

Pursuant to Division 13, State of California Public Resources Code

Project Description:

The City of Placentia (City), in cooperation with the California Department of Transportation (Caltrans) proposes to replace the existing Golden Avenue Bridge over Carbon Canyon Creek Channel (project) in the City of Placentia, Orange County, California.

Determination:

The City of Placentia has prepared an Initial Study (IS) for this project, and pending public review, expects to determine from this study that the project will not have a significant effect on the environment for the following reasons:

- The project would have no impact on agricultural and forestry resources, land use and planning, mineral resources, population and housing, public services, recreation, or utilities and service systems.
- The project would have less than significant impact on aesthetics, air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, and transportation/traffic.
- The project would have less than significant impact with mitigation on cultural resources, tribal cultural resources, noise and vibration, and mandatory findings of significance because the mitigation measures would reduce the potential effects to less than significant.

Mitigation Measures:

- The project will have no significant impact on biological resources because mitigation measures have been incorporated into the project that will reduce potential effects to less than significant.
- Mitigation measures that will reduce potentially significant impacts resulting from the project to less than significant are summarized in the Mitigation Monitoring Program for the project (Appendix B of the Initial Study).

Joseph M. Lambert
Director of Development Services
City of Placentia
CEQA Lead Agency

Date

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- Appendix A: Engineering Drawings
- Appendix B: Mitigation Monitoring Program
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EXECUTIVE SUMMARY

The City of Placentia (City), in cooperation with the California Department of Transportation (Caltrans), is proposing to replace the existing Golden Avenue Bridge over Carbon Canyon Creek Channel in the City of Placentia, Orange County, California. The project area is near the border between the cities of Placentia and Yorba Linda, and is located to the east of California Street, west of Rose Drive, north of Brooklyn Avenue, and south of Chicago Avenue and Imperial Highway/State Route (SR-) 90. The project limits would extend 200 feet from each end of the existing bridge, and 75 feet upstream and downstream of the bridge.

This Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA) and the procedures for implementation of CEQA. The purpose of this Initial Study is to assess the potential direct, indirect, and cumulative impacts on the human and natural environment resulting from the project. As the CEQA Lead Agency, the City has primary responsibility for preparing the Initial Study.

The existing bridge was built in 1934, and is an earth-filled reinforced concrete arch bridge supported on concrete spread footings. The existing bridge is 27 feet wide and 34 feet long, and carries two lanes of traffic over the Carbon Canyon Creek Channel. The bridge has been determined to be functionally obsolete, according to a Caltrans Bridge Inspection Report dated September 29, 2011.

The project includes the removal of the existing bridge in its entirety, including the removal of the asphalt overlay, reinforced concrete deck arch bridge, reinforced concrete spread footings, and the soil backfill contained within the arch bridge. A replacement bridge would be constructed that would be wider than existing bridge, with a width of 58 feet, 4 inches to accommodate two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet American Association of State Highway and Transportation Officials (AASHTO) and ADA minimum standards. In addition, the replacement bridge would be longer than the existing bridge, with a length of 82 feet, 6 inches to accommodate the proposed bike path along the Carbon Canyon Creek Channel as part of the Orange County (OC) Loop Bikeway Project.

Construction would be completed within seven months. During construction, Golden Avenue would be closed from California Street to immediately west of Rose Drive, approximately 0.18 mile east of the project area; however, through access would be allowed to and from residences along Navigation Circle to the east of the bridge. Detour routes around the construction area would be available on Rose Drive, Bastanchury Road, and Valencia Avenue (see **Appendix A, Engineer Drawings (Traffic Control Plan Sheet)**).

No significant impacts are anticipated to result from the project with implementation of avoidance and minimization measures. Therefore, a Mitigated Negative Declaration will be prepared for the project. Environmental impacts from the project are summarized in the table below.

Summary of Environmental Impacts

Environmental Factor	Impact Determination
Aesthetics	Less Than Significant Impact
Agriculture and Forest Resources	No Impact
Air Quality	Less Than Significant Impact
Biological Resources	Less Than Significant Impact
Cultural Resources	Less Than Significant with Mitigation Incorporated
Geology and Soils	Less Than Significant Impact
Greenhouse Gas Emissions	Less Than Significant Impact
Hazards and Hazardous Materials	Less Than Significant Impact
Hydrology and Water Quality	Less Than Significant Impact
Land Use and Planning	No Impact
Mineral Resources	No Impact
Noise and Vibration	Less Than Significant with Mitigation Incorporated
Population and Housing	No Impact
Public Services	No Impact
Recreation	No Impact
Transportation/Traffic	Less Than Significant Impact
Tribal Cultural Resources	Less Than Significant with Mitigation Incorporated
Utilities and Service Systems	No Impact
Mandatory Findings of Significance	Less Than Significant with Mitigation Incorporated

1.0 INTRODUCTION

The City of Placentia (City), in cooperation with the California Department of Transportation (Caltrans), is proposing to replace the existing Golden Avenue Bridge over Carbon Canyon Creek Channel (project) in the City of Placentia, Orange County, California.

Following preliminary review of the 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 was prepared in compliance with CEQA and the procedures for implementation of CEQA. The purpose of this Initial Study is to assess the potential direct, indirect, and cumulative impacts on the human and natural environment resulting from the project. As the CEQA Lead Agency, the City has primary responsibility for preparing the Initial Study.

1.1.1 Project Location

Placentia is in northern Orange County and is surrounded by the cities of Yorba Linda, Brea, Fullerton, and Anaheim (see **Figure 2-1. Regional Location**). Golden Avenue is a residential street that connects North Kraemer Boulevard to the west with Imperial Highway/State Route (SR-) 90 to the east (**Figure 2-2. Project Location**). The project area is near the border between the cities of Placentia and Yorba Linda, and is located to the east of California Street, west of Rose Drive, north of Brooklyn Avenue, and south of Chicago Avenue and Imperial Highway/State Route (SR-) 90.

The segment of Golden Avenue in the project area includes the existing Golden Avenue Bridge over Carbon Canyon Creek Channel (see **Figure 2-3. Project Footprint**). The project limits would extend 200 feet from each end of the existing bridge, and 75 feet upstream and downstream of the Golden Avenue Bridge.

1.1.2 Project Setting

Golden Avenue is a residential street with a narrow shoulder and Class II bike path on the north and south sides of the roadway to the east and west of the bridge. Utility poles, light fixtures, and sidewalks also line Golden Avenue to the east and west of the bridge. Golden Avenue narrows at the bridge approaches and is absent of any shoulders, bike paths, or sidewalks.

The existing bridge was built in 1934, and is an earth-filled reinforced concrete arch bridge supported on concrete spread footings. The existing bridge is 27 feet wide and 34 feet long, and carries two lanes of traffic over the Carbon Canyon Creek Channel. The bridge has been determined to be functionally obsolete, according to a Caltrans Bridge Inspection Report dated September 29, 2011.

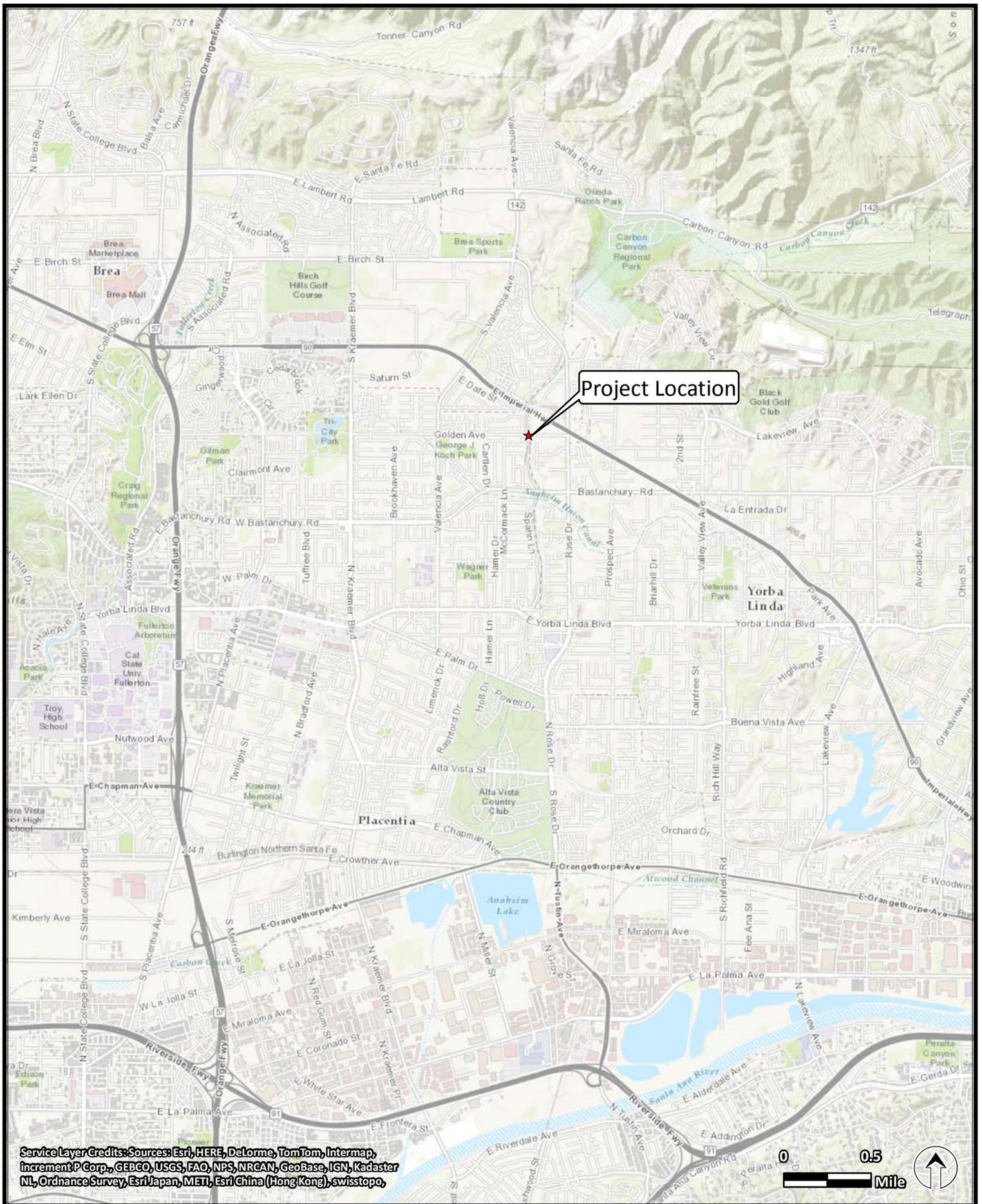
The Carbon Canyon Creek Channel is a narrow, concrete-lined drainage within a larger, unlined channel that flows to the Santa Ana River, several miles downstream from the project area. Flows within the channel are likely variable, with highest flows occurring for short periods after rainstorms. The concrete portion of the channel does not contain vegetation; however, the upper slopes of the larger channel contain several large trees, including *Ailanthus altissima* (tree of heaven), *Pinus spp.* (pine), and *Washingtonia spp.* (fan palm). The rest of the area is bare ground interspersed with weedy plants.

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Figure 2-1. REGIONAL LOCATION Golden Avenue Bridge Replacement/Rehabilitation Project

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Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, incrementP Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo,



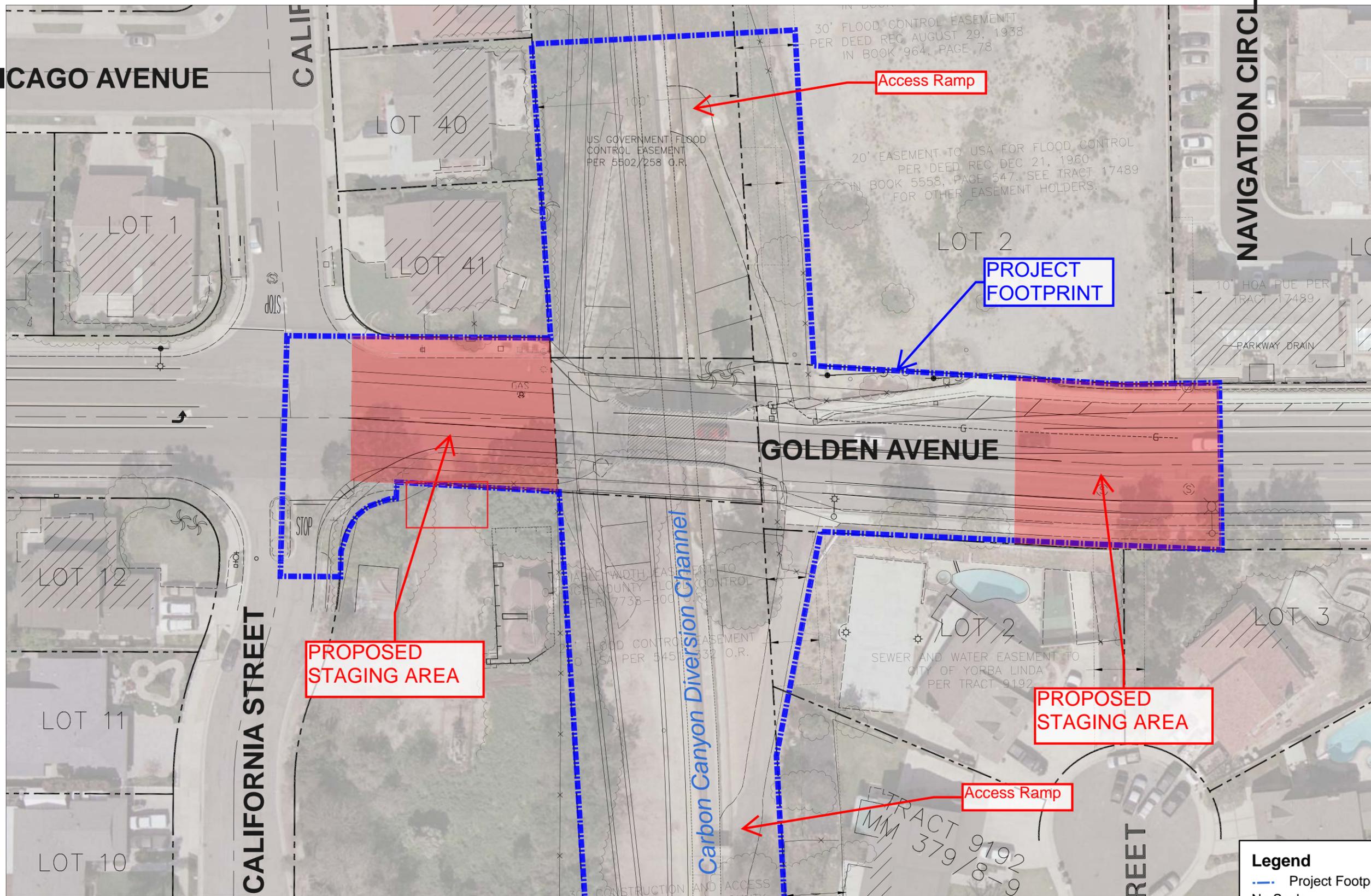
Figure 2-2. PROJECT LOCATION
Golden Avenue Bridge Replacement/Rehabilitation Project

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CHICAGO AVENUE

CALIF

NAVIGATION CIRCLE



PROPOSED STAGING AREA

PROJECT FOOTPRINT

Access Ramp

PROPOSED STAGING AREA

Access Ramp

Legend

- Project Footprint
- No Scale



Source: BCA, 2017



Figure 2-3. PROJECT FOOTPRINT
Golden Avenue Bridge Replacement/Rehabilitation Project

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1.1.3 Project Characteristics

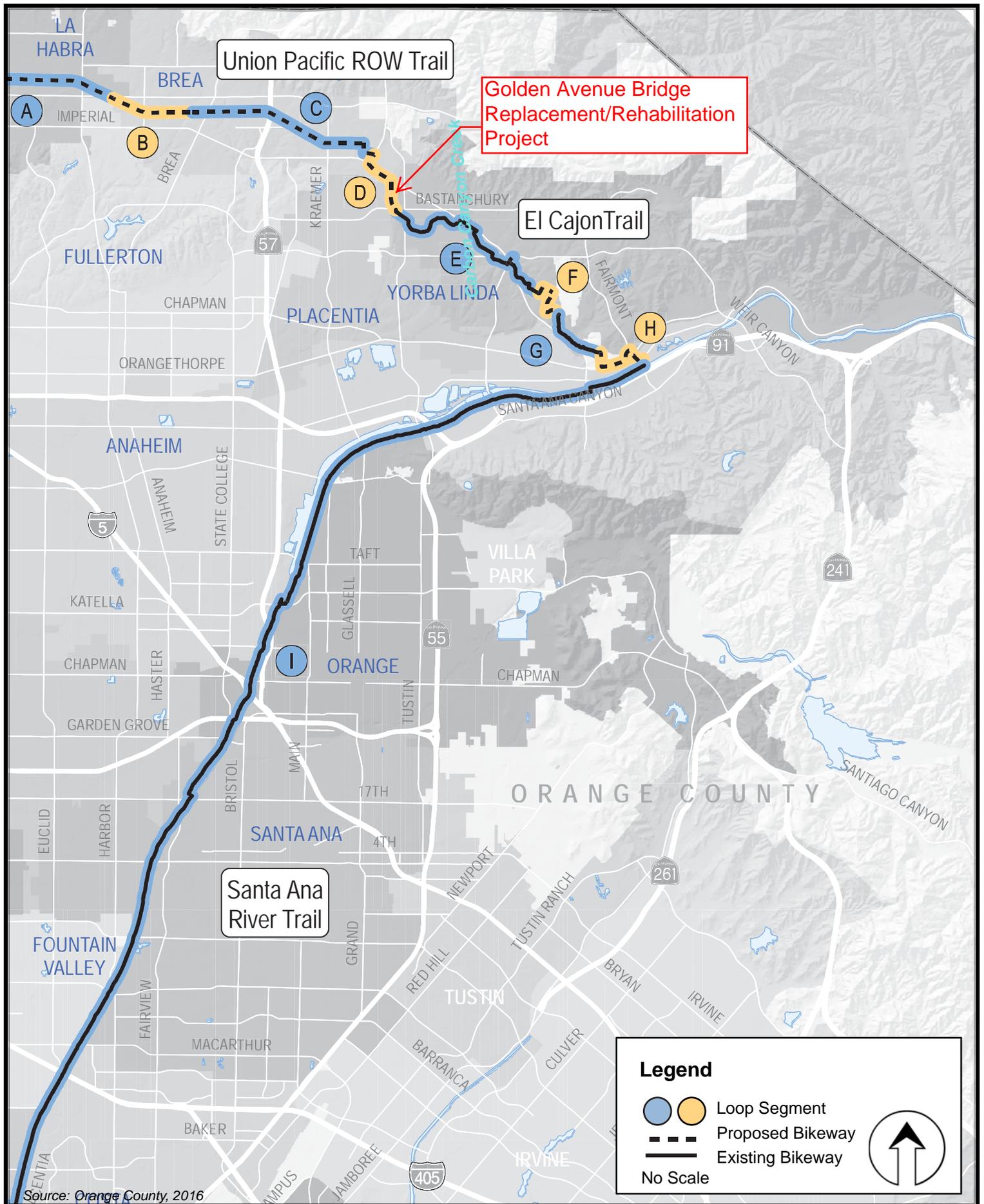
The project includes the removal of the existing bridge in its entirety, including the removal of the asphalt overlay, reinforced concrete deck arch bridge, reinforced concrete spread footings, and the soil backfill contained within the arch bridge. A replacement bridge would be constructed that would be wider than the existing bridge, with a width of 58 feet, 4 inches to accommodate two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet American Association of State Highway and Transportation Officials (AASHTO) minimum standards. In addition, the replacement bridge would be longer than the existing bridge, with a length of 82 feet, 6 inches to accommodate a proposed bike path along the Carbon Canyon Creek Channel as part of the Orange County (OC) Loop Bikeway Project (see **Figure 2-4. Orange County Loop Bikeway Project**).

All work would be completed in the existing right-of-way (ROW), and no ROW acquisition would be required for the project. Existing utilities (gas and oil lines) on the north side of the bridge would be relocated between the bridge girders (hanging) along the bridge. Temporary construction easements (TCE) would be required for project construction, and would extend across the 100-foot-wide flood control easement in the Carbon Canyon Creek Channel and along designated access ramps to the channel from Golden Avenue (see **Appendix A, Engineering Drawings**). Construction equipment would be staged along Golden Avenue to the west and east of the bridge (see **Figure 2-3. Project Footprint**). The staging areas would be approximately 100 feet long and 80 feet wide.

Excavation to a maximum depth of 15 feet would be required to construct the cast-in-drilled-hole piles, abutment footings, and abutment seats. Storm drain pipes would be connected at all four quadrants of the bridge to the existing concrete channel wall. To connect the storm, drain pipes, work in the channel would be required to form the reinforced concrete collar around the storm drains. Construction would be conducted during the summer (June to September) when there would be no water in the channel. The trees on both sides of the bridge would be removed to construct the project. Two trees of heaven (*Ailanthus altissima*), one on the north and one on the south side of the bridge, and two fan palms (*Washingtonia spp.*), both on the north side of the bridge, would be removed to accommodate bridge widening.

Construction would be completed within seven months. During construction, Golden Avenue would be closed from California Street to immediately west of Rose Drive, approximately 0.18 mile east of the project area; however, through access would be allowed to and from residences along Navigation Circle to the east of the bridge. Detour routes around the construction area would be available on Rose Drive, Bastanchury Road, and Valencia Avenue.

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Source: Orange County, 2016



**Figure 2-4. ORANGE COUNTY LOOP BIKEWAY PROJECT
Golden Avenue Bridge Replacement/Rehabilitation Project**

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1.1.4 CEQA Requirements

In accordance with CEQA (Public Resources Code Section 21000- 21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the City, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine if the project would have a significant environmental impact.

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.

If, because 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 City has determined that the proposed project would not have a significant effect on the environment and a Negative Declaration was prepared.

The environmental documentation, which is ultimately selected by the City 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 was subject to a public review period. The 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. However, project implementation requires an action by a State Agency, Caltrans, which is a responsible agency. Therefore, the document was submitted to the State Clearinghouse for public and agency review, and the review period was 30 days in accordance with Section 15073 of the CEQA Guidelines.

Following review of comments received, the City considered these comments as a part of the project's environmental review and included them with the Initial Study documentation for consideration by the City in accordance with Section 15074(b) of the CEQA Guidelines. Comments received, and the City's response to received comments, are available in Appendix C, Public Comment and Response.

2.0 ENVIRONMENTAL SUMMARY

2.1 Introduction

1. Project Title

Golden Avenue Bridge Replacement Project

2. Lead Agency Name and Address

City of Placentia
401 East Chapman Avenue
Placentia, California 92879

3. Contact Person and Phone Numbers

Mr. Luis Estevez, Public Works Director, (714) 993-8120

4. Project Location

Placentia is in northern Orange County and is surrounded by the cities of Yorba Linda, Brea, Fullerton, and Anaheim (see **Figure 2-1. Regional Location**). Golden Avenue is a residential street that connects North Kraemer Boulevard to the west with Imperial Highway/State Route (SR-) 90 to the east (**Figure 2-2. Project Location**). The project area is near the border between the cities of Placentia and Yorba Linda, and is located to the east of California Street, west of Rose Drive, north of Brooklyn Avenue, and south of Chicago Avenue and Imperial Highway/SR-90.

The segment of Golden Avenue in the project area includes the existing Golden Avenue Bridge over Carbon Canyon Creek Channel (see **Figure 2-3. Project Footprint**). The project limits would extend 200 feet from each end of the existing bridge, and 75 feet upstream and downstream of the Golden Avenue Bridge.

5. Project Sponsor's Name and Address

City of Placentia
Public Works Department
401 East Chapman Avenue
Placentia, California 92879

6. General Plan Designation

The project area is a City-owned roadway that is in the public ROW, and is therefore not designated for any use.

7. Zoning

The project area is a City-owned roadway that is in the public ROW, and is therefore not zoned for any use.

8. Description of Project

The project includes the removal of the existing bridge in its entirety, including the removal of the asphalt overlay, reinforced concrete deck arch bridge, reinforced concrete spread footings, and the soil backfill contained within the arch bridge. A replacement bridge would be constructed that would be wider than existing bridge, with a width of 58 feet, 4 inches to accommodate two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet AASHTO and ADA minimum standards. In addition, the replacement bridge would be longer than the existing bridge, with a length of 82 feet, 6 inches to accommodate a proposed bike path along the Carbon Canyon Creek Channel as part of the OC Loop Bikeway Project.

9. Surrounding Setting and Land Uses

The project area is surrounded by single-family residential neighborhood to the northwest, southwest, and southeast, with two single-family residences directly adjacent to the project area to the northwest and the southeast, respectively. The property directly to the southwest is owned by an oil company and contains various equipment for oil operations. The property directly to the northwest is covered with gravel and a few trees and shrubs. A multi-family residential neighborhood is to the northeast of the project area.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement)

The City is requesting federal funding for the project through Caltrans; therefore, a separate environmental review under the National Environmental Policy Act (NEPA) is required.

Because the project would require work within Carbon Creek, which is a jurisdictional waterway, the project would require permits from regulatory agencies, including a Section 404 of the Clean Water Act Nationwide Permit from the United States Army Corps of Engineers (USACE), a Section 401 of the Clean Water Act Certification from the Regional Water Quality Control Board (RWQCB), and a 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW).

2.2 Evaluation of Environmental Impacts

Section 3 (following) analyzes the potential environmental impacts associated with the proposed bridge replacement. The issue areas evaluated in this Initial Study include:

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

- Tribal Cultural Resources
- Utilities and Service Systems

The environmental analysis in Section 3 is patterned after the Initial Study Checklist recommended by the CEQA Guidelines, as amended, and used by the City 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 project’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 project. To each question, there are four possible responses:

- **No Impact.** The project will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The project will have the potential for affecting the environment, although this impact will be below established thresholds that are significant.
- **Less Than Significant with Mitigation Incorporated.** The project 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 project’s physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The project 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.

2.3 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 “Less Than Significant With Mitigation Incorporated,” as indicated by the checklist on the following pages.

	Aesthetics		Mineral Resources
	Agriculture and Forest Resources	<input checked="" type="checkbox"/>	Noise
	Air Quality		Population and Housing
	Biological Resources		Public Services
<input checked="" type="checkbox"/>	Cultural Resources		Recreation
	Geology and Soils		Transportation/Traffic
	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Tribal Cultural Resources
	Hazards and Hazardous Materials		Utilities/Service Systems
	Hydrology and Water Quality	<input checked="" type="checkbox"/>	Mandatory Findings of Significance
	Land Use and Planning		

3.0 CEQA CHECKLIST

The following analysis includes an assessment of the project and the identification of potential project impacts. Explanations are provided for each item in the environmental checklist.

3.1 Aesthetics

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant 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

The following analysis incorporates the findings of a Visual Impact Memorandum completed for the project (GPA Consulting, 2017a).

a) Have a substantial adverse effect on a scenic vista?

No Impact. The project area is densely developed with a single-family residential neighborhood and does not include a designated scenic vista. Therefore, no impacts on a scenic vista would result from the project.

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

No Impact. The project area is not located along a state scenic highway. Therefore, no impacts on scenic resources within a scenic highway would result from the project.

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

Less Than Significant Impact. The existing bridge was built in 1934, and is an earth-filled reinforced concrete arch bridge supported on concrete spread footings. The existing bridge is 34 feet long and 27 feet wide, and carries two lanes of traffic over the Carbon Canyon Creek Channel. The existing bridge railing is a decorative concrete guard railing. The railing is short and does not obstruct views from the bridge.

The anticipated replacement bridge would be widened to 58 feet and 4 inches to accommodate two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet AASHTO and ADA minimum standards. In addition, the replacement bridge would be lengthened to 82 feet and six inches to accommodate the planned bike path along the Carbon Canyon Creek Channel as part of the OC Loop Bikeway Project.

The proposed bridge would appear noticeably larger to viewers familiar with the project area. However, the replacement bridge would match existing roadway widths on Golden Avenue to the east and west of the bridge. The replacement bridge would include bike lanes/shoulders and sidewalks, similar to the adjacent segments of Golden Avenue, and the roadway would no longer narrow noticeably at the bridge approaches.

Sensitive viewers are considered nearby residents, bicyclists, and pedestrians. Two adjacent residences to the northwest and southeast of the bridge, respectively, would be considered the most sensitive viewers. Residents that are further away from the project area would be less sensitive to visual changes. Bicyclists and pedestrians pass through the project area at a leisurely pace, allowing enough time to experience their surroundings with substantial detail. Therefore, bicyclists and pedestrians are considered more sensitive viewers, while motorists that pass through the project area more quickly are considered the least sensitive viewers.

Because the roadway features on the new bridge would match adjacent segments on Golden Avenue, the new width of the replacement bridge would be compatible with the existing visual character along Golden Avenue. Sensitive viewers would likely view the additional bike lanes/shoulders and sidewalks to be harmonious with the existing roadway features to the east and west of the bridge. Therefore, the larger width of the bridge would not substantially degrade the visual character or quality of the project area or its surroundings.

The new bridge replacement will be designed and constructed to meet AASHTO standards and will accommodate the OC Loop Bikeway Project. Several aesthetic features will be incorporated into the project design to minimize changes in the existing visual setting. The proposed bridge would be constructed with concrete, similar to the existing bridge. To allow space for the OC Loop Bikeway to cross under the bridge, the replacement bridge would not include an arch; however, an arched decorative fascia beam would be incorporated at the exterior edges of the bridge to mimic the existing design. In meeting AASHTO standards, the replacement guard railing would be solid instead of having decorative openings as compared to the existing guard rail. However, the guard railing will be stamped to mimic the shape of the current decorative openings. The height of the guard rail will be similar to the existing height, and existing views from the bridge would not be blocked by any new vertical structures.

Because aesthetic features that mimic the existing bridge would be incorporated into the project design, viewers would likely view the replacement bridge to be compatible with the existing bridge design.

Therefore, the new design of the replacement bridge would not substantially degrade the visual character or quality of the project area or its surroundings.

The upper slopes of the Carbon Canyon Creek Channel contain several large trees. Two trees of heaven, one on the north and one on the south side of the bridge, and two fan palms, both on the north side of the bridge, would be removed to accommodate the bridge widening. However, a substantial number of trees are along the banks of the Carbon Canyon Creek Channel and surrounding the project area. Only four trees would be removed to construct the project, but several similar trees would remain during and following project construction. Because tree removal in the project area would be minimal, sensitive viewers would likely not notice the changes in vegetation in the project area. Therefore, tree removal would not substantially degrade the visual character or quality of the project area or its surroundings.

During construction, the construction area would extend from California Street, adjacent to the west of the project area, to 200 feet east of the bridge. During project construction, vehicles would be staged to the west and east of the bridge. Construction materials, equipment, and debris would be visible in the project area during the construction period.

Project construction would last approximately up to seven months. Motorists, bicyclists, and pedestrians may not be able to see construction activities from their designated detour routes, and therefore, would not be substantially affected by visual impacts during project construction. Sensitive viewers from the surrounding residences would only be exposed to these visual changes during the construction period, and the surrounding visual setting would be restored to existing conditions following construction. In addition, views from surrounding residences are partially blocked by trees, shrubs, and fences, and therefore, sensitive viewers would not be substantially affected by temporary visual impacts during construction. Therefore, construction activities would not substantially degrade the visual character or quality of the project area or its surroundings.

The project would result in noticeable changes to the visual environment resulting from changes in the width and length of the bridge, changes in aesthetic features on the replacement bridge, vegetation removal, and construction activities. However, as discussed above, these changes would not substantially degrade the visual character or quality of the project area or its surroundings. Therefore, impacts on visual character and quality would be less than significant.

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. Existing sources of light or glare in the project area include vehicles on the roadway and street lamps that line Golden Avenue to the east and west of the bridge. The project would not result in additional vehicles on the bridge, and would not include additional street lamps that could create new sources of light or glare. Additional lighting could be required for certain construction activities; however, the lighting would be similar to existing street lamps, and would not adversely affect day or nighttime views in the area. Additionally, project construction would stop at 6 p.m. daily, and generally, would not require additional lighting. If lighting is required, spillage of light onto the adjacent properties during construction will be minimized to the maximum extent possible. Therefore, impacts related to new sources of light or glare would be less than significant.

3.2 Agriculture and Forest Resources

<p><i>In determining whether impacts on 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 the Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>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?</p>				<p style="text-align: center;"><input checked="" type="checkbox"/></p>
<p>b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?</p>				<p style="text-align: center;"><input checked="" type="checkbox"/></p>
<p>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))?</p>				<p style="text-align: center;"><input checked="" type="checkbox"/></p>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				<p style="text-align: center;"><input checked="" type="checkbox"/></p>
<p>e. Involve other changes in the existing environment that, 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?</p>				<p style="text-align: center;"><input checked="" type="checkbox"/></p>

Impact Analysis

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project area is a City-owned roadway that is surrounded by a single-family residential neighborhood to the northwest, southwest, and southeast, with two single-family residences directly adjacent to the project area to the northwest and the southeast, respectively. The property directly to the southwest is owned by an oil company and contains various equipment for oil operations. The property directly to the northwest is covered with gravel and a few trees and shrubs. A multi-family residential neighborhood is to the northeast of the project area. According to the Orange County Important Farmland Map, the project area is designated as urban and built-up land (California Department of Conservation, 2016). Therefore, no impacts on farmland would result from the project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project area is a City-owned roadway that is in the public ROW, and is therefore not zoned for agricultural use. Additionally, the project is not in an agricultural area preserved by the Williamson Act (California Department of Conservation, 2004). Therefore, no impacts on existing zoning for agricultural use or a Williamson Act contract would result from the project.

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

No Impact. The project area is a City-owned roadway that is in the public ROW, and is therefore not zoned for forest land or timberland. The project area does not include forest lands (i.e., land with 10 percent tree coverage, as defined in Public Resources Code Section 12220 (g)), or timberland (i.e., land that is available for growing a crop of trees intended for commercial use, as defined in Public Resources Code Section 4526). Therefore, no impacts on zoning for forest land or timberland would result from the project.

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

No Impact. As discussed in Response 4.2 (c) above, the project area does not include forest land. Therefore, no impacts on forest land would result from the project.

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 discussed in Responses 4.2 (a) and (c) above, the project area does not include farmland or forest land. Therefore, no impacts on farmland or forest land would result from the project.

3.3 Air Quality

<i>When 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>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that 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

The following analysis incorporates the findings of an Air Quality and Greenhouse Gas Impact Assessment completed for the project (AMBIENT, 2017a).

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

Less Than Significant Impact. The Federal Clean Air Act (FCAA) requires the United States Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) for criteria pollutants, which are ozone (O₃), coarse particulate matter less than 10 microns in diameter (PM₁₀), fine particulate matter less than 2.5 microns in diameter (PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead. Under the California Clean Air Act (CCAA), the California Air Resources Board (CARB) requires that each local air district prepare and maintain an air quality management plan to achieve compliance with the California Ambient Air Quality Standards (CAAQS) and NAAQS. The CAAQS standards are generally more stringent and apply to more pollutants than the NAAQS.

The South Coast Air Basin (SCAB), where the project area is located, is currently designated as a nonattainment area with respect to the CAAQS for O₃, PM₁₀, and PM_{2.5}, as well as the NAAQS for 1-hour O₃ and PM_{2.5}. The South Coast Air Quality Management District (SCAQMD) is the air pollution control agency for all of Orange County, where the project area is located, as well as the urban portions of Los

Angeles, Riverside and San Bernardino counties. The SCAQMD has developed an Air Quality Management Plan (AQMP) to achieve air quality standards. The 2016 AQMP includes the integrated strategies and measures needed to meet the NAAQS (South Coast Air Quality Management District, 2016).

As shown in **Table 4-1. SCAQMD Regional Thresholds**, the SCAQMD has recommended significance thresholds for determining if project-generated emissions would have a potentially significant impact, and could interfere with implementation of the 2016 AQMP.

Table 4-1. SCAQMD Regional Thresholds

Pollutant	Construction Emissions (lbs/day)	Operational Emissions (lbs/day)
VOC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150

Source: AMBIENT, 2017a

Table Notes: VOC = volatile organic compounds; NO_x = oxides of nitrogen; CO = carbon monoxide; PM₁₀ = coarse particulate matter less than 10 microns in diameter; PM_{2.5} = fine particulate matter less than 2.5 microns in diameter; SO_x = sulphur oxides; lbs/day = pounds per day

Existing sources of air quality emissions in the project area include emissions from vehicles traveling along Golden Avenue and surrounding roadways. The project would not result in long-term changes in vehicle operations (e.g., traffic volumes, vehicle speeds) along Golden Avenue or other roadways, and would therefore not create any new emissions sources or generate increases in long-term air quality emissions. In addition, as shown in **Table 4-2. Construction Emissions Compared to SCAQMD Regional Thresholds**, project construction would not result in substantial increases in emissions that would exceed SCAQMD regional thresholds.

Table 4-2. Construction Emissions Compared to SCAQMD Regional Thresholds

Construction Activity	Emissions (lbs/day) ¹					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Site Preparation/Grubbing	0.6	5.6	6.1	<0.1	0.4	0.3
Grading/Excavation/Bridge Demolition	2.1	22	17.5	<0.1	1.5	1.2
Bridge Construction/Drainage Improvements/Utilities/Subgrade/Retaining Walls	1.8	17.3	13.7	<0.1	1.1	0.9
Paving	1.2	9.4	9.5	<0.1	0.7	0.5
Maximum Daily ² :	2.1	17.3	17.5	<0.1	1.5	1.2
SCAQMD Significance Thresholds ² :	75	100	550	150	150	55

Exceeds Thresholds?	No	No	No	No	No	No
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Source: AMBIENT, 2017a

Table Notes: lbs/day = pounds per day; ROG = reactive organic gases; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulphur oxides; PM₁₀ = coarse particulate matter less than 10 microns in diameter; PM_{2.5} = fine particulate matter less than 2.5 microns in diameter; SCAQMD = South Coast Air Quality Management District

1. Emissions were quantified using the CalEEMod, v2016.3.1, computer program. Does not include reductions in fugitive dust associated with compliance with SCAQMD's Rule 403. Totals may not sum due to rounding.

2. Maximum daily emissions assume some activities, such as grading, excavation, and bridge demolition, could occur simultaneously on any given day.

Because no long-term air quality emissions are anticipated to result from the project, and construction-generated emissions would not exceed SCAQMD regional thresholds, the project would not conflict with or obstruct implementation of the 2016 AQMP. Therefore, impacts related to implementation of the 2016 AQMP would be less than significant.

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

Less Than Significant Impact. Existing sources of air quality emissions in the project area include emissions from vehicles traveling along Golden Avenue and surrounding roadways. The project would not result in long-term changes in vehicle operations (e.g., traffic volumes, vehicle speeds) along Golden Avenue or other roadways, and would therefore not create any new emissions sources or generate increases in long-term air quality emissions.

The SCAQMD has developed localized thresholds for the evaluation of short-term localized air quality impacts. The thresholds are based on the CAAQS, which have been established to provide a margin of safety regarding the protection of public health and welfare. As shown in **Table 4-3. On-Site Construction Emissions Compared to SCAQMD Localized Thresholds**, project construction would not result in substantial increases in emissions that would exceed SCAQMD localized thresholds.

Project construction would be required to comply with SCAQMD's Rule 402 (Nuisance) and Rule 403 (Fugitive Dust), which identifies measures to be implemented for the control of fugitive dust generated during onsite demolition and ground disturbance activities. Furthermore, on-road diesel vehicles, such as haul trucks, would also be required to comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. This regulation applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:

- 1) Shall not idle the vehicle's primary diesel engine for greater than five minutes at any location, except as noted in Subsection (d) of the regulation; and,
- 2) Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than five minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

Table 4-3. On-Site Construction Emissions Compared to SCAQMD Localized Thresholds

Construction Activity	Emissions (lbs/day) ¹					
	ROG	NOX	CO	SOX	PM10	PM2.5
Site Preparation/Grubbing	0.6	5.4	5.9	<0.1	0.3	0.3
Grading/Excavation/Bridge Demolition	1.9	17.9	15.8	<0.1	1.1	1.0
Bridge Construction/Drainage Improvements/Utilities/Subgrade/Retaining Walls	1.7	15.3	12.8	<0.1	0.9	0.8
Paving	1.1	9.4	9.1	<0.1	0.5	0.5
Maximum Daily Onsite ² :	1.9	17.9	15.8	<0.1	1.1	1.0
SCAQMD Localized Significance Thresholds ² :	None	103	522	None	4	3
Exceeds Thresholds?	NA	No	No	NA	No	No

Source: AMBIENT, 2017a

Table Notes: lbs/day = pounds per day; ROG = reactive organic gases; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulphur oxides; PM₁₀ = coarse particulate matter less than 10 microns in diameter; PM_{2.5} = fine particulate matter less than 2.5 microns in diameter; SCAQMD = South Coast Air Quality Management District

1. Emissions were quantified using the CalEEMod, v2016.3.1, computer program. Totals may not sum due to rounding.
2. Maximum daily emissions assume some activities, such as grading, excavation, and bridge demolition, could occur simultaneously on any given day.
3. LSTs are based on a one-acre site with sensitive receptors located within 25 meters.

The operation of off-road construction equipment would also be subject to CARB's In-Use Off-road Diesel Vehicle regulation, which generally limits idling of off-road equipment to no more than five consecutive minutes, excluding equipment and activities for which idling is required (e.g., concrete mixing).

Because no long-term air quality emissions are anticipated to result from the project, and construction-generated emissions would not exceed SCAQMD localized thresholds, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, impacts related to air quality violations would be less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact. The SCAB, where the project area is located, is currently designated as a nonattainment area with respect to the CAAQS for O₃, PM₁₀, and PM_{2.5}, as well as the NAAQS for 1-hour O₃ and PM_{2.5}. Existing sources of air quality emissions in the project area include emissions from vehicles traveling along Golden Avenue and surrounding roadways. The project would not result in long-term changes in vehicle operations (e.g., traffic volumes, vehicle speeds) along Golden Avenue or other roadways, and would therefore not create any new emissions sources or generate increases in long-term air quality emissions. In addition, as shown in **Table 4-2. Construction Emissions Compared to SCAQMD Regional Thresholds**, project construction would not result in substantial increases in emissions that would exceed SCAQMD regional thresholds.

Because no long-term air quality emissions are anticipated to result from the project, and construction-generated emissions would not exceed SCAQMD regional thresholds, the project would not result in a cumulatively considerable net increase of any criteria pollutant. Therefore, impacts related to cumulatively considerable increase in pollutants would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Existing sources of air quality emissions in the project area include emissions from vehicles traveling along Golden Avenue and surrounding roadways. The project would not result in long-term changes in vehicle operations (e.g., traffic volumes, vehicle speeds) along Golden Avenue or other roadways, and would therefore not create any new emissions sources or generate increases in long-term air quality emissions. In addition, as shown in **Table 4-3. On-Site Construction Emissions Compared to SCAQMD Localized Thresholds**, project construction would not result in substantial increases in emissions that would exceed SCAQMD localized thresholds.

Because no long-term air quality emissions are anticipated to result from the project, and construction-generated emissions would not exceed SCAQMD localized thresholds, the project would not expose sensitive receptors to substantial pollutant concentrations. Therefore, impacts related to the exposure of sensitive receptors would be less than significant.

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

Less Than Significant Impact. Existing sources of odors in the project area include exhaust fumes from vehicles traveling along Golden Avenue and surrounding roadways. Exhaust fumes, particularly diesel-exhaust, may be considered objectionable by some people. The project would not result in long-term changes in vehicle operations (e.g., traffic volumes, vehicle speeds) along Golden Avenue or other roadways, and would therefore not create any new sources of exhaust fumes or generate increases in existing exhaust fumes.

Project construction would involve the use of a variety of gasoline or diesel-powered equipment that would emit exhaust fumes. In addition, pavement coatings used during project construction would also emit temporary odors. However, because construction-generated emissions would be intermittent throughout the workday and would dissipate rapidly with increasing distance from the source, short-term construction activities would not create objectionable odors affecting a substantial number of people. Therefore, impacts related to objectionable odors would be less than significant.

3.4 Biological Resource

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant 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?			<input checked="" type="checkbox"/>	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			<input checked="" type="checkbox"/>	
c. Have a substantial adverse effect on protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?				<input checked="" type="checkbox"/>
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?			<input checked="" type="checkbox"/>	
e. Conflict with any local polices or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>

Impact Analysis

The following analysis incorporates the findings of a Natural Environment Study (Minimal Impacts) completed for the project (GPA Consulting, 2017b).

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-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?

Less Than Significant Impact. A biological survey was completed in the biological study area (BSA) on May 11, 2017 during preparation of the Natural Environment Study (Minimal Impacts) completed for the project. The BSA includes the direct project impact area and an indirect effect buffer. The buffer limits are based on the size and scope of the project and the distance that indirect effects of the project could extend. The project impact area includes the bridge, approximately 200 feet from each end of the bridge along the roadway for staging of equipment, and approximately 75 feet upstream downstream within the creek to include the access roads into the channel. The buffer within the channel extends approximately 100 feet upstream and 150 feet downstream of the project impact area. The project area is within a developed, urban area, surrounded by residential properties. Vegetation within the BSA consists mostly of ruderal and ornamental species, including two southern California black walnut trees (*Juglans californica*) that are protected by the CDFW. The Golden Avenue Bridge traverses the Carbon Canyon Creek within the BSA. The creek is a narrow, concrete-lined drainage within a larger, unlined channel that flows to the Santa Ana River, several miles downstream of the BSA.

The California Natural Diversity Database (CNDDDB) and the United States Fish and Wildlife Service (USFWS) Information for Planning and Conservation Database (IPAC) were queried for lists of special-status species with potential to be in the BSA based on recorded geographical distribution. According to the CNDDDB and USFWS searches, 54 special-status plant species have potential to be in the BSA based on recorded geographical distribution. However, with the exception of the southern California black walnut, which was observed within the BSA and is protected by the CDFW, no special-status plants are expected to be in the BSA based on habitat requirements and the results of biological surveys. The southern California black walnut is considered a plant of limited distribution and is moderately threatened in California. The trees are located approximately 150 feet north of the bridge and approximately 125 feet south of the bridge.

According to the CNDDDB and USFWS searches, 96 special-status wildlife species have potential to be in the BSA based on recorded geographical distribution. None of the wildlife species are federally or state listed as candidate, endangered, or threatened species. However, several sensitive wildlife species have potential to be in or near the project area. Ornamental trees and vegetation at the top of the creek banks could provide suitable habitat for:

- Cooper's hawk (*Accipiter cooperii*), a CDFW Watch List species;
- Merlin (*Falco columbarius*), a CDFW Watch List species;
- Rufous hummingbird (*Selasphorus rufus*), a USFWS Bird of Conservation Concern;
- Western red bat (*Lasiurus blossevillii*), a CDFW Species of Special Concern; and
- Yuma myotis (*Myotis yumanensis*), protected under the California Fish and Game Code.

In addition, open, dry areas could provide suitable habitat for the coastal whiptail (*Aspidoscelis tigris stegnegeri*), a CDFW Species of Special Concern.

The bridge over the creek is a concrete arch structure that does not provide cracks or crevices that could provide suitable roosting habitat for bats, which are protected under the California Fish and Game Code. In addition, no evidence of night roosting was observed on the bridge structure. Therefore, bats are not expected to roost on the bridge; however, they could roost within trees adjacent to the bridge.

Project construction would require the use of heavy construction equipment for onsite demolition of the existing bridge, ground disturbance activities, and construction of the new bridge. Two trees of heaven, one on the north and one on the south side of the bridge, and two fan palms, both on the north side of the bridge, would also be removed to accommodate the bridge widening. The project would not require the removal of the southern California black walnut trees; however, the trees could be indirectly affected by dust and debris from construction activities. In addition, because sensitive wildlife species have potential to be in or near the project area, these species could be disturbed during project construction from noise, dust, debris, and vegetation removal. Therefore, if sensitive wildlife species are in or near the project area during construction, and if construction activities are conducted in proximity to the southern California black walnut trees, the project has the potential to result in impacts, either directly or through habitat modifications or indirect, on species identified as sensitive species by the CDFW or USFWS.

Avoidance and minimization Measures BIO-1 through BIO-18, listed below, would be implemented to determine if sensitive wildlife species are in the project area prior to construction, develop measures to avoid impacts if species are found in the project area, reduce work areas to the extent feasible, construct outside the bird nesting season to the extent feasible, and fence off environmentally sensitive areas, including the southern California black walnut trees.

With implementation of avoidance and minimization measures BIO-1 through BIO-18, any impacts on sensitive species encountered in or near the project area prior to construction would be avoided or minimized. Therefore, impacts related to sensitive species would be less than significant.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact. The Carbon Canyon Creek runs beneath the Golden Avenue Bridge in the project area, which is considered jurisdictional waters under the USACE, RWQCB, and CDFW. Agencies are given jurisdiction over the conservation, protection, and management of waters for various reasons, including the protection of habitat necessary for ensuring biologically sustainable populations of fish and wildlife. The project would include replacing the existing bridge over the creek with a wider bridge and the connecting storm drain pipes at all four quadrants of the bridge to the existing concrete channel wall. Storm drain construction would require work in the concrete-lined portion of the creek to form a reinforced concrete collar around the additional storm drain pipes. Work would be conducted during the dry season (April to October); therefore, a water diversion would not be required for the project.

The project could result in the incidental release of construction materials and debris into the creek. Construction equipment accessing the creek and construction activities within the creek would result in approximately 330 linear feet and 0.08 acre of temporary impacts on waters under jurisdiction of the USACE and RWQCB, and approximately 445 linear feet and 0.91 acres of temporary impacts on waters under CDFW jurisdiction. Installation of the reinforced concrete collar around the additional storm drain pipes would result in approximately 0.01 acre of permanent impacts on waters under jurisdiction of the USACE, RWQCB, and CDFW. In addition, shading of the creek by the new widened bridge would result in approximately 0.05 acre of permanent impacts on waters under CDFW jurisdiction. Therefore, the project would result in significant impacts on natural communities and habitats in the project area. However, with implementation of avoidance and minimization measures BIO-1 through BIO-18, impacts would be avoided or substantially minimized, and adverse impacts on jurisdictional features are not anticipated.

c) Have a substantial adverse effect on protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filing, hydrological interruption, or other means?

No Impact. Saturated soils, and vegetation that grows in saturated soils, are indicators of protected wetlands as defined by Section 404 of the Clean Water Act (CWA). Within the BSA, the concrete-lined portion of the creek does not include soils or vegetation, and the upper dirt banks of the unlined portion of the creek include ruderal and ornamental vegetation, which are not vegetation types that grow in saturated soil. The creek does not include protected wetlands as defined by Section 404 of the Clean Water Act (CWA). Therefore, no impacts related to wetlands would result from the project.

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?

Less Than Significant Impact. The BSA is surrounded by urban, developed land, and is not adjacent to open land. The creek includes open water habitat, which is valuable to wildlife, such as migrating birds, reptiles, and amphibians, especially during times of drought or in the heat of summer. Because ornamental trees and vegetation are within the BSA, migratory birds could nest and forage within the BSA. No native wildlife nursery sites are within the BSA; therefore, no impacts on nursery sites would result from the project.

According to the CDFW Biogeographic Information and Observation System Habitat Connectivity Viewer, the BSA is not within an essential connectivity area or natural landscape block, and is not expected to be used as a regional wildlife movement corridor. However, the BSA is likely used for local wildlife movement and foraging. Project construction would require work above the creek, which could disturb local wildlife and prevent them from moving through the area. Therefore, if native resident wildlife species are in or near the project area during construction, the project has the potential to interfere substantially with the movement of native resident wildlife species and with an established native resident wildlife corridor.

Avoidance and minimization measures BIO-1 through BIO-18, listed below, would be implemented to determine if wildlife species are in the project area prior to construction, develop measures to avoid impacts if species are found in the project area, reduce work areas to the extent feasible, implement

hazardous materials BMPs, restore construction areas, construct outside the bird nesting season to the extent feasible, and fence off environmentally sensitive areas.

With implementation of the specified measures, any impacts on wildlife species encountered in or near the project area prior to construction would be avoided or minimized. Therefore, impacts related to native resident wildlife species and corridors would be less than significant.

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

No Impact. The City of Placentia does not have any ordinances or local policies that would pertain to the protection of plants or wildlife in the project area. Therefore, the project would result in no impact on local polices or ordinances protecting biological resources.

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 area is not part of an adopted habitat conservation plan, natural community conservation plan, or other approved habitat conservation plan. Therefore, no impacts related to these plans would result from the project.

Avoidance and Minimization

To avoid and minimize impacts on jurisdictional features, the following avoidance and minimization measures would be implemented:

- BIO-1:** Work areas would be reduced to the maximum extent feasible, and staging areas would be along the roadway and outside of the creek.
- BIO-2:** Hazardous material BMPs, including using protective materials such as matting or basins to catch spills and leaks from fuel containers, storing waste in sealed containers, prohibiting potentially hazardous waste material from accumulating on the ground, and keeping a spill kit on site, would be implemented to reduce the potential for chemical spills or contaminant releases into the creek, including any non-stormwater discharge.
- BIO-3:** All equipment refueling and maintenance would be conducted in the staging area away from the creek per Caltrans standard specifications. In addition, vehicles and equipment would be checked daily for fluid and fuel leaks, and drip pans would be placed under all equipment that is parked and not in operation.
- BIO-4:** Following project construction, all temporarily disturbed areas would be restored to pre-project conditions or better, and any re-vegetation or erosion control implemented would be completed using non-invasive species approved by the City.
- BIO-5:** Invasive plant species in the project area would be removed outside of the bird nesting season (typically February 1 to September 15) and disposed of in a manner that minimizes the potential for their reestablishment. Invasive plants would be identified by a biologist prior to their removal and removal procedures would follow the recommendations of the California Invasive Plant

Council. If herbicides are applied, they would be applied in compliance with applicable state and federal laws.

To avoid and minimize impacts on the southern California black walnut trees, the following avoidance and minimization measures would be implemented:

BIO-6: Environmentally Sensitive Area fencing would be installed around the protected root zone of the southern California walnut trees under the supervision of a qualified biological monitor, to prevent damage to roots or trunks of the trees. The protected root zone would be determined by measuring the tree diameter in inches at 4.5 feet up the tree trunk and multiplying that number by 1.5 to get the distance in feet from the trunk where the protected root zone should be established. No work would be allowed within the protected root zone of these trees.

To avoid and minimize impacts on the coastal whiptail, the following avoidance and minimization measures would be implemented:

BIO-7: A qualified biologist would complete pre-construction surveys no more than 48 hours prior to construction to determine the presence or absence of wildlife, including the coastal whiptail, in the project area. Surveys would be repeated if construction activities are suspended for five days or more. If any wildlife species are identified, appropriate measures would be developed and implemented to avoid impacts on these wildlife species, in consultation with appropriate resource agencies as applicable.

To avoid and minimize impacts on bats, the following measures would be implemented:

BIO-8: Any tree removal would be conducted during the month of October to avoid bat maternity and hibernation season, where feasible. Removal would be conducted as close to sunset as possible.

BIO-9: At least 30 days prior to tree removal, all trees to be removed would be surveyed by a qualified biologist to assess the presence of bats or potential bat-roosting cavities. If bats or bat-roosting cavities are identified, exclusion measures would be discussed with a qualified bat biologist and Caltrans biologist. During the non-breeding and active season (typically October), bats would be safely evicted and excluded from trees to be removed, to the extent feasible, under the direction of a qualified biologist, to prevent bats from roosting in these cavities prior to tree removal.

BIO-10: A qualified biological monitor would be onsite during tree removal in the event that all bats were not able to be excluded from the trees to be removed. If bats are disturbed during tree removal, work would be safely stopped until the bats have left the vicinity on their own. Work would resume only once all bats have left the site and/or approval to resume work is given by a qualified biologist.

BIO-11: Surveys and exclusion measures are expected to prevent maternal colonies from becoming established in the BSA. In the event that a maternal colony of bats is found, the CDFW would be consulted, and no work would be conducted within 100 feet of the maternal roosting site until the maternal season is over or the bats have left the site, or as otherwise directed by the CDFW. The site would be designated as a sensitive area and protected as such until the bats have left the site. No clearing and grubbing would be authorized adjacent to the roosting site. Combustion

equipment, such as generators, pumps, and vehicles, would not be parked nor operated under or adjacent to the roosting site. Construction personnel would not be authorized to enter areas beneath the colony, especially during the evening exodus.

The following standard measures would be implemented to prevent the spread of invasive species:

BIO-12: Vegetation removed from the BSA would be treated and disposed of in a manner that would prevent the spread of invasive species onsite or offsite.

BIO-13: New landscaping materials, including erosion control seed mixes and other plantings, would be composed of non-invasive species and would be clear of weeds, and all erosion control and landscape planting would be conducted in a manner that would not result in the spread of invasive species.

BIO-14: Plants listed in the Pest Ratings of Noxious Weed Species and Noxious Weed Seed (State of California Department of Food and Agriculture, 2010) would not be used as part of the project.

With implementation of these measures, the project would be in compliance with the Executive Order 13112.

If construction is scheduled to begin during bird nesting season (typically February 1 to September 15), the following measures would be implemented:

BIO-15: Construction in areas with trees or vegetation that may provide nesting habitat for birds and raptors will be reduced to the maximum extent feasible.

BIO-16: Trimming and removal of vegetation and trees would be minimized and performed outside of the nesting season (typically February 1 to September 15) to the extent feasible.

BIO-17: In the event that trimming or removal of vegetation and trees must be conducted during the nesting season, nesting bird surveys would be completed by a qualified biologist no more than 48 hours prior to trimming or clearing activities to determine if nesting birds are within the affected vegetation. Nesting bird surveys would be repeated if trimming or removal activities are suspended for five days or more. In the event construction is scheduled during bird nesting season, nesting bird surveys would be completed no more than 48 hours prior to construction to determine if nesting birds, raptors, or active nests are in or within 500 feet of the construction area. Surveys would be repeated if construction activities are suspended for five days or more.

BIO-18: In the event nesting birds or raptors are found within 500 feet of the construction area, appropriate buffers (typically up to 300 feet for songbirds and up to 500 feet for raptors) would be implemented, in coordination with the CDFW, to ensure that nesting birds and active nests are not harmed. Buffers would include fencing or other barriers around the nests to prevent any access to these areas and would remain in place until birds have fledged and/or the nest is no longer active, as determined through coordination with the CDFW.

With implementation of this measure, the project would be in compliance with the MBTA and California Fish and Game Code.

3.5 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 Section 15064.5?				<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		<input checked="" type="checkbox"/>		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		<input checked="" type="checkbox"/>		
d. Disturb any human remains, including those interred outside of formal cemeteries?		<input checked="" type="checkbox"/>		

Impact Analysis

The following analysis incorporates the findings of an Archaeological Survey Report, Paleontological Letter Report, and Paleontological Identification and Evaluation Report completed for the project (Duke CRM, 2017a; GPA Consulting, 2017b; Duke CRM, 2017c).

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. No historical resources have been identified in the project area based on a review of aerial photographs and a records search conducted at the South Central Coastal Information Center, one of 12 regional information centers that comprise the California Historical Resources Information System (CHRIS). The existing bridge was constructed in 1934; however, the bridge is not eligible for listing on the National Register of Historic Places according to Caltrans' Historic Bridge Inventory (Caltrans, 2017). Therefore, no impacts on historical resources would result from the project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant With Mitigation Incorporated. No archaeological resources have been identified in the project area based on a field survey and records search. The records search identified three prehistoric archaeological isolates (i.e., one or two artifacts occurring by themselves and not associated with an archaeological site) and four historical archaeological resources within one mile of the project area.

The Native American Heritage Commission (NAHC) was contacted to search the Sacred Lands File, which did not identify cultural resources within or adjacent to the project area. Native American consultation

was conducted with 22 Native American groups/individuals provided by the NAHC. Andrew Salas, a representative of the Gabrieleno Band of Mission Indians – Kizh Nation, expressed concern about the project area, stating that the area is culturally significant to the tribe, specifically local oil fields that played a large role in trade and medicinal purposes, (see below in Section 4.17, Tribal Cultural Resources). No other comments were received from Native American tribes.

Based on the field survey and records search conducted for the project area, the project area has a moderate sensitivity for archaeological resources. However, because of the disturbed nature of the project area from development of the existing bridge, Golden Avenue, the channelization of Carbon Canyon Creek, and residential development, the project has a low potential to affect archaeological resources.

If previously unidentified archaeological resources are un-earthed during construction, the project could disturb these resources and result in substantial adverse changes in the significance of the resources. However, a licensed archaeologist and a will be present during excavation and grading, as specified in mitigation measure CUL-4, that will monitor activity that could potentially disturb such resources. Additionally, a Native American monitor would be present for any earthmoving or construction activity in the project area, per measure TR-1. If archaeological resources are encountered during construction, implementation of mitigation measure CUL-1 would require that work be halted in that area until a qualified archaeologist can assess the significance of the find.

With implementation of mitigation measures CUL-1 and CUL-4, any impacts on archaeological resources encountered in the project area during construction would be avoided or minimized. Therefore, impacts related to archaeological resources would be less than significant with mitigation incorporated.

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

Less Than Significant With Mitigation Incorporated. The project area is underlain by young alluvial fan deposits from the late Pleistocene Epoch (2.5 million years ago to 11,700 years ago) and Holocene Epoch (11,700 years ago to today) in the western portion, and very old alluvial fan deposits from the early to middle Pleistocene Epoch (2.5 million years ago to 11,700 years ago) in the eastern portion (Duke CRM, 2017b).

Based on a paleontology records search completed for the project, no fossil localities are in the project area. However, the search did identify several resources near (within five miles) of the project area, including a horse fossil locality in similarly aged deposits, multiple nearby fossil localities in Pleistocene-age sediments containing the remains of large and small mammals, bird, reptile, amphibian, bird, fish, and invertebrates.

The young alluvial fan deposits are too recent to have accumulated or fossilized paleontological resources, and are assigned a low sensitivity. The very old alluvial fan deposits, however, have produced multiple nearby fossil localities, and are assigned a high sensitivity. In addition, the very close proximity of the young alluvial fan deposits to the very old alluvial fan deposits suggests the young alluvial fan deposits could be very thin and quickly transition into high sensitivity.

Excavation to a maximum depth of 15 feet would be required to construct the cast-in-drilled-hole piles, abutment footings, and abutment seats. Deeper ground disturbance required for the project may encounter deposits of Pleistocene-age very old alluvial fan deposits, which have a high sensitivity for containing paleontological resources. If paleontological resources are encountered during ground disturbing activities, the project could directly destroy a unique paleontological resource or site.

Mitigation measure CUL-2, listed below, would be implemented to require preparation of a Paleontological Mitigation Plan (PMP), which would include measures to monitor for paleontological resources during construction, and to report, collect, and curate any resources in the event of paleontological discoveries during discovery.

With implementation of mitigation measure CUL-2, any impacts on paleontological resources encountered in the project area during construction would be avoided or minimized. Therefore, impacts related to paleontological resources would be less than significant with mitigation incorporated.

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

Less Than Significant Impact With Mitigation Incorporated. The NAHC was contacted to search the Sacred Lands File, which did not identify cultural resources within or adjacent to the project area. Native American consultation was conducted with 22 Native American groups/individuals provided by the NAHC. Andrew Salas, a representative of the Gabrieleno Band of Mission Indians – Kizh Nation, expressed concern about the project area, stating that the area is culturally significant to the tribe, specifically local oil fields that played a large role in trade and medicinal purposes, (see below in Section 4.17, Tribal Cultural Resources). No other comments were received from Native American tribes.

Based on the field survey and records search conducted for the project area, the project area has a moderate sensitivity for archaeological resources. However, because of the disturbed nature of the project area from development of the existing bridge, Golden Avenue, the channelization of Carbon Canyon Creek, and residential development, the project has a low potential to affect archaeological resources.

If human remains are un-earthed during construction, the project could disturb these remains. Implementation of mitigation measure CUL-3 would require compliance with Section 7050 of the California Health and Safety Code, and Section 5097.98 and .99 of the California Public Resources Code. If human remains are discovered, State Health and Safety Code Section 7050.5 states that further disturbances and activities shall cease in any area or nearby area suspected to overlie remains, and the County Coroner must be contacted. Pursuant to California Public Resources Code Section 5097.98, if the remains are thought to be Native American, the coroner will notify the NAHC who will then notify the Most Likely Descendent (MLD). California Public Resources Code Section 5097.90 states that no person shall obtain or possess any Native American artifacts or human remains that are taken from a Native American grave.

With implementation of mitigation measure CUL-3, any impacts on human remains encountered in the project area during construction would be avoided or minimized. Therefore, impacts related to human remains would be less than significant with mitigation incorporated.

Avoidance, Minimization, and Mitigation

CUL-1: Work shall be halted in the vicinity of any previously known or unknown buried cultural materials unearthed during construction until a qualified archaeologist can assess the significance of the materials. Any further measures required by the archaeologist will be implemented, including, if necessary, supplemental environmental documentation.

CUL-2: A PMP will be prepared 30 days prior to construction by a qualified Principal Paleontologist. The PMP will detail all the measures to be implemented in the event of paleontological discoveries. The PMP shall include, at a minimum, the following elements:

- 1) Required preconstruction paleontological awareness training for ground disturbance personnel, including documentation of training, such as sign-in sheets, to establish communications protocols between construction personnel and the Principal Paleontologist. This training can be given in person or via video.
- 2) Monitoring, by a qualified Paleontological Monitor shall occur for any ground disturbance east of Carbon Creek, or, as indicated by the presence of a nearby Equus fossil locality, any disturbance deeper than 8 feet below the ground surface (b.g.s.).
- 3) A signed repository agreement.
- 4) Field and laboratory methods that meet the curation requirements of the identified repository that will be implemented for monitoring, reporting, collection, and curation of collected specimens.
- 5) A Paleontological Mitigation Report (PMR) discussing findings and analysis will be prepared by a Principal Paleontologist upon completion of Project earthmoving. The report will be included in the environmental Project file and submitted to the curation facility.

CUL-3: If human remains and associated artifacts are encountered during ground-disturbing activities, then the provisions of Section 7050 of the California Health and Safety Code, and Section 5097.98 and .99 of the California Public Resources Code, will be followed.

CUL-4: A archaeologist will be present during excavation and grading.

3.6 Geology and Soils

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. 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. 				☒
ii. Strong seismic ground shaking?			☒	
iii. Seismic-related ground failure, including liquefaction?			☒	
iv. Landslides?				☒
b. Result in substantial soil erosion or the loss of topsoil?			☒	
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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			☒	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?				☒

Impact Analysis

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. 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?*

No Impact. The project area is not located within an Alquist-Priolo Earthquake Fault Zone (California Geological Survey, 2015). The nearest active Alquist-Priolo Earthquake Fault Zone is the Whittier Fault Zone, approximately two miles northeast of the project area. Therefore, no impacts related to earthquake fault rupture would result from the project.

- ii. Strong seismic ground shaking?*

Less Than Significant Impact. According to the California Geological Survey, there is potential for medium to high intensity ground shaking in the project area from anticipated future earthquakes (California Geological Survey, 2003). However, because the project includes the replacement of an existing bridge with a new bridge that would be constructed up to current seismic standards, including the Caltrans Seismic Design Criteria, the project would not expose people or structures to potential substantial adverse effects from strong seismic ground shaking. Therefore, impacts related to strong seismic ground shaking would be less than significant.

- iii. Seismic-related ground failure, including liquefaction?*

Less Than Significant Impact. Liquefaction occurs when a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress, usually ground shaking from an earthquake or other sudden change in stress condition, causing it to behave like a liquid. Other types of seismic-related ground failure include collapsible soils, subsidence (the gradual caving in or sinking of an area of land), landslides, and lateral spreading (landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement).

The State of California Seismic Hazard Zones Map for the Yorba Linda Quadrangle indicates that the project area is in a Liquefaction Hazard Zone (California Geological Survey, 2015). However, because the project includes the replacement of an existing bridge with a new bridge that would be constructed up to current seismic standards, including the Caltrans Seismic Design Criteria, the project would not expose people or structures to substantial adverse effects from seismic-related ground failure. Therefore, impacts related to seismic-related ground failure would be less than significant.

- iv. Landslides?*

No Impact. According to the State of California Seismic Hazard Zones Map for the Yorba Linda Quadrangle, the project area is not located in a Landslide Hazard Zone (California Geological Survey, 2015). Therefore, no impacts related to landslides would result from the project.

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

Less than Significant Impact. Erosion is the movement of rocks and soil from the Earth's surface by wind, rain, or running water. Several factors influence erosion, such as the size of soil particles (larger particles are more prone to erosion), and vegetation cover, which prevents erosion. The project area includes an existing bridge over the Carbon Canyon Creek Channel. The Carbon Canyon Creek Channel is a concrete

lined channel with top banks that are vegetated with sparse trees, shrubs, and grasses. Areas surrounding the bridge and channel are developed with residential land uses.

The potential for soil erosion can be described using a soil erodibility factor, also known as the K factor, which represents both the susceptibility of soil to erosion and the rate of runoff. Values for the K factor range from 0.02 to 0.69, with higher values indicating higher susceptibility to erosion by water. Soils high in clay have low K values, about 0.05 to 0.15, because these soils resist detachment. According to the United States Department of Agriculture (USDA) National Resources Conservation Service Web Soil Survey, soils in the project area have a K factor of 0.02, indicating a very low potential for erosion (United States Department of Agriculture, 2017).

Project construction would include the removal of the existing bridge, and excavation to a maximum depth of 15 feet to construct the cast-in-drilled-hole piles, abutment footings, and abutment seats for the replacement bridge. Temporary ground disturbance would loosen soils, which could result in soil erosion if there is a rain event during construction that washes away loose soil. However, construction would be conducted during the summer (June to September) when rain events would be unlikely. In addition, standard BMPs, such as use of erosion blankets and mats, would be implemented during construction to minimize soil erosion.

Because soils in the project area have a very low potential for erosion, and ground disturbance in the project area would be conducted during the summer (June to September) and would include implementation of BMPs to minimize erosion, the project would not result in substantial erosion or loss of topsoil. Therefore, impacts related to soil erosion would be less than significant.

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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. The State of California Seismic Hazard Zones Map for the Yorba Linda Quadrangle indicates that the project area is in a Liquefaction Hazard Zone (California Geological Survey, 2015). Because the project includes the replacement of an existing bridge with a new bridge that would be constructed up to current design standards, including the Caltrans Geotechnical Manual, the soil underlying the project area would not likely become unstable as a result of the project, and the potential for the project to result in liquefaction would be substantially minimized. Therefore, impacts related to unstable geologic units or soil would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. Expansive soils are prone to large volume changes (swelling and shrinking) from changes in water content, with higher moisture levels causing soils to swell, and lower moisture levels causing soils to shrink. According to the United States Geological Survey's Swelling Clays Map of the Conterminous United States, the project area is in an area with little or no swelling clay (United States Geological Survey, 1989).

Measurements of linear extensibility are also used to determine the shrink-swell potential of soils. The shrink-swell potential is low if soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If linear extensibility is more than 3 percent, shrinking and swelling can cause damage to buildings, roads, and other structures.

According to the USDA National Resources Conservation Service Web Soil Survey, soils in the project area have linear extensibility of 1.5 percent, indicating a low shrink-swell potential (United States Department of Agriculture, 2017). The project area is not located on expansive soil. Therefore, no impacts related to expansive soil would result from the project.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

No Impact. The project would not require the use of septic tanks or alternative wastewater disposal systems because the project includes the removal and replacement of a bridge that would not generate wastewater. Therefore, no impacts related to septic tanks or alternative wastewater disposal systems would result from the project.

3.7 Greenhouse Gas Emissions

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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

The following analysis incorporates the findings of an Air Quality and Greenhouse Gas Impact Assessment completed for the project (AMBIENT, 2017a).

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

Less Than Significant Impact. Existing sources of greenhouse gas emissions in the project area include emissions from vehicles traveling along Golden Avenue and surrounding roadways. The project would not result in long-term changes in vehicle operations (e.g., traffic volumes, vehicle speeds) along Golden Avenue or other roadways, and would therefore not create any new emissions sources or generate increases in long-term greenhouse gas emissions.

Project construction would result in greenhouse gas emissions from the use of construction vehicles and equipment, and vehicle emissions from construction worker commutes to and from the project area. The SCAQMD has established a draft threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO₂e)/year for greenhouse gas emissions resulting from residential and commercial development. As shown in **Table 4.4. Short-Term Construction-Generated Greenhouse Gas Emissions**, project construction would not result in substantial increases in emissions that would exceed the SCAQMD draft threshold.

Because no long-term greenhouse gas emissions are anticipated to result from the project, and construction-generated emissions would not exceed the SCAQMD draft threshold, the project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment. Therefore, impacts related to the generation of greenhouse gas emissions would be less than significant.

Table 4-4. Short-Term Construction-Generated Greenhouse Gas Emissions

Construction Activity	Greenhouse Gas Emissions (MTCO _{2e})
Site Preparation/Grubbing	6.7
Grading/Excavation/Bridge Demolition	17.6
Bridge Construction/Drainage Improvements/Utilities/Subgrade/Retaining Walls	73.9
Paving	6.8
Total:	98.2

Source: AMBIENT, 2017a

Table Notes: MTCO_{2e} = metric tons of carbon dioxide equivalents

Based on CalEEMod computer modeling. Amortized emissions assume an average project life of 30 years. Refer to Appendix A for modeling results and assumptions.

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

Less Than Significant Impact. Because no long-term greenhouse gas emissions are anticipated to result from the project, and construction-generated emissions would not exceed the SCAQMD draft threshold, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts related to conflicts with greenhouse reduction plans, policies, or regulations would be less than significant.

3.8 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?			<input checked="" type="checkbox"/>	
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?			<input checked="" type="checkbox"/>	
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<input checked="" type="checkbox"/>	
d. Be located on a site that 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?				<input checked="" type="checkbox"/>
e. Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?				<input checked="" type="checkbox"/>
f. Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?				<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<input checked="" type="checkbox"/>	
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?				<input checked="" type="checkbox"/>

Impact Analysis

The following analysis incorporates the findings of a Phase Initial Site Assessment (ISA) completed for the project.

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

Less Than Significant Impact. The project includes the replacement of the existing bridge with a new bridge that would serve the same function, which is to provide vehicle, pedestrian, and bicycle access over the Carbon Canyon Creek Channel. Therefore, project operation would not involve the routine use, transport, or disposal of hazardous materials.

Project construction would require the use of construction materials that could be hazardous, such as paints, sealants, and cement; however, the transport, use, and disposal of these materials would be conducted in compliance with applicable federal, state, and local laws pertaining to the safe handling, transport, and disposal of hazardous materials, including the Resource Conservation and Recovery Act (RCRA), which includes requirements for hazardous solid waste management; the Department of Toxic Substances Control (DTSC) Environmental Health Standards for the Management of Hazardous Waste (CCR, Title 22, Division 4.5), which include standards for generators and transporters of hazardous waste; and the provisions of the Orange County Environmental Health Division, which include requirements for the use and storage of hazardous materials.

The project does not include the acquisition of ROW, and all construction would be completed in the existing public ROW. However, the replacement bridge would be wider and longer than the existing bridge, requiring ground disturbance in areas that extend beyond the existing project footprint. Excavation to a maximum depth of 15 feet would be required to construct the cast-in-drilled-hole piles, abutment footings, and abutment seats. Therefore, adjacent properties were reviewed during preparation of the Phase I ISA to determine if contaminated soil or groundwater has migrated to the project area and could be encountered during project construction.

According to the Phase I ISA prepared for the project, one active oil well is located on the adjacent property to the southwest of the bridge, and three plugged oil wells are on the adjacent property to the northeast of the bridge. In addition, the property at 1049 Golden Avenue known as the Former Plegel Oil Facility, located approximately 135 feet east of the bridge, was identified in the Orange County Industrial Site database as an open industrial cleanup case. The project would also require excavation in soils adjacent to the roadway, which could contain aerially deposited lead (ADL) from the historical use of leaded gasoline. Lastly, the area surrounding the bridge was historically used for agricultural purposes, and there is potential for pesticides in soil.

Structures built before 1978 have the potential to contain asbestos-containing materials (ACM) and/or lead-based paint (LBP). Because the bridge was constructed in 1934, ACM or LBP may have been used to construct the existing bridge. The bridge may also include roadway striping with LBPs.

Based on existing and historical uses on adjacent and nearby properties, including oil wells, industrial and agricultural activities, and the use of leaded gasoline, soil and groundwater in the project area could be

contaminated with petroleum hydrocarbons and pesticides, which could be disturbed during project construction. In addition, ACM and LBP on the existing bridge could be disturbed during removal of the bridge. Therefore, if these hazardous materials are released into the environment during handling or disposal of the materials, the project has the potential to create a significant hazard to the public or environment through the routine transport and disposal of hazardous materials during construction.

Avoidance and minimization measures HAZ-1 through HAZ-4, listed below, would be implemented to characterize the soils and groundwater in the project area, and to determine if they contain ADL, Total Recoverable Hydrocarbons (TPH), pesticides, and volatile organic compounds (VOC). A Soil Management Plan would also be prepared to ensure that contaminated soil is properly handled and disposed of during construction. ACM and LBP surveys would also be conducted prior to construction, and if detected, these materials would be handled in compliance with federal, state, and local regulations.

With implementation of avoidance and minimization measures HAZ-1 through HAZ-4, any hazardous materials encountered during project construction would be contained and disposed of in accordance with hazardous waste regulations, and the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, impacts related to these hazards would be less than significant.

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 Impact. The project includes the replacement of the existing bridge with a new bridge that that would serve the same function, which is to provide vehicle, pedestrian, and bicycle access over the Carbon Canyon Creek Channel. Therefore, project operation would not create significant hazards through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Project construction would require the use of construction materials that could be hazardous, such as paints, sealants, and cement; however, the transport, use, and disposal of these materials would be conducted in compliance with applicable federal, state, and local laws pertaining to the safe handling, transport, and disposal of hazardous materials, including RCRA, which includes requirements for hazardous solid waste management; the DTSC Environmental Health Standards for the Management of Hazardous Waste (CCR, Title 22, Division 4.5), which include standards for generators and transporters of hazardous waste; and the provisions of the Orange County Environmental Health Division, which include requirements for the use and storage of hazardous materials.

As discussed in Response 4.8 (a) above, based on existing and historical uses on adjacent and nearby properties, including oil wells, industrial and agricultural activities, and the use of leaded gasoline, soil and groundwater in the project area could be contaminated with petroleum hydrocarbons and pesticides, which could be disturbed during project construction. In addition, ACM and LBP on the existing bridge could be disturbed during removal of the bridge. Therefore, if these hazardous materials are accidentally released into the environment, the project has the potential to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions.

Avoidance and minimization measures HAZ-1 through HAZ-4, listed below, would be implemented to characterize the soils and groundwater in the project area, and to determine if they contain TPH, VOCs, ADL, and pesticides. A Soil Management Plan would also be prepared to ensure that contaminated soil is properly handled and disposed of during construction. ACM and LBP surveys would also be conducted prior to construction, and if detected, these materials would be handled in compliance with federal, state, and local regulations.

With implementation of avoidance and minimization measures HAZ-1 through HAZ-4, any hazardous materials encountered during project construction would be contained and disposed of in accordance with hazardous waste regulations, and the project would not a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions. Therefore, impacts related to these hazards would be less than significant.

c) Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The nearest school, Golden Elementary School, is approximately one-quarter mile to the west of the project area. The project includes the replacement of the existing bridge with a new bridge that that would serve the same function, which is to provide vehicle, pedestrian, and bicycle access over the Carbon Canyon Creek Channel. Therefore, project operation would not emit hazardous emissions or involve handling hazardous or acutely hazardous substances, or waste within one-quarter mile of the school.

Project construction would require the use of construction materials that could be hazardous, such as paints, sealants, and cement; however, the transport, use, and disposal of these materials would be conducted in compliance with applicable federal, state, and local laws pertaining to the safe handling, transport, and disposal of hazardous materials, including RCRA, which includes requirements for hazardous solid waste management; the DTSC Environmental Health Standards for the Management of Hazardous Waste (CCR, Title 22, Division 4.5), which include standards for generators and transporters of hazardous waste; and the provisions of the Orange County Environmental Health Division, which include requirements for the use and storage of hazardous materials.

As discussed in Response 4.8 (a) above, based on existing and historical uses on adjacent and nearby properties, including oil wells, industrial and agricultural activities, and the use of leaded gasoline, soil and groundwater in the project area could be contaminated with petroleum hydrocarbons and pesticides, which could be disturbed during project construction. In addition, ACM and LBP on the existing bridge could be disturbed during removal of the bridge. Therefore, if these hazardous materials are encountered during project construction, the project would involve handling hazardous or acutely hazardous substances within one-quarter mile of an existing school.

Avoidance and minimization measures HAZ-1 through HAZ-4, listed below, would be implemented to characterize the soils and groundwater in the project area, and to determine if they contain TPH, VOCs, ADL, and pesticides. A Soil Management Plan would also be prepared to ensure that contaminated soil is properly handled and disposed of during construction. ACM and LBP surveys would also be conducted

prior to construction, and if detected, these materials would be handled in compliance with federal, state, and local regulations.

With implementation of avoidance and minimization measures HAZ-1 through HAZ-4, any hazardous materials encountered during project construction would be contained and disposed of in accordance with hazardous waste regulations. In addition, following project construction, the handling of hazardous materials within one-quarter mile of the school would cease. Therefore, impacts related to these hazards would be less than significant.

d) *Be located on a site that 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. Government Code Section 65962.5 requires the California Environmental Protection Agency to compile the Hazardous Waste and Substances Sites List, also called the Cortese List. According to a search of the Cortese List, the project area is not located on a site compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control, 2007). Therefore, no impacts related to hazardous materials sites would result from the project.

e) *Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?*

No Impact. The project is not in an airport land use plan and is not within two miles of a public airport or public use airport. Therefore, no impacts related to airport safety hazards would result from the project.

f) *Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?*

No Impact. The project is not in the vicinity of a private airstrip. Therefore, no impacts related to airstrip safety hazards would result from the project.

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

Less Than Significant Impact. Because the project includes the replacement of the existing bridge with a new bridge, emergency response and evacuation procedures during project operation would be the same as existing conditions, and the project would not interfere with an adopted emergency response plan or emergency evacuation plan.

During the 6- to 9-month construction period, Golden Avenue would be closed from California Street to immediately west of Rose Drive, approximately 0.18 mile east of the project area, which could affect emergency access within and surrounding the project area. However, through access would be allowed to and from residences along Navigation Circle to the east of the bridge. In addition, detour routes around the construction area would be available on Rose Drive, Bastanchury Road, and Valencia Avenue. Finally, coordination with emergency service providers would be conducted to minimize potential impacts.

Because detours would be provided during project construction, and coordination with emergency service providers would be conducted, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts related to emergency response of evacuation plans would be less than significant.

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 project is not adjacent to wildlands and does not include residences that are intermixed with wildlands. Therefore, no impacts related to wildland fires would result from the project.

Avoidance and Minimization

HAZ-1: A Phase II/Site Characterization Specialist will conduct sampling within the project area to determine whether contamination exists, including TPH, VOCs, ADL, and pesticides. Results of the sampling would indicate the level of remediation efforts that may be required, if necessary.

HAZ-2: A Soil Management Plan (SMP) will be prepared to provide procedures to guide soil management during excavation, confirmation sampling, and backfilling operations in the project area. A Photo Ionized Detector (PID) will be used to determine any health safety issues relating to VOCs.

HAZ-3: A comprehensive survey and sampling will be completed to confirm the presence or absence of ACMs prior to bridge removal or renovation. Any future testing, removal, or disturbance of ACMs will be handled in compliance with federal, state and local regulations. Licensed, qualified asbestos abatement personnel should be retained prior to any demolition or renovation of subject facilities.

HAZ-4: A work plan will be developed for LBP survey and sampling prior to bridge removal or renovation. Construction activities (including demolition) that disturb materials or paints containing any amount of lead are subject to certain requirements of the Cal/OSHA lead standard contained in Title 8, CCR, Section 1532.1. Deteriorated paint is defined by Title 17, CCR, Division 1, Chapter 8, Section 35022 as a surface coating that is cracking, chalking, flaking, chipping, peeling, non-intact, failed, or otherwise separated from a component. Demolition of a deteriorated LBP component will require waste characterization and appropriate disposal. If dust containing hazardous concentrations of lead are generated during scraping or cutting materials coated with LBP, torching of these materials may produce lead oxide fumes. Therefore, air monitoring and/or respiratory protection will be implemented during the demolition of materials coated with LBP.

3.9 Hydrology and Water Quality

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			<input checked="" type="checkbox"/>	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)?				<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite?			<input checked="" type="checkbox"/>	
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 that would result in flooding onsite or offsite?			<input checked="" type="checkbox"/>	
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			<input checked="" type="checkbox"/>	
f. Otherwise substantially degrade water quality?			<input checked="" type="checkbox"/>	
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?				<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impeded or redirect flood flows?				<input checked="" type="checkbox"/>

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

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

Less Than Significant Impact. Water quality standards in the project area are enforced by the Santa Ana RWQCB and are listed in the Santa Ana River Basin Water Quality Control Plan. Waste discharge requirements are issued by the State Water Resources Control Board (SWRCB) to regulate point source discharges (any single identifiable source of pollution from which pollutants are discharged, such as a pipe or ditch) that are exempt from Title 27, Section 20090 of the Code of Federal Regulations (CFR) and are not subject to the CWA, including discharges of domestic sewage or treated effluent, discharges of wastewater to land (e.g., from evaporation or percolation ponds), discharges of waste to wells by injection, cleanup of unintentional or unauthorized releases of waste or pollutants to the environment, discharges of gas condensate units, use of nonhazardous decomposable waste as a soil amendment, discharges of drilling mud and cuttings from well-drilling operations, recycling or reuse of materials salvaged from waste or produced by waste treatment, and waste treatment in fully enclosed facilities, such as tanks.

The project includes the replacement of the existing bridge with a new bridge that that would serve the same function, which is to provide vehicle, pedestrian, and bicycle access over the Carbon Canyon Creek Channel. Therefore, project operation would not violate any water quality standards or waste discharge requirements.

The project would require construction over the channel and connecting storm drains pipes at all four quadrants of the bridge to the existing concrete channel wall. Storm drain construction would require work in the concrete-lined portion of the creek to form a reinforced concrete collar around the additional storm drain pipes. Work would be conducted during the dry season (April to October); therefore, a water diversion would not be required for the project.

During project construction, there is potential that exposed soils, construction debris, and other pollutants could enter stormwater runoff that discharges into the Carbon Canyon Creek Channel. Construction equipment accessing the creek and construction activities within the creek would result in approximately 330 linear feet and 0.08 acre of temporary impacts on waters under jurisdiction of the USACE and RWQCB, and approximately 445 linear feet and 0.91 acres of temporary impacts on waters under CDFW jurisdiction. Installation of the reinforced concrete collar around the additional storm drain pipes would result in approximately 0.01 acre of permanent impacts on waters under jurisdiction of the USACE, RWQCB, and CDFW. In addition, shading of the creek by the new widened bridge would result in approximately 0.05 acre of permanent impacts on waters under CDFW jurisdiction. Because work would be required within the creek, a CWA Section 404 Nationwide Permit (NWP) verification letter from the

USACE, Section 401 Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFW would be required for the project.

Because the project would be completed in compliance with required permits, the project would not violate any water quality standards or waste discharge requirements. Therefore, impacts related to water quality standards or waste discharge requirements would be less than significant.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)?*

No Impact. The project includes the replacement of the existing bridge with a new bridge that that would serve the same function, which is to provide vehicle, pedestrian, and bicycle access over the Carbon Canyon Creek Channel. No groundwater supplies are required for the project. Therefore, no impacts related to groundwater supplies or groundwater recharge would result from the project.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite?*

Less Than Significant Impact. The Carbon Canyon Creek Channel is a concrete-lined channel that crosses beneath the Golden Avenue Bridge in the project area. Stormwater from the bridge currently drains into the channel. As part of the project, storm drain pipes would be connected at all four quadrants of the replacement bridge to the existing concrete channel wall. However, no alterations to existing drainage patterns would be required.

Project construction would require ground disturbance, which could alter the existing drainage pattern in the project area. However, standard BMPs, such as use of erosion blankets and mats, would be implemented during construction to minimize soil erosion.

Because stormwater would continue to drain into the Carbon Canyon Creek Channel and standard BMPs would be implemented during construction to minimize soil erosion, the project would not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation onsite or offsite. Therefore, impacts related to erosion or siltation would be less than significant.

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 that would result in flooding onsite or offsite?*

Less Than Significant Impact. As discussed in Response 4.9 (c) above, stormwater would continue to drain into the Carbon Canyon Creek Channel after project implementation. The replacement bridge would be wider and longer than the existing bridge, which would result in increased impervious surface areas that could cause additional runoff to enter the channel. However, the channel is a flood control facility that is designed to retard flood flows. Therefore, the channel is expected to accommodate the additional runoff that could result from the project.

Project construction would require ground disturbance, which could alter the existing drainage pattern in the project area. However, standard BMPs, such as use of earth dikes, drainage swales, and ditches, would be implemented during construction to control the rate or amount of surface runoff so that flooding onsite or offsite would be avoided.

Because stormwater would continue to drain into the Carbon Canyon Creek Channel, which is designed to control flooding, and standard BMPs would be implemented during construction to minimize onsite or offsite flooding, the project would not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite. Therefore, impacts related to flooding would be less than significant.

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

Less Than Significant Impact. As discussed in Responses 4.9 (c) and (d) above, stormwater would continue to drain into the Carbon Canyon Creek Channel after project implementation. The replacement bridge would be wider and longer than the existing bridge, which would result in increased impervious surface areas that could cause additional runoff to enter the channel. However, the channel is a flood control facility that is designed to retard flood flows. Therefore, the channel is expected to accommodate the additional runoff that could result from the project. In addition, runoff from the replacement bridge would be similar to existing runoff from a typical roadway surface, and the project would not generate substantial additional sources of polluted runoff.

Because stormwater would continue to drain into the Carbon Canyon Creek Channel, which is designed to accommodate runoff in the project area, and runoff from the replacement bridge would be characteristic of runoff from a typical roadway surface, the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts related to runoff would be less than significant.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact. Project construction would be conducted in compliance with measures included in required permits, such as a Section 404 of the CWA Nationwide Permit, Section 401 of the CWA Water Quality Certification, and California Fish and Game Code Section 1602 Streambed Alteration Agreement. Standard BMPs would be implemented during project construction to minimize water quality impacts. Runoff from the replacement bridge would be similar to existing runoff from a typical roadway surface, and the project would not generate substantial additional sources of polluted runoff.

Because the project would be conducted in compliance with required permits, would include implementation of standard BMPs during construction, and would not generate substantial additional sources of polluted runoff, the project would not otherwise substantially degrade water quality. Therefore, impacts related to water quality would be less than significant.

g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The project includes the replacement of an existing bridge, and does not include the construction of housing. Therefore, no impacts related to housing in a 100-year flood hazard area would result from the project.

h) Place within a 100-year flood hazard area structures that would impeded or redirect flood flows?

No Impact. The portion of the project area that includes the Carbon Canyon Creek Channel is in FEMA Flood Zone A, which is an area where no base flood has been determined (Federal Emergency Management Agency, 2009). The remaining portion of the project area surrounding the channel is in Zone X, which is an area outside of the 0.2 percent annual chance floodplain. No structures would be placed inside the channel as part of the project. Therefore, no impacts related to placing structures within a 100-year flood hazard area would result from the project.

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?

No Impact. The project is not located within the inundation area of any levees or dams. Therefore, no impacts related to exposing people or structures to a significant risk of loss, injury, or death involving flooding would result from the project.

j) Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is a temporary disturbance or oscillation in the water level of a lake or partially enclosed body of water. A tsunami is a long, high ocean wave caused by an earthquake, submarine landslide, or other disturbance. A mudflow is a fluid or hardened stream or avalanche of mud.

The project area is not in proximity to a lake or ocean, and is therefore not susceptible to seiche or tsunami. The project area is relatively flat and paved, and is not susceptible to mudflows. Therefore, no impacts related to inundation by seiche, tsunami, or mudflow would result from the project.

3.10 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?				<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				<input checked="" type="checkbox"/>

Impact Analysis

a) Physically divide an established community?

No Impact. The existing bridge provides vehicle, bicycle, and pedestrian access over the Carbon Canyon Creek Channel. The project includes replacing the existing bridge with a new bridge that would continue to provide access across the channel, as well as accommodate a proposed bike path beneath the bridge as part of the OC Loop Bikeway Project. Therefore, no impacts related to physically dividing an established community would result from the project.

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

No Impact. The project area is located within the existing public ROW, and would not change the land use or zoning designations as specified in the City’s General Plan and Zoning Ordinance. Therefore, no impacts related to conflicts with land use plans, policies, or regulations would result from the project.

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

No Impact. The project area is not part of a habitat conservation plan or natural community conservation plan. Therefore, no impacts related to these plans would result from the project.

3.11 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?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>

Impact Analysis

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. According to the Mineral Land Classification (MLC) for Orange County, the project area is identified as an area where no significant construction aggregate deposits are present, or little likelihood exists for their presence (California Geological Survey, 1981). In addition, according to the City's General Plan, Placentia does not contain any mineral resources with the exception of petroleum (City of Placentia, 2003). However, no known mineral resources are in the project area. Therefore, no impacts related to the loss of availability of a known mineral resource would result from the project.

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. According to the City's General Plan, the project area is not designated as a locally important mineral resource recovery site. Therefore, no impacts related to the loss of availability of a locally important resource recovery site would result from the project.

3.12 Noise

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?		☒		
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?			☒	
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				☒
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		☒		
e. Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?				☒
f. Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?				☒

Impact Analysis

The following analysis incorporates the findings of a Noise Impact Assessment prepared for the project (AMBIENT, 2017b).

a) Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?

Less Than Significant With Mitigation Incorporated. The City's General Plan and Municipal Code do not identify noise level standards that apply to construction-related activities. The City's Municipal Code generally limits construction activities to between the hours of 7:00 a.m. to 7:00 p.m. on weekdays and

between 9:00 a.m. and 6:00 p.m. on Saturdays. The City's General Plan, Noise Element is slightly more conservative, limiting construction activities to between the hours of 7:00 a.m. to 6:00 p.m.

The primary sources of noise in the project area are vehicles traveling along Golden Avenue and surrounding roadways. Existing noise levels measured in the project area are shown in **Table 4-5. Measured Ambient Noise Levels**. The project would not result in long-term changes in vehicle operations (e.g., traffic volumes, vehicle speeds) along Golden Avenue or other roadways, and would therefore not create any new noise sources or generate increases in long-term noise.

Table 4-5. Measured Ambient Noise Levels

Location	Monitoring Period	Primary Noise Source	Noise Levels (dBA)	
			L _{eq}	L _{max}
2300 California Street, Placentia (Approximately 36 feet from the centerline of Golden Avenue)	1:10 to 1:20 p.m.	Vehicle Traffic	58	69
4011 Winterhaven Street, Yorba Linda (Approximately 36 feet from the centerline of Golden Avenue)	9:42 to 9:52 a.m.	Vehicle Traffic	60	73

Source: AMBIENT, 2017b

Table Notes: Noise measurements were conducted on November 10, 2016 using a Larson Davis Model 820 Type I sound level meter.

Project construction would result in a temporary increase in noise levels during the up to 7-month construction period. As shown in **Table 4-6. Typical Construction Equipment Noise**, individual equipment noise levels during construction typically range from approximately 73 to 83 A-weighted decibels (dBA) equivalent continuous sound level (L_{eq}) at 50 feet, with intermittent noise levels reaching up to approximately 90 dBA maximum sound level (L_{max}). The use of pile drivers and other more intensive noise equipment and activities are not anticipated to be required for this project.

Table 4-6. Typical Construction Equipment Noise

Equipment	Typical Noise Level (dBA) 50 feet from Source		Distance to Noise Contours (feet, dBA L _{eq})		
	L _{max}	L _{eq}	70 dBA	65 dBA	60 dBA
Air Compressor	80	76	105	187	334
Auger/Drill Rig	85	78	133	236	420
Backhoe/Front End Loader	80	76	105	187	334
Compactor (Ground)	80	73	74	133	236
Concrete Mixer Truck	85	81	187	334	594
Concrete Pump Truck	82	75	94	167	297
Concrete Saw	90	83	236	420	748

Crane	85	77	118	210	374
Dozer/Grader/Excavator/Scraper	85	81	187	334	594
Generator	82	79	149	265	472
Gradall/Forklift	85	81	187	334	594
Jack Hammer	85	78	133	236	420
Pavement Scarifier/Roller	85	78	133	236	420
Paver	85	82	210	374	667
Pneumatic Tools	85	82	210	374	667
Pumps	77	74	83	149	265
Truck (Dump/Flat Bed)	84	80	167	297	529

Sources: FTA 2006, FHWA 2008

Table Notes: dBA = A-weighted decibels; L_{eq} = equivalent continuous sound level; L_{max} = maximum sound level

Noise levels are based on maximum equipment noise levels. Actual noise levels are typically lower, particularly if equipment is fitted with exhaust mufflers and engine shrouds.

Construction activities may also result in short-term increases in vehicle traffic along area roadways. Typically, a doubling of vehicle traffic would be required before a significant increase in traffic noise levels would occur. Construction-generated traffic would not result in a doubling of vehicle traffic along area roadways and, therefore, would not result in a substantial increase in traffic noise levels.

Nearby sensitive receptors include residential dwellings, the nearest of which are located adjacent to the northwestern and southeastern boundaries of the project area. Assuming that the two loudest pieces of equipment were to operate simultaneously over a one-hour period, predicted average-hourly exterior noise levels at the nearest residences could reach levels of approximately 81 to 87 dBA L_{eq} , with intermittent noise levels of approximately 84-89 dBA L_{max} . Construction activities that occur during these more noise-sensitive evening and nighttime hours could result in increased levels of annoyance and potential sleep disruption to nearby residential building occupants. If construction is completed during nighttime hours, construction activities would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance.

Mitigation measures N-1 through N-4, listed below, would be implemented during project construction and would limit construction activities between the daytime hours of 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays. These hourly limitations would ensure compliance with both City of Placentia and City of Yorba Linda hourly noise restrictions for construction activities. Compliance with measures N-1 through N-4 would also require implementation of various measures, such as the use of construction equipment that are properly muffled in accordance with manufacturers' specifications, use of quieter equipment alternatives, such as electrified equipment (to the extent available). These measures could reduce construction noise levels by approximately 10 decibels (dB).

With implementation of mitigation measures N-1 through N-4, noise levels would not exceed standards established in local general plans or noise ordinances. Therefore, impacts related to exposure of

persons or generation of noise levels in excess of standards would be less than significant with mitigation incorporated.

b) Expose persons to or generate excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. No federal, state, or local regulatory standards have been adopted for groundborne vibration or noise. However, various criteria have been established to assist in the evaluation of vibration impacts. For instance, Caltrans has developed vibration criteria based on human perception and structural damage risks. For most structures, Caltrans considers a peak-particle velocity (ppv) threshold of 0.2 inches per second (in/sec) to be the level at which architectural damage (i.e., minor cracking of plaster walls and ceilings) to normal structures may result. Short periods of ground vibration in excess of 0.2 in/sec ppv can also be expected to result in increased levels of annoyance to people within buildings.

Construction activities and related equipment anticipated to be associated with project construction may generate groundborne vibration levels of approximately 0.21 in/sec (94 vibration velocity level (VdB)), or less, at 25 feet, as shown in **Table 4.5**. Typical Construction Equipment Vibration Levels. Based on Caltrans measurement data, use of off-road tractors, dozers, earthmovers, and haul trucks generates groundborne vibration levels of less than 0.10 in/sec (87 VdB) at 25 feet, or less than one-half of the commonly applied architectural damage risk and human annoyance standards. The use of large pavement breakers and pile drivers are not anticipated to be required for the project.

Table 4-7. Typical Construction Equipment Vibration Levels

Equipment	Vibration Level at 25 Feet	
	Peak Particle Velocity (ppv, in/sec)	VdB (micro-inch/second)
Vibratory Roller	0.210	94
Caisson Drill	0.089	87
Large Bulldozers	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozers	0.003	58

Source: FTA 2006, Caltrans 2002, 2014

Table Notes: ppv = peak-particle velocity; in/sec = inches per second; VdB = vibration velocity level

The nearest existing structures are approximately 30 feet from the project area. Assuming a maximum vibration level of 0.21 in/sec ppv at the project area boundary, the highest predicted construction vibration levels at off-site structures would be approximately 0.17 in/sec ppv, or less. Because construction-related vibration levels would not exceed the commonly applied standard of 0.2 in/sec at nearby existing land uses, the project would not expose persons to or generate excessive groundborne vibration or groundborne noise levels. Therefore, impacts related to groundborne vibration or noise would be less than significant.

c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. The primary sources of noise in the project area are vehicles traveling along Golden Avenue and surrounding roadways. The project would not result in long-term changes in vehicle operations (e.g., traffic volumes, vehicle speeds) along Golden Avenue or other roadways, and would therefore not create any new noise sources or generate increases in long-term noise. Therefore, no impacts related to a permanent increase in ambient noise levels would result from the project.

d) Result in 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. The primary sources of noise in the project area are vehicles traveling along Golden Avenue and surrounding roadways. Existing noise levels measured in the project area are shown in **Table 4-5. Measured Ambient Noise Levels.** The project would not result in long-term changes in vehicle operations (e.g., traffic volumes, vehicle speeds) along Golden Avenue or other roadways, and would therefore not create any new noise sources or generate increases in long-term noise.

Project construction would result in a temporary increase in noise levels during the 6- to 9-month construction period. As shown in **Table 4-6. Typical Construction Equipment Noise,** individual equipment noise levels during construction typically range from approximately 73 to 83 dBA L_{eq} at 50 feet, with intermittent noise levels reaching up to approximately 90 dBA L_{max} . The use of pile drivers and other more intensive noise equipment and activities are not anticipated to be required for this project.

Construction activities may also result in short-term increases in vehicle traffic along area roadways. Typically, a doubling of vehicle traffic would be required before a significant increase in traffic noise levels would occur. Construction-generated traffic would not result in a doubling of vehicle traffic along area roadways and, therefore, would not result in a substantial increase in traffic noise levels.

Nearby sensitive receptors include residential dwellings, the nearest of which are located adjacent to the northwestern and southeastern boundaries of the project area. Assuming that the two loudest pieces of equipment were to operate simultaneously over a one-hour period, predicted average-hourly exterior noise levels at the nearest residences could reach levels of approximately 81 to 87 dBA L_{eq} , with intermittent noise levels of approximately 84-89 dBA L_{max} . Construction activities that occur during these more noise-sensitive evening and nighttime hours could result in increased levels of annoyance and potential sleep disruption to nearby residential building occupants. Therefore, construction activities would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Mitigation measures N-1 through N-4, listed below, would be implemented during project construction and would limit construction activities between the daytime hours of 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays. These hourly limitations would ensure compliance with both City of Placentia and City of Yorba Linda hourly noise restrictions for construction activities. Compliance with mitigation measures N-1 through N-4 would also require implementation of various measures, such as

the use construction equipment that are properly muffled in accordance with manufacturers' specifications, use of quieter equipment alternatives, such as electrified equipment (to the extent available). These measures could reduce construction noise levels by approximately 10 dBA.

With implementation of mitigation measures, the project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, impacts related to a substantial temporary or period increase in ambient noise levels would be less than significant with mitigation incorporated.

Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?

No Impact. The project area is not located within an airport land use plan area or within two miles of a public airport or public use airport. Therefore, no impacts related to exposure of people to excessive noise levels would result from the project.

e) Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?

No Impact. The project area is not located within the vicinity of a private airstrip. Therefore, no impacts related to exposure of people to excessive noise levels would result from the project.

Avoidance, Minimization, and Mitigation

The following mitigation measures shall be implemented to reduce noise impacts at nearby noise-sensitive land uses:

- N-1** Construction activities, excluding activities required to occur without interruption or activities that would pose a significant safety risk to workers or citizens, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on Saturdays.
- N-2** Internal combustion engines shall be equipped with engine shrouds and exhaust mufflers in accordance with manufacturer recommendations.
- N-3** Portable/stationary equipment (e.g., generators, compressors) shall be located at the furthest distance from the nearest residential dwelling.
- N-4** To the extent locally available, quieter equipment alternatives, such as electrified equipment, shall be utilized.

3.13 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 (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				<input checked="" type="checkbox"/>
b. Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?				<input checked="" type="checkbox"/>
c. Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?				<input checked="" type="checkbox"/>

Impact Analysis

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

No Impact. The project includes the replacement of an existing bridge with a new bridge that would have the same number of lanes. The project does not propose new homes or businesses, and would not include the extension of roads or other infrastructure that would provide new access to the area. Therefore, no impacts related to inducing population growth would result from the project.

b) Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?

No Impact. There is no housing in the project area that would be displaced by the project. Therefore, no impacts related to the displacement of housing would result from the project.

c) Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?

No Impact. Because the project area is limited to public roadways, no people reside in the project area. Therefore, no impacts related to the displacement of people would result from the project.

3.14 Public Services

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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 following public services:</p> <ul style="list-style-type: none"> i. Fire Protection? ii. Police Protection? iii. Schools? iv. Parks? v. Other public facilities? 				☒

Impact Analysis

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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 following public services:

- i. Fire Protection?**
- ii. Police Protection?**
- iii. Schools?**
- iv. Parks?**
- v. Other public facilities?**

No Impact. The project includes the replacement of an existing bridge with a new bridge that would serve the same function of providing vehicle, bicycle, and pedestrian access over the Carbon Canyon Creek Channel. Service ratios, response times, and other performance objectives would not be affected by the project such that the construction of new or physically altered fire protection, police protection, schools,

parks, or other public facilities would be required. Therefore, no impacts related to new or physically altered governmental facilities would result from the project.

3.15 Recreation

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				☒
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				☒

Impact Analysis

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The project includes the replacement of an existing bridge with a new bridge that would serve the same function of providing vehicle, bicycle, and pedestrian access over the Carbon Canyon Creek Channel. The project would not increase access to existing parks or recreational facilities. Therefore, no impacts related to the substantial physical deterioration of existing parks or recreational facilities would result from the project.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Impact. The project includes the replacement of an existing bridge with a new bridge that would serve the same function of providing vehicle, bicycle, and pedestrian access over the Carbon Canyon Creek Channel. The project does not include recreational facilities. Therefore, no impacts related to physical effects from recreational facilities would result from the project.

3.16 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?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>
d. Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?			<input checked="" type="checkbox"/>	
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?				<input checked="" type="checkbox"/>

Impact Analysis

- a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system,**

including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

No Impact. The project includes the replacement of an existing, functionally obsolete bridge with a new bridge that would have two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet AASHTO minimum standards. Traffic operations in the project area would be improved because the new bridge would meet current standards. Therefore, no impacts related to conflicts with plans, ordinances, or policies would result from the project.

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?*

No Impact. The project includes the replacement of an existing, functionally obsolete bridge with a new bridge that would have two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet AASHTO minimum standards. Traffic operations in the project area would be improved because the new bridge would meet current standards and would no longer be functionally obsolete. Therefore, no impacts related to conflicts with the congestion management program would result from the project.

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. The project includes the replacement of an existing bridge and is not located in proximity to an airport. Therefore, no impacts related to changes in air traffic patterns would result from the project.

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

No Impact. The project includes the replacement of an existing, functionally obsolete bridge with a new bridge that would have two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet AASHTO minimum standards. Traffic safety in the project area would be improved because the new bridge would meet current standards and would no longer be functionally obsolete. Therefore, no impacts related to increased safety hazards would result from the project.

e) *Result in inadequate emergency access?*

Less Than Significant Impact. Because the project includes the replacement of the existing bridge with a new bridge, emergency access during project operation would be the same as existing conditions, and the project would not result in inadequate emergency access.

During the 7-month construction period, Golden Avenue would be closed from California Street to immediately west of Rose Drive, approximately 0.18 mile east of the project area, which could affect emergency access within and surrounding the project area. However, through access would be allowed to and from residences along Navigation Circle to the east of the bridge. In addition, detour routes around the construction area would be available on Rose Drive, Bastanchury Road, and Valencia Avenue (see **Appendix A, Engineer Drawings (Traffic Control Plan Sheet)**). Finally, coordination with emergency service providers would be conducted to minimize potential impacts.

Because detours would be provided during project construction, and coordination with emergency service providers would be conducted, the project would not result in inadequate emergency access (see Appendix A). Therefore, impacts related to emergency access would be less than significant.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. Golden Avenue is a residential street with a narrow shoulder and Class II bike path on the north and south sides of the roadway to the east and west of the bridge. Sidewalks also line Golden Avenue to the east and west of the bridge. Golden Avenue narrows at the bridge approaches and is absent of any shoulders, bike paths, or sidewalks.

The anticipated replacement bridge would be widened to 58 feet and 4 inches to accommodate two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet AASHTO minimum standards. In addition, the replacement bridge would be lengthened to 82 feet and 6 inches in order to accommodate the planned bike path along the Carbon Canyon Creek Channel as part of the OC Loop Bikeway Project.

The OC Loop Bikeway Project is being implemented as part of the Orange County Transportation Authority's (OCTA) 2009 Commuter Bikeways Strategic Plan (CBSP) (Orange County Transportation Authority, 2009). The CBSP is intended to provide a comprehensive blueprint for the existing bikeways in the county, and to propose new facilities to complete a network of bikeways through the county. A portion of the proposed "Segment D" trail runs along the Carbon Canyon Creek Channel and overlaps with the project area. A bicycle ramp connecting Golden Avenue to the OC Loop Bikeway will be construction as part of the project.

The project includes several improvements to bicycle and pedestrian facilities, and would also facilitate a connection to the OC Loop Bikeway. Therefore, no impacts related to conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities would result from the project.

3.17 Tribal Cultural Resources

<p><i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>				<p style="text-align: center;"><input checked="" type="checkbox"/></p>
<p>b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>		<p style="text-align: center;"><input checked="" type="checkbox"/></p>		

Impact Analysis

The following analysis incorporates the findings of an Archaeological Survey Report completed for the project (Duke CRM, 2017a).

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

No Impact. The NAHC was contacted to search the Sacred Lands File, which did not identify cultural resources within or adjacent to the project area. No tribal cultural resources listed or eligible for listing in the California Register of Historical Resources, or in a local register, have been identified in the project area based on a field survey and records search. Therefore, no impacts related to these resources would result from the project.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation Incorporated. The NAHC was contacted to search the Sacred Lands File, which did not identify cultural resources within or adjacent to the project area. Native American consultation was conducted with two Native American groups/individuals in compliance with Assembly Bill 52. Andrew Salas, a representative of the Gabrieleno Band of Mission Indians – Kizh Nation,

expressed concern about the project area, stating that the area is culturally significant to the tribe, specifically local oil fields that played a large role in trade and medicinal purposes. No other comments were received from Native American tribes. Mr. Salas recommended archaeological and Native American monitoring during project construction.

Based on the field survey and records search conducted for the project area, the project area has a moderate sensitivity for archaeological resources. However, because of the disturbed nature of the project area from development of the existing bridge, Golden Avenue, the channelization of Carbon Canyon Creek, and residential development, the project has a low potential to affect archaeological resources.

If previously unidentified tribal cultural resources are un-earthed during construction, the project could disturb these resources and result in substantial adverse changes in the significance of the resources. A Native American monitor will be present for all earthmoving and/or construction operations to prevent potential impacts to tribal cultural resources, per avoidance measure TR-1. Additionally, a licensed archaeologist will be present during excavation and grading, as specified in measure CUL-4, that will monitor activity that could potentially disturb such resources. If tribal cultural resources are encountered during construction, implementation of mitigation measure CUL-1 would require that work be halted in that area until a qualified archaeologist can assess the significance of the find.

With implementation of mitigation measures CUL-1 through CUL-4 and TR-1, any impacts on tribal cultural resources encountered in the project area during construction would be avoided or minimized. Therefore, impacts related to tribal cultural resources would be less than significant with mitigation incorporated.

Avoidance, Minimization, and Mitigation

The following mitigation measure will be implemented as part of the project:

TR-1: A Native American monitor will be present for all earthmoving and/or construction operations.

With implementation of TR-1, the project would result in less than significant impacts on tribal resources.

3.18 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?				<input checked="" type="checkbox"/>
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?				<input checked="" type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?				<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider that 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?				<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?				<input checked="" type="checkbox"/>

Impact Analysis

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

No Impact. The project includes the replacement of an existing bridge that does not require wastewater treatment. Therefore, no impacts related to wastewater treatment requirements would result from the project.

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?

No Impact. The project includes the replacement of an existing bridge that does not require water or wastewater treatment. Therefore, no impacts related to wastewater treatment requirements would result from the project.

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. Stormwater from the bridge currently drains into the Carbon Canyon Creek Channel. As part of the project, storm drain pipes would be connected at all four quadrants of the replacement bridge to the existing concrete channel wall. No additional or expanded stormwater drainage facilities would be required. Therefore, no impacts related to the construction of new or expanded stormwater drainage facilities would result from the project.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?

No Impact. The project includes the replacement of an existing bridge that does not require substantial water supplies. Therefore, no impacts related to water supplies would result from the project.

e) Result in a determination by the wastewater treatment provider that 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?

No Impact. The project includes the replacement of an existing bridge that does not require wastewater treatment. Therefore, no impacts related to wastewater treatment capacity would result from the project.

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

No Impact. The nearest landfill to the project area is the Olinda Alpha Landfill, which has enough projected capacity to serve residents and businesses until 2030 (County of Orange Waste and Recycling, n.d.). The project includes the replacement of an existing bridge that does not require solid waste disposal. Project construction would require minimal, short-term solid waste disposal, which would be accommodated by a landfill with sufficient permitted capacity. Therefore, no impacts related to landfill capacity would result from the project.

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

No Impact. The project includes the replacement of an existing bridge that does not require solid waste disposal. Project construction would require minimal, short-term solid waste disposal, which would be conducted in compliance with federal, state, and local statutes and regulations. Therefore, no impacts related to solid waste compliance would result from the project.

3.19 Mandatory Findings of Significance

<i>Does the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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. 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. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		☒		

Impact Analysis

a) *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 Impacts. As discussed in this Initial Study, the project would not result in a potential significant impact on fish or wildlife, 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. Therefore, impacts would be less than significant.

b) *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 with Mitigation Incorporated. As discussed in this Initial Study, the project could result in impacts on aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and transportation/traffic. The resource study area for hazards and hazardous materials, noise, and transportation/traffic is the immediate residential community where the project area is located. The resource study area for biological resources is the project area and connected creekside areas along the Carbon Canyon Creek Channel within Placentia; for cultural resources and tribal cultural resources, the resource study area is the City of Placentia; for hydrology and water quality, the resource study area is the Carbon Creek Subwatershed of the Lower San Gabriel River Watershed; and for air quality and greenhouse gas emissions, the resource study area is the SCAB.

The project area is surrounded by single-family homes, with the exception of two industrial properties adjacent to the southwest and northeast of the bridge. Past projects have resulted in substantial impacts on all the resources listed above.

The project area and surroundings are densely developed, resulting in minimal potential for substantial future development. According to a review of the CEQANet database, other development projects in the city that have been under CEQA environmental review within the past year (September 2016 through September 2017) include the drilling of a new water well, establishing a transit-oriented development near a new regional transit station in the City's packinghouse district, installation of telecommunications infrastructure, rehabilitation of water distribution pipelines, construction of a soccer field in an existing park, and resurfacing of existing roadways (Governor's Office of Planning and Research, 2017).

The project also includes the construction of a bicycle ramp connecting Golden Avenue to the proposed OC Loop Bikeway. The OC Loop Bikeway Project is being implemented as part of the OCTAs 2009 CBSP (Orange County Transportation Authority, 2009). The CBSP is intended to provide a comprehensive blueprint for the existing bikeways in the county, and to propose new facilities to complete a network of bikeways through the county. A portion of the proposed "Segment D" trail runs along the Carbon Canyon Creek Channel and overlaps with the project area.

Impacts on aesthetics, air quality, biological resources, greenhouse gas emissions, hydrology and water quality, transportation/traffic, and hazards and hazardous materials would be less than significant, and would not be considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. The project could result in potentially significant impacts on cultural resources, noise and groundborne vibration, and tribal cultural resources. However, with implementation of identified mitigation measures, these impacts would be reduced to a level that is less than cumulatively considerable.

c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant with Mitigation Incorporated. The project would result in less than significant impacts on resources that would directly or indirectly impact human beings, including air quality, greenhouse gas emissions, hazards and hazardous materials, and hydrology and water quality, as discussed above. However, the project could result in potentially significant impacts on noise and groundborne vibration. With implementation of mitigation measures, N-1 through N-4, the project would result in a less than significant impact. Therefore, the project would result in less than significant impact with mitigation on human beings.

4.0 REFERENCES

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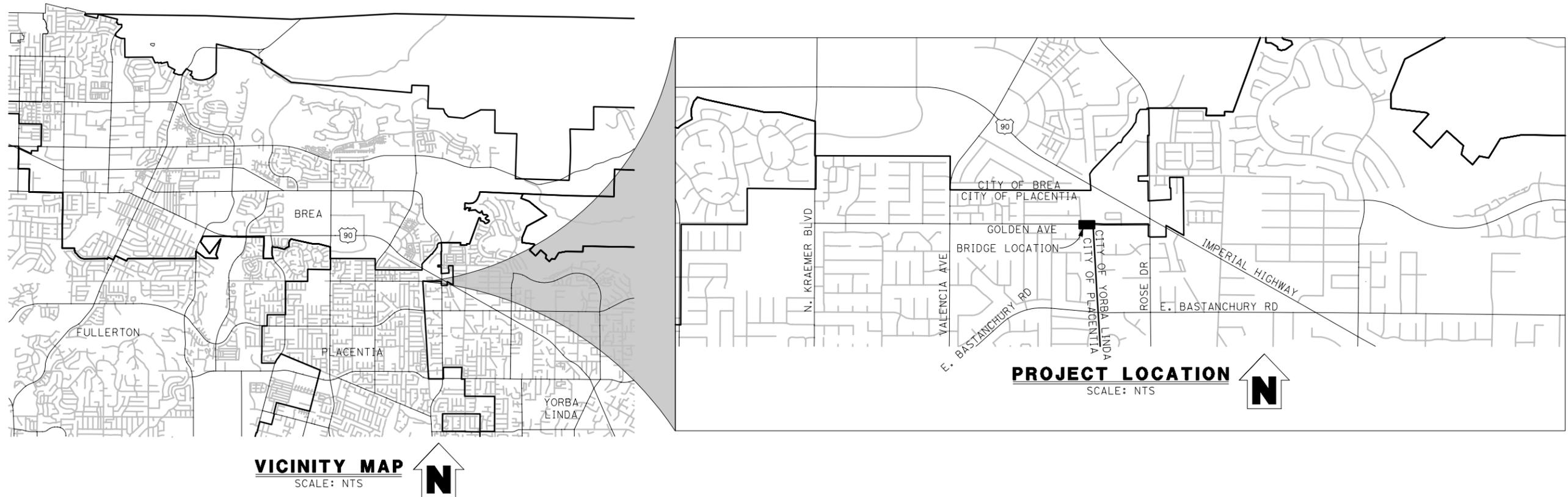
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Appendix A: Engineering Drawings

CITY OF PLACENTIA

PLANS FOR THE CONSTRUCTION OF GOLDEN AVENUE BRIDGE OVER CARBON CANYON REPLACEMENT



PLAN CHECK SET/NOT FOR CONSTRUCTION (5/17/17)



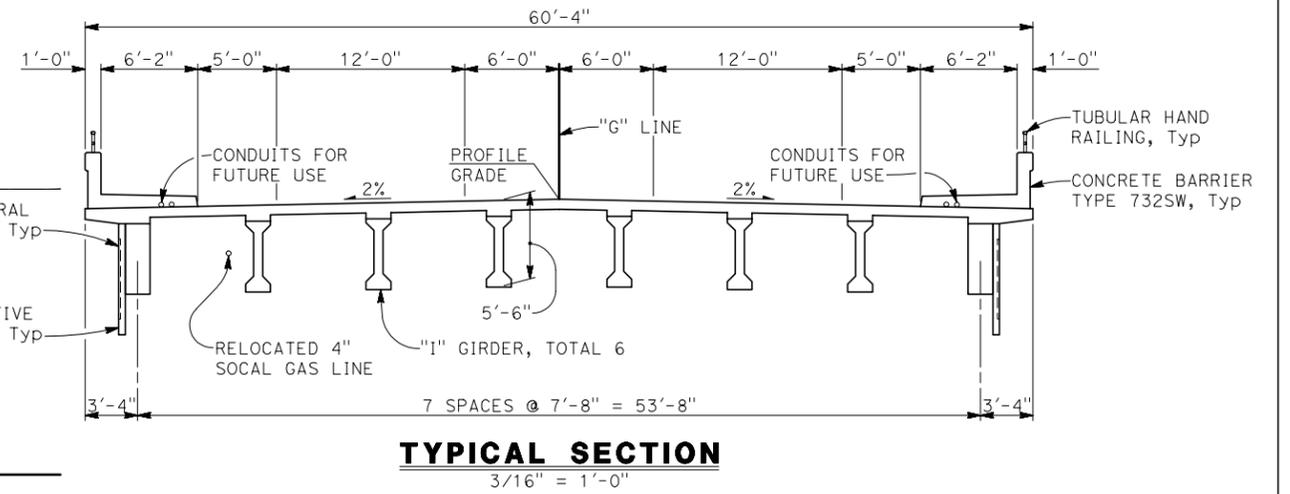
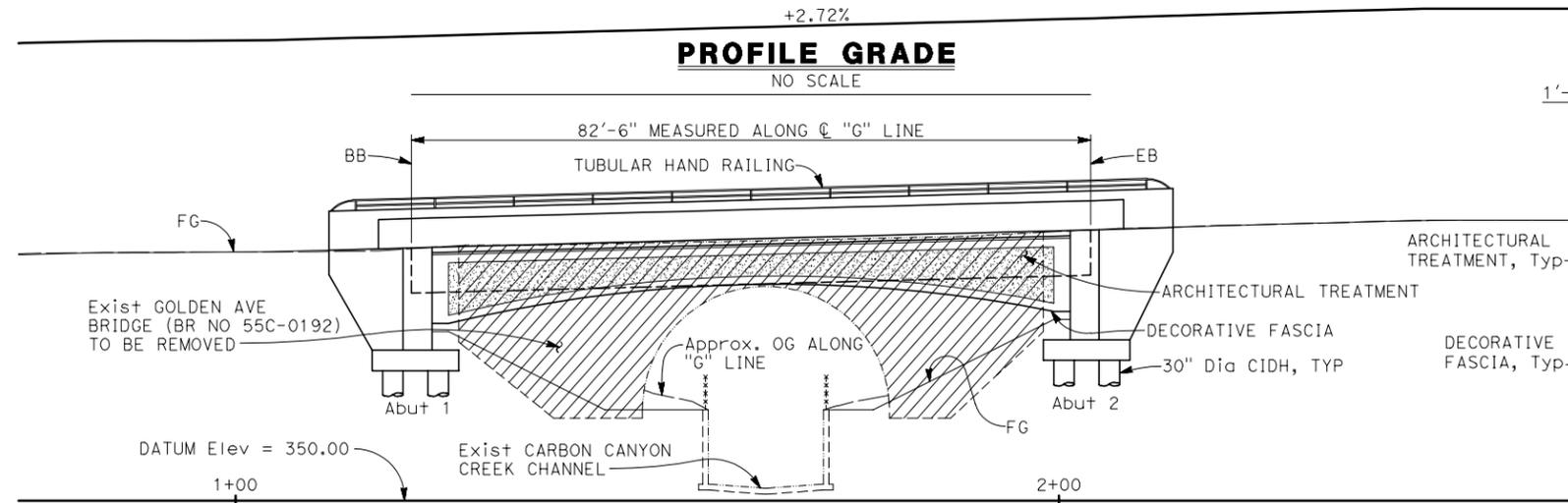
REVISIONS	MADE BY	DATE	APPROVED BY	DATE

BIGGS CARDOSA ASSOCIATES INC
STRUCTURAL ENGINEERS
500 S. Main Street, Suite 400
Orange, California 92665
714-550-4665

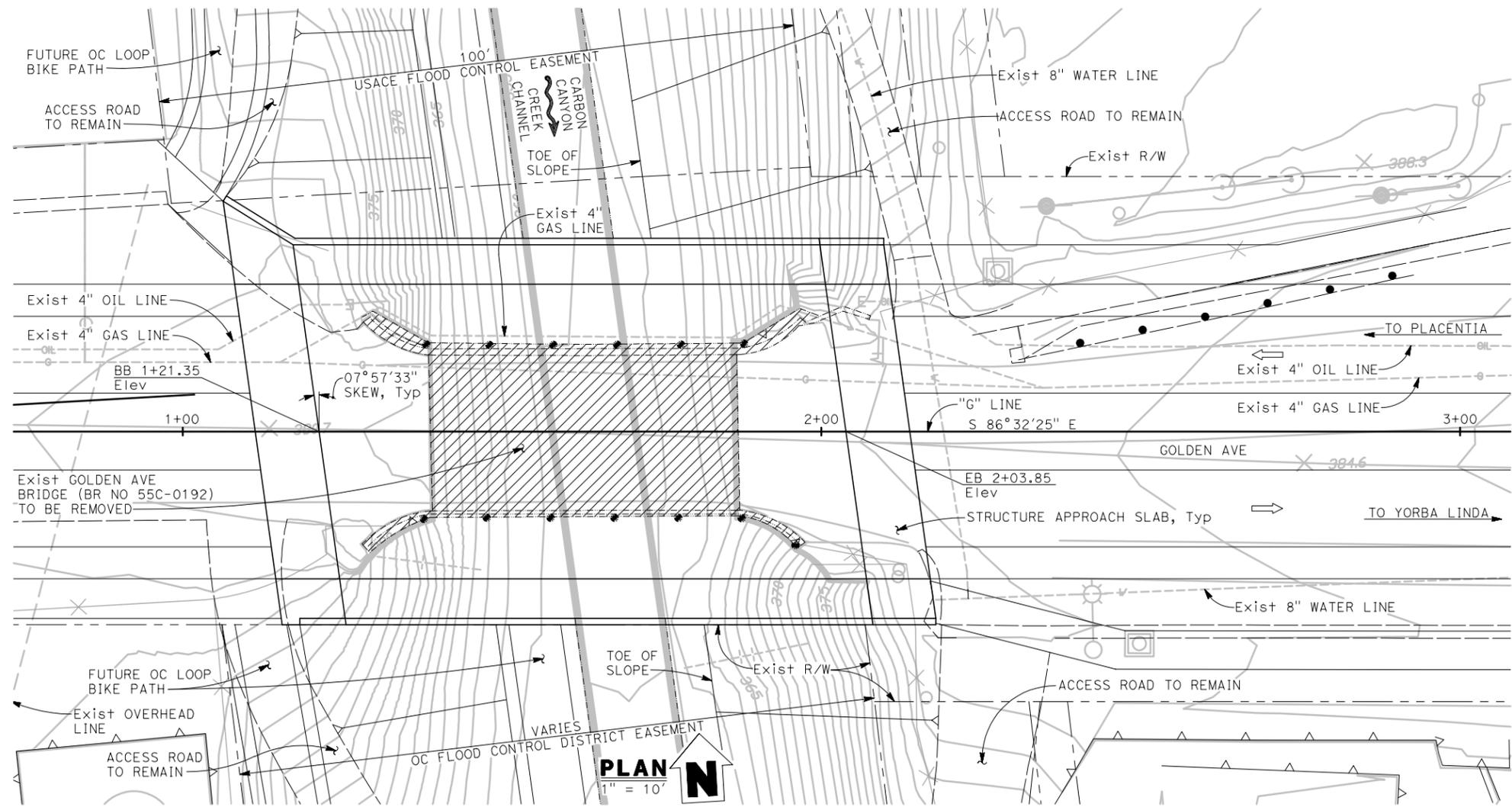


PREPARED BY	CITY ENGINEER'S STAFF	BY	DATE	APPROVED BY:
	DRAWN:	DM	4/11/17	DIRECTOR OF PUBLIC WORKS DATE: _____
	DESIGNED:	MAL	4/11/17	
	CHECKED:			
	RECOMMENDED:			

CITY OF PLACENTIA	PROJECT NO. 2017041
GOLDEN AVENUE BRIDGE REPLACEMENT	SHEET 1 OF
TITLE SHEET	DRAWING NO. T-1



ELEVATION
1" = 10'



LEGEND:

▨ Indicates Bridge Removal

➔ Indicates Direction of Travel

----- Indicates Existing Structure

PLAN CHECK SET/NOT FOR CONSTRUCTION (5/17/17)



REVISIONS	MADE BY	DATE	APPROVED BY	DATE

BIGGS CARDOSA ASSOCIATES INC
STRUCTURAL ENGINEERS
500 S. Main Street, Suite 400
Orange, California 92668
714-250-4665

BCA

PREPARED BY	CITY ENGINEER'S STAFF	BY	DATE	APPROVED BY:
	DRAWN:	DM	4/11/17	DIRECTOR OF PUBLIC WORKS DATE: _____
	DESIGNED:	MAL	4/11/17	
	CHECKED:			
	RECOMMENDED:			

CITY OF PLACENTIA		PROJECT NO. 2017041
GOLDEN AVENUE BRIDGE REPLACEMENT		SHEET 2 OF
GENERAL PLAN		DRAWING NO. 8-1

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ATTACHMENT 1.b
APPENDIX B: MITIGATION MONITORING
& REPORTING PROGRAM (MMRP)

Appendix B: Mitigation Monitoring Program

MITIGATION MONITORING PROGRAM**Avoidance and Minimization Measures**

The following Avoidance and Minimization Measures are recommended for the project.

Measure	Phase	Responsible Party	Future	On-going	Completion Date	Comments
BIO-1: Work areas would be reduced to the maximum extent feasible, and staging areas would be along the roadway and outside of the creek.	Preconstruction	Contracted Biologist	X			
BIO-2: Hazardous material BMPs, including using protective materials such as matting or basins to catch spills and leaks from fuel containers, storing waste in sealed containers, prohibiting potentially hazardous waste material from accumulating on the ground, and keeping a spill kit on site, would be implemented to reduce the potential for chemical spills or contaminant releases into the creek, including any non-stormwater discharge.	Construction	Construction Contractor	X			
BIO-3: All equipment refueling and maintenance would be conducted in the staging area away from the creek per Caltrans standard specifications. In addition, vehicles and equipment would be checked daily for fluid and fuel leaks, and drip pans would be placed under all equipment that is parked and not in operation.	Construction	Construction Contractor	X			
BIO-4: Following project construction, all temporarily disturbed areas would be restored to pre-project conditions or better, and any re-vegetation or erosion control implemented would be completed using non-invasive species approved by the City.	Post Construction	Construction Contractor	X			
BIO-5: Invasive plant species in the project area would be removed outside of the bird nesting season (typically February 1 to September 15) and disposed of in a manner that minimizes the potential for their reestablishment. Invasive plants would be identified by a biologist prior to their removal and removal procedures would follow the recommendations of the California Invasive Plant Council.	Construction	Contracted Biologist	X			

Measure	Phase	Responsible Party	Future	On-going	Completion Date	Comments
If herbicides are applied, they would be applied in compliance with applicable state and federal laws.						
BIO-6: Environmentally Sensitive Area fencing would be installed around the protected root zone of the southern California walnut trees under the supervision of a qualified biological monitor, to prevent damage to roots or trunks of the trees. The protected root zone would be determined by measuring the tree diameter in inches at 4.5 feet up the tree trunk and multiplying that number by 1.5 to get the distance in feet from the trunk where the protected root zone should be established. No work would be allowed within the protected root zone of these trees.	Preconstruction	Contracted Biologist	X			
BIO-7: A qualified biologist would complete pre-construction surveys no more than 48 hours prior to construction to determine the presence or absence of wildlife, including the coastal whiptail, in the project area. Surveys would be repeated if construction activities are suspended for five days or more. If any wildlife species are identified, appropriate measures would be developed and implemented to avoid impacts on these wildlife species, in consultation with appropriate resource agencies as applicable.	Preconstruction	Contracted Biologist	X			
BIO-8: Any tree removal would be conducted during the month of October to avoid bat maternity and hibernation season, where feasible. Removal would be conducted as close to sunset as possible.	Construction	Contracted Biologist	X			
BIO-9: At least 30 days prior to tree removal, all trees to be removed would be surveyed by a qualified biologist to assess the presence of bats or potential bat-roosting cavities. If bats or bat-roosting cavities are identified, exclusion measures would be discussed with a qualified bat biologist and Caltrans biologist. During the non-breeding and active season (typically October), bats would be safely evicted and excluded from trees to be removed, to the extent feasible, under the direction of a	Preconstruction	Contracted Biologist	X			

Measure	Phase	Responsible Party	Future	On-going	Completion Date	Comments
qualified biologist, to prevent bats from roosting in these cavities prior to tree removal.						
BIO-10: A qualified biological monitor would be onsite during tree removal in the event that all bats were not able to be excluded from the trees to be removed. If bats are disturbed during tree removal, work would be safely stopped until the bats have left the vicinity on their own. Work would resume only once all bats have left the site and/or approval to resume work is given by a qualified biologist.	Construction	Contracted Biologist	X			
BIO-11: Surveys and exclusion measures are expected to prevent maternal colonies from becoming established in the BSA. In the event that a maternal colony of bats is found, the CDFW would be consulted, and no work would be conducted within 100 feet of the maternal roosting site until the maternal season is over or the bats have left the site, or as otherwise directed by the CDFW. The site would be designated as a sensitive area and protected as such until the bats have left the site. No clearing and grubbing would be authorized adjacent to the roosting site. Combustion equipment, such as generators, pumps, and vehicles, would not to be parked nor operated under or adjacent to the roosting site. Construction personnel would not be authorized to enter areas beneath the colony, especially during the evening exodus.	Preconstruction/ Construction	Contracted Biologist	X			
BIO-12: Vegetation removed from the BSA would be treated and disposed of in a manner that would prevent the spread of invasive species onsite or offsite.	Construction	Construction Contractor	X			
BIO-13: New landscaping materials, including erosion control seed mixes and other plantings, would be composed of non-invasive species and would be clear of weeds, and all erosion control and landscape planting would be conducted in a manner that would not result in the spread of invasive species.	Construction	Construction Contractor	X			

Measure	Phase	Responsible Party	Future	On-going	Completion Date	Comments
BIO-14: Plants listed in the Pest Ratings of Noxious Weed Species and Noxious Weed Seed (State of California Department of Food and Agriculture, 2010) would not be used as part of the project.	Construction	Construction Contractor	X			
BIO-15: Construction in areas with trees or vegetation that may provide nesting habitat for birds and raptors will be reduced to the maximum extent feasible.	Construction	Construction Contractor	X			
BIO-16: Trimming and removal of vegetation and trees would be minimized and performed outside of the nesting season (typically February 1 to September 15) to the extent feasible.	Construction	Construction Contractor	X			
BIO-17: In the event that trimming or removal of vegetation and trees must be conducted during the nesting season, nesting bird surveys would be completed by a qualified biologist no more than 48 hours prior to trimming or clearing activities to determine if nesting birds are within the affected vegetation. Nesting bird surveys would be repeated if trimming or removal activities are suspended for five days or more. In the event construction is scheduled during bird nesting season, nesting bird surveys would be completed no more than 48 hours prior to construction to determine if nesting birds, raptors, or active nests are in or within 500 feet of the construction area. Surveys would be repeated if construction activities are suspended for five days or more.	Construction	Construction Contractor	X			
BIO-18: In the event nesting birds or raptors are found within 500 feet of the construction area, appropriate buffers (typically up to 300 feet for songbirds and up to 500 feet for raptors) would be implemented, in coordination with the CDFW, to ensure that nesting birds and active nests are not harmed. Buffers would include fencing or other barriers around the nests to prevent any access to these areas and would remain in place until birds have fledged and/or the nest is no longer active, as determined through coordination with the CDFW.	Construction	Construction Contractor/ Contracted Biologist	X			

Measure	Phase	Responsible Party	Future	On-going	Completion Date	Comments
HAZ-1: A Phase II/Site Characterization Specialist will conduct sampling within the project area to determine whether or not contamination exists, including TRPH (gasoline), TRPH (diesel), TRPH (petroleum), VOCs, ADL, and pesticides. Results of the sampling would indicate the level of remediation efforts that may be required, if necessary.	Preconstruction	Contracted Hazardous Expert	X			
HAZ-2: A Soil Management Plan (SMP) will be prepared to provide procedures to guide soil management during excavation, confirmation sampling, and backfilling operations in the project area. A Photo Ionized Detector (PID) will be used to determine any health safety issues relating to VOCs.	Preconstruction	Contracted Hazardous Expert	X			
HAZ-3: A comprehensive survey and sampling will be completed to confirm the presence or absence of ACMs prior to bridge removal or renovation. Any future testing, removal, or disturbance of ACMs will be handled in compliance with federal, state and local regulations. Licensed, qualified asbestos abatement personnel should be retained prior to any demolition or renovation of subject facilities.	Preconstruction	Contracted Hazardous Expert	X			
HAZ-4: A work plan will be developed for LBP survey and sampling prior to bridge removal or renovation. Construction activities (including demolition) that disturb materials or paints containing any amount of lead are subject to certain requirements of the Cal/OSHA lead standard contained in Title 8, CCR, Section 1532.1. Deteriorated paint is defined by Title 17, CCR, Division 1, Chapter 8, Section 35022 as a surface coating that is cracking, chalking, flaking, chipping, peeling, non-intact, failed, or otherwise separated from a component. Demolition of a deteriorated LBP component will require waste characterization and appropriate disposal. If dust containing hazardous concentrations of lead are generated during scraping or cutting materials coated with LBP, torching of these materials may produce lead oxide fumes. Therefore, air monitoring and/or respiratory	Preconstruction/ Construction	Contracted Hazardous Expert	X			

Measure	Phase	Responsible Party	Future	On-going	Completion Date	Comments
protection will be implemented during the demolition of materials coated with LBP.						

Mitigation Measures

The following Mitigation Measures shall be implemented during the project.

Measure	Phase	Responsible Party
CUL-1: Work shall be halted in the vicinity of any previously known or unknown buried cultural materials unearthed during construction until a qualified archaeologist can assess the significance of the materials. Any further measures required by the archaeologist will be implemented, including, if necessary, supplemental environmental documentation.	Construction	Construction Contractor
<p>CUL-2: A PMP will be prepared by a qualified Principal Paleontologist. The PMP will detail all the measures to be implemented in the event of paleontological discoveries. The PMP shall include, at a minimum, the following elements:</p> <ol style="list-style-type: none"> 1) Required preconstruction paleontological awareness training for ground disturbance personnel, including documentation of training, such as sign-in sheets, to establish communications protocols between construction personnel and the Principal Paleontologist. This training can be given in person or via video. 2) Monitoring, by a qualified Paleontological Monitor shall occur for any ground disturbance east of Carbon Creek, or, as indicated by the presence of a nearby Equus fossil locality, any disturbance deeper than 8 feet below the ground surface (b.g.s.). 3) A signed repository agreement. 4) Field and laboratory methods that meet the curation requirements of the identified repository that will be implemented for monitoring, reporting, collection, and curation of collected specimens. <p>A Paleontological Mitigation Report (PMR) discussing findings and analysis will be prepared by a Principal Paleontologist upon completion of Project earthmoving. The report will be included in the environmental Project file and also submitted to the curation facility.</p>	Preconstruction	Contracted Paleontologist
CUL-3: If human remains and associated artifacts are encountered during ground-disturbing activities, then the provisions of Section 7050 of the California Health and Safety Code, and Section 5097.98 and .99 of the California Public Resources Code, will be followed.	Construction	Construction Contractor
CUL-4: A licensed archaeologist will be present during excavation and grading.	Construction	Contracted Archaeologist
N-1 Construction activities, excluding activities required to occur without interruption or activities that would pose a significant safety risk to workers or citizens, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on Saturdays.	Construction	Construction Contractor
N-2 Internal combustion engines shall be equipped with engine shrouds and exhaust mufflers in accordance with manufacturer recommendations.	Construction	Construction Contractor
N-3 Portable/stationary equipment (e.g., generators, compressors) shall be located at the furthest distance from the nearest residential dwelling.	Construction	Construction Contractor
N-4 To the extent locally available, quieter equipment alternatives, such as electrified equipment, shall be utilized.	Construction	Construction Contractor

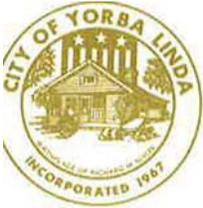
Measure	Phase	Responsible Party
TR-1 A Native American monitor will be present for all earthmoving and/or construction operations.	Construction	Native American Monitor

**ATTACHMENT 1.c
APPENDIX C: PUBLIC COMMENTS
AND RESPONSES**

Appendix C: Public Comment and Response

Public Comment and Response

The environmental documentation and supporting analysis was subject to a public review period of 30 days in accordance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. The public review period took place from April 2, 2018 to May 1, 2018. Following the public review period, comments were collected, reviewed, and considered by the lead CEQA agency, the City of Placentia (City). The records of the comments received during the review period are available below. The City's responses to comments (RTC) are provided in *italics* under each comment point.



CITY OF YORBA LINDA

P. O. BOX87014

CALIFORNIA 92885-8714

RECEIVED

MAY 01 2018

PLANNING

April 26, 2018

Mr. Joseph Lambert
Director of Development Services
City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870
Email: jlambert@placentia.org

SENT VIA EMAIL AND U.S. MAIL

Re: Notice of Availability and Intent to Adopt a Mitigated Negative Declaration (MND) for City of Placentia's Golden Avenue over Carbon Canyon Creek Channel Bridge Replacement Project

Dear Mr. Lambert:

Thank you for giving the City of Yorba Linda an opportunity to provide comments on the above referenced Mitigated Negative Declaration (MND). Our comments regarding the MND are as follows:

- 1) Section 3.12 Noise, subsections a. and d. - the noise analysis concludes that with incorporation of Mitigation Measures N-1 through **N-4**, noise impacts during construction would be mitigated to an insignificant level. Although the City generally agrees with this conclusion, given the 6 to 9-month construction term, the City would request consideration of additional measures to help reduce nuisance noise impacts on adjoining Yorba Linda residential properties at the southeast corner of the project construction area - specifically, the most proximal properties situated at the northerly (cul-de-sac) terminus of Winterhaven Street. Additional measures may include:
 - a. Erecting a temporary sound barrier (with sound absorbing material) along the rear boundaries of the three residential properties at the north end of Winterhaven Street that abut Golden Avenue, or the channel as reflected in Fig. 1 below.



Figure 1

- b. Notify nearest sensitive receptors (with door hangers or other effective methods) of construction commencement prior to start of project, and prior to any phase of construction that may produce unusually high levels of noise, i.e., pile driving or jack hammering, etc. Also, from time to time during a large construction project, it may become necessary to work outside of the allowable construction hours (e.g., during large concrete pours). It is recommending that sensitive receptors also receive notification whenever there is a need to work outside of the allowable construction hours described in Mitigation Measure N-1.

- c. The above suggested additional measures should also be considered for any similarly situated properties within the City of Placentia (i.e., at the northwest corner of the project construction area).

RTC: Noise (a, b & c)

The City of Placentia anticipates the bulk of the construction work to be completed during the summer months (June thru September) to minimize disruption to the nearby schools. In addition, the City anticipates the majority of construction equipment noise to occur during bridge demolition and concrete pile construction, which is only expected to last approximately 6 to 8 weeks. The City of Placentia will provide public outreach notices for advance construction activity schedules to the City of Yorba Linda and the nearby residents of the project area. Furthermore, the construction contract will include specifications requiring the contractor to monitor the noise decibels and stay within City Code noise levels.

Mr. Joseph Lambert
April 26, 2018

- 2) Although not intended as comments on the MND, the City of Yorba Linda Public Works Department has reviewed the MND and requests that the City of Placentia coordinate construction and road closures with the City of Yorba Linda, including processing any necessary encroachment permits, and obtaining clearances, as applicable, for traffic re-routing plans through the City's Traffic Commission and City Council. The attached email correspondence from Rick Yee, Assistant City Engineer, expresses Public Work's request in more detail, and includes Mr. Yee's contact information.

RTC:

The City of Placentia will obtain the necessary encroachment permits for traffic detours in the City of Yorba Linda.

The City of Yorba Linda appreciates the early dialogue afforded by the City of Placentia related to the environmental analysis for this project. The City looks forward to further communication relative to coordination of efforts to ensure success. Should you have any questions or need additional information, please feel free to contact me via phone at (714) 961-7134 or at dbrantley@yorbalinga.gov.

Sincerely,

Director of Community Development

Attachment

c: Rick Yee, Assistant City Engineer

David Brantley

From: Rick Yee
Sent: Thursday, April 19, 2018 11:31 AM
To: David Brantley
Cc: Tony Wang; Matt Simonetti
Subject: Golden Ave MND

David - PW reviewed the MND for the bridge replacement and while we don't have specific comments on the MND we have only general comments that we would like conveyed at this point. Since Golden Ave is being proposed for closure (and is primarily within our jurisdiction), that would require going to the TC and the Council for formal approval.

During the project design phase, Placentia needs to include the City of YL in the plan review process to ensure we are acceptable to detours and rerouting of traffic. Their contractor will also need to obtain an encroachment permit from YL and comply with all necessary conditions.

Thx

RICK YEE, PE
Assistant City Engineer
4845 Casa Loma Avenue | Yorba Linda, CA 92886
P: 714-961-7171 **W:** yorbalindaca.gov

CITY of YORBA LINDA
01)00

Please note my email address has changed.

DEPARTMENT OF TRANSPORTATION

DISTRICT 12
1750 EAST FOURTH STREET, SUITE 100
SANTA ANA, CA 92705
PHONE (657) 328-6368
FAX (657) 328-6510
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

May 1, 2018

Joseph Lambert
City of Placentia
401 East Chapman Avenue
Placentia, CA 92870

File: IGR/CEQA
SCH: #201041002
12-ORA-2018-00858
SR 90; PM 7.76

Dear Mr. Lambert,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Golden Avenue Bridge Replacement Project over the Carbon Canyon Creek Channel. The proposed project is less than a quarter mile from Imperial Highway, otherwise known as State Route 90 (SR 90). The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

The proposed project involves the removal of the existing bridge in its entirety. Project activities include: the removal of the asphalt overlay, reinforcing the concrete deck arch bridge, and reinforcing the concrete spread footings as well as the soil backfill. The replacement bridge will be wider than the existing bridge, with a width of 58 feet, 4 inches in order to accommodate two traffic lanes, Class II bike lanes/shoulders, and sidewalks that meet American Association of State Highway and Transportation Officials (AASHTO) minimum standards. In addition, the replacement bridge will be longer than the existing bridge, with a length of 82 feet, 6 inches to accommodate a proposed bike path along the Carbon Canyon Creek Channel as part of the Orange County (OC) Loop Bikeway Project.

The project area is near the border between the cities of Placentia and Yorba Linda, and is located to the east of California Street, west of Rose Drive, north of Brooklyn Avenue, and south of Chicago Avenue and SR 90. The segment of Golden Avenue in the project area includes the existing Golden Avenue Bridge over Carbon Canyon Creek Channel. The project limits would extend 200 feet from each end of the existing bridge and 75 feet upstream and downstream of the Golden Avenue Bridge.

The project site is located within a quarter mile west of SR 90. SR 90 is overseen by Caltrans. Caltrans is the responsible agency and has the following comments:

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

System Planning Comments:

1. The City is required to send Caltrans the Traffic Management Plan (TMP) for review and concurrence since project-related construction activities may impact the adjacent SR 90.

RTC: Golden Avenue will be fully closed during construction. The City of Placentia will not use SR-90 as a detour option, but instead use Bastanchury Road to the south. Therefore, no Caltrans facilities/roadways will be affected by the project.

Active Transportation Comments:

2. Because the Golden Avenue Bridge offers a connection to the OC Loop (a regionally significant recreational bicycle facility), Caltrans strongly recommends using a 6-foot Class II bike lane for this project so as to accommodate for the projected bicycle volume.

RTC: The project already accommodates a 5-foot shoulder/Class II bike lane which is appropriate at this bridge location. Per the Caltrans Highway Design Manual Section 301.2, the minimum Class II bike lane width shall be 4 feet, except where:

- *Adjacent to on-street parking, the minimum bike lane should be 5 feet. This does not apply on the bridge, but applies off of the bridge since Golden Avenue has on-street parking. We have proposed a 5-foot bike lane to meet the minimum requirements for the approach roadways.*
- *Posted speeds are greater than 40 miles per hour, the minimum bike lane width should be 6 feet. This does not apply since the posted speed for Golden Avenue is 35 mph.*

Continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, do not hesitate to contact Julie Lugaro at 657-328-6368 or Julie.lugaro@dot.ca.gov.

Sincerely,



MARLON REGISFORD
Branch Chief, Regional-IGR-Transit Planning
District 12

CITY OF PLACENTIA
HISTORICAL COMMITTEE

SUBJECT: GOLDEN AVENUE BRIDGE PROJECT - HISTORICAL COMMITTEE COMMENTS

On Wednesday, May 2, 2018 3:21 PM, JOHN BUSHMAN <bushbaseball@sbcglobal.net> wrote:

In reviewing the bridge yet again, one thing that struck me was the room on the south as opposed to the north side.

It seems that the architect-builders should shift the road to fit the south side more and give the north side homes some room for guests (assuming it's as tight as it looks) for parking.

RTC:

The proposed bridge layout is entirely within the City's right-of-way limits, and is pushed as far south as possible without triggering the need for additional right-of-way. In addition, the existing bridge is located at a "kink" point in the roadway, and the proposed alignment provides a smooth transition to the existing approach, roadways, and sidewalks.

Other than that, I think some style to blend with the iconic look it had before (I recall that in LA almost all the bridges looked like this one.).

RTC: (3.1 Aesthetics C pg 19)

The new bridge replacement will be designed and constructed to meet AASHTO standards and will accommodate the OC Loop Bikeway Project. Several aesthetic features will be incorporated into the project design to minimize changes in the existing visual setting. The proposed bridge would be constructed with concrete, similar to the existing bridge. To allow space for the OC Loop Bikeway to cross under the bridge, the replacement bridge would not include an arch; however, an arched decorative fascia beam would be incorporated at the exterior edges of the bridge to mimic the existing design. In meeting AASHTO standards, the replacement guard railing would be solid instead of having decorative openings as compared to the existing guard rail. However, the guard railing will be stamped to mimic the shape of the current decorative openings. The height of the guard rail will be similar to the existing height, and existing views from the bridge would not be blocked by any new vertical structures. Because aesthetic features that mimic the existing bridge would be incorporated into the project design, viewers would likely view the replacement bridge to be compatible with the existing bridge design.

I think there's a happy medium in this bridge rebuilding.

Thanks,

...John Bushman

From: Martin Chavez [mailto:lacasachavez@gmail.com]

Sent: Tuesday, April 24, 2018 3:42 PM

To: Gonzales, Andrew <agonzales@placentia.org>

Subject: Re: FW: April 24 meeting

I read the required sections on 3.1 Aesthetics, 3.5 Cultural Resources, and 3.17 Tribal Resources and found no additional comments were need on my part.

It appears that interns of the recent history of Native Californians, Spanish, Mexican, American pioneer and the settlement of Placentia, the construction of the bridge will not negatively affect the history of the land surrounding the Golden Ave Bridge project.

Furthermore, the only possible ethnic group's history that may be affected is Native Californians. However, the Native American Heritage Commission (NAHC) was consulted along with Andrew Salas, a representative of the Gabrieleno Band of Mission Indians – Kizh Nation. They said that the construction of the bridge would not damage any Native Californian sites.

Lastly, the document indicates, in several sections, if items of historical significance are discovered there are contingencies in place.

Historical, archaeological and Native California groups will be notified and the project be will halted until items are preserved and all parties satisfied.

It appears that the document covers all areas I was concerned with and it contains a description of the actual aesthetics of the new bridges design. have nothing to add.

Thanks for keeping the Committee updated Andrew.

RTC: This comment has been noted for the record.

From: de Graaf, Lawrence [mailto:ldegraaf@fullerton.edu]
Sent: Wednesday, May 02, 2018 7:40 PM
To: Gonzales, Andrew <agonzales@placentia.org>
Subject:

Andrew:

I cannot find my copy of the EIR with comments on it, but here is my recollection of my suggestions:

The section dealing with impact of removing the bridge on history (or appreciation of history) is only one short paragraph simply stating that since the bridge was not on the National Register of Historic Places it had no significance. This is a very narrow view of "historical significance." The city should find someone to write an addendum to this EIR to answer such questions as:

1) What does the bridge tell us about the development of Placentia by 1935? Was this bridge the first one over the channel in this area? Were there other bridges like it built in about this time in this area? Was its material and size dictated by the growing use of automobiles and trucks?

RTC: The City appreciates historical significance of local structures; however, the decision to not re-evaluate the bridge regarding its existing Caltrans State Historic Bridge Inventory designation as not eligible for the National Register of Historic Places (NRHP) was made by Caltrans, one of the project's lead agencies, so no evaluation was prepared. Furthermore, based on existing laws, definitions, and the existing NRHP eligibility criteria, additional research and evaluation is not required.

The definition of "historic property" under the applicable federal law (Section 106 of the National Historic Preservation Act) is one that is listed in, or formally determined eligible for, the NRHP. The previous determination of the bridge's ineligibility for listing in the NRHP still stands, and is not considered a historic property under Section 106. Under the applicable state law (California Environmental Quality Act [CEQA]), a "historical resource" is one that is listed in or formally determined eligible for the California Register of Historical Resources (CRHR), or one that is listed in a local register of historical resources if the local register's criteria are similar to that of the CRHR. CRHR criteria are nearly identical to the criteria of the NRHP. Thus, as the bridge is not eligible for the NRHP, it is not eligible for the CRHP either. Finally, the bridge is not listed as a historical resource in the City of Placentia local register, so it does not meet the definition of historical resource under CEQA. Because of these reasons, an addendum will not be prepared.

2) How was the bridge financed? Was it part of a public works project? Was it linked to other such projects at this time (e.g., old city hall)? Did its construction provide a substantial number of new jobs?

RTC: The City Public Works Department does not have documentation on the financing of the bridge constructed in 1934.

3) Do we have photos of the bridge when built or in the process of being built? These should be included with a short essay as suggested above as appendices to the EIR.

RTC: The City does not have historical photographs of the bridge; however, photographs will be taken by

prior to demolition.

With apologies for tardiness

Larry de Graaf

Lawrence B. de Graaf
Professor of History Emeritus
Cal State Fullerton
1139 Naples Avenue
Placentia, CA 92870
(714) 993-0972

ATTACHMENT 1.d
TECHNICAL STUDIES

(<http://www.placentia.org/index.aspx?NID=776>)



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: JUNE 12, 2018

SUBJECT: **DECLARATION OF PUBLIC NUISANCE APPEAL AND REVOCATION OF USE PERMIT 1981-32 FOR PROPERTY LOCATED AT 719 S. LAKEVIEW AVENUE ("ATWOOD SALES")**

BACKGROUND:

Declaration of Public Nuisance Appeal

On Monday, January 22, 2018, the Public Nuisance Hearing Officer held a hearing to evaluate the current business operation and affiliated activities of "Atwood Sales" located at 719 S. Lakeview Avenue. Based upon the testimony presented by City Staff, the general public, and legal counsel representing the business representatives, Brent Lauer and Bruce Degler, and property owner, Ajax Lakeview Development, LLC, the Hearing Officer acted to declare "Atwood Sales" as a Public Nuisance. On Monday, February 5, 2018, the business owner, Brent Lauer, submitted an appeal of the Hearing Officer's decision to the Planning Commission for further review and reconsideration. This item was originally scheduled for the Planning Commission meeting of February 13, 2018, but was subsequently continued to a Special Planning Commission meeting on February 27, 2018, and again to the regularly scheduled Planning Commission meetings of March 13, 2018, April 10, 2018, and then May 8, 2018.

Revocation of Use Permit 1981-32

Pursuant to Placentia Municipal Code (PMC) Section 23.87.070, any existing Use Permit (UP) may be revoked if it is determined by the City Council that one of the following findings are made based on (a) any violations of the conditions or terms of the UP; (b) any violations to a law(s) or ordinance(s) in connection therewith; (c) fraud or misrepresentation in obtaining such permit; or (d) the UP as implemented is detrimental to the public health or safety or is a nuisance. It is the determination of City Staff that the existing onsite business activities, associated with the business known as "Atwood Sales" located at 719 S. Lakeview Avenue, are being conducted beyond the approved scope of allowable uses associated with UP 1981-32. Ongoing inspections by City Staff have revealed the use of heavy equipment and material stockpiling continues to exceed the original scale and scope of the approved UP. It is the recommendation by City staff that the ongoing operations at "Atwood Sales" to be in violation of the conditions and terms of UP 1981-32 and, therefore, requests the Planning Commission make the necessary findings recommending that the City Council revoke the subject UP. This item was originally scheduled for the Planning Commission meeting of February 13, 2018, but was subsequently continued to a Special Planning Commission meeting on February 27, 2018, and again to the regularly scheduled Planning Commission meetings of March 13, 2018, April 10, 2018, and then May 8, 2018.

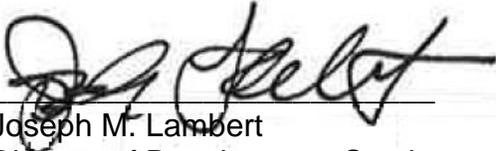
DISCUSSION:

Prior to the Planning Commission considering both the Public Nuisance Appeal and Use Permit Revocation, City Council directed staff to work with the business operator's and property owner's representatives to finalize an agreement which would result in dissolving all business operations and vacating the subject site. Now, a fully executed agreement is in place which will ensure that the business operations will cease. As such, there is no longer a need for the Planning Commission to consider the Public Nuisance Appeal nor the Use Permit Revocation, and both items will be removed from the Planning Commission calendar.

RECOMMENDATION:

Staff recommends that the Planning Commission receive and file this report.

Prepared and submitted by:

A handwritten signature in black ink, appearing to read "J. Lambert", is written over a horizontal line.

Joseph M. Lambert
Director of Development Services