



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: JULY 10, 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 THE DEVELOPMENT OF AN UNIMPROVED +/-8.45-GROSS ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF ALTA VISTA STREET AND ROSE DRIVE (SC PLACENTIA DEVELOPMENT, LP)**

FISCAL

IMPACT: REVENUE: \$1,046,941 DEVELOPMENT IMPACT FEES
Additional one-time \$250,000 to be provided by the project developer to be earmarked for the costs associated with the maintenance and repair of the City's public park system.

SUMMARY:

At the Planning Commission meeting held June 12, 2017, the Planning Commission voted 6-0-1 to recommend approval of ZCA 2017-09, DPR 2017-03, UP 2017-09, and VTTM 18176, and recommended adoption of Mitigated Negative Declaration (MND) 2018-01 to the City Council. The applications for a Zoning Code and Specific Plan Amendment, DPR, UP, and a VTTM are requested 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 project site. The 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" (M) (+/-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

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site have been prepared by The Concord Group (TCG) and David Taussig and Associates that have verified and support the applicant's requested underlying land use change to alter and minimize the commercially designated land area by approximately seventy-six percent (76%). The report concluded that the amount of viable commercial land that can be supported by area consumers is no more than approximately two (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.

RECOMMENDATION:

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

1. Open Public Hearing, concerning ZCA 2017-09, DPR 2017-03, UP 2017-09, and VTTM 18176; and
2. Receive the Staff Report, consider all public testimony, ask any questions of Staff; and
3. Close the Public Hearing; and
4. Adopt Resolution No. R-2018-XX, A Resolution of the City Council of the City of Placentia, California Adopting a Mitigated Negative Declaration (MND) No. 2018-01 and Mitigation Monitoring and Reporting Program with the California Environmental Quality Act (Public Resources Code §§ 21000-21177 and §15000 Et. Seq. of Title 14 of the California Code of Regulations) (CEQA), Approving Development Plan Review (DPR) No. 2017-03, Use Permit (Up) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176 to Develop an Unimproved +/- 8.45-Gross Acre Site with 10,500 Square Feet of Commercial Retail Space and 54, Detached Single-Family Homes at the Southeast Corner of Alta Vista Street and Rose Drive; and
5. Waive full reading, by title only, and introduce for first reading Ordinance No. O-2018-XX, An Ordinance of the City Council of the City of Placentia, California Amending Placentia Municipal Code Chapter 23.107 Entitled "Specific Plan 7," and Amending the East Placentia Specific Plan (SP-7) Design Guidelines and Development Standards Section 4.2.2 Entitled "Residential Site Development Standards" and Land Use Map for the Project Area, from an Underlying Land Use Designation of "Commercial" (C) to an Underlying Designation of Both "Commercial" (C) and "Medium Density Residential" (M).

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.

DISCUSSION:

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 VTTM 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 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 SP-7 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 within the "Architecture, Materials and Color Palette" of this agenda report.

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 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 Section 23.96.010 of the PMC and Section 4.2.2 of SP-7. 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 both PMC Sections 22.74.060 and 23.96.040, a VTM and Zoning Code and Specific Plan Amendment shall require Planning Commission review at a noticed public hearing, to review and solicit a recommendation for action on the proposed VTTM and ZCA by the City of Placentia City Council. To avoid bifurcation in the final action of each entitlement by two separate hearing bodies (e.g., Planning Commission and City Council), City Staff opted to have all entitlements follow an identical processing track with final action to be rendered by the City Council.

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
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)

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
South	Rose Crest Tract: Detached, Single-Family Residences	Specific Plan	SP-7 - LDR
East	Rose Crest Tract: Detached, Single-Family Residences	Specific Plan	SP-7 - LDR
West (across Rose Drive)	Alta Vista South Tract: Detached, Single-Family Residence	Planned Community	Residential Planned Community – Combining Oil Districts (RPC-(O))

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 SP-7 design guidelines and development standards. However, the proposed “Medium Density Residential” 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, Community Services, and Police Departments, 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 promote 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 beer/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. In addition, to the land use market analysis reviewed, an economic benefit analysis (EBA) was conducted. The EBA determined that the project as proposed will generate \$136,333 annually in revenue (sales tax, property tax, CFDs) to the City, whereas a scenario in which there would be 84,158 square feet of retail only, would generate \$118,566 annually in revenue (sales tax, property tax, CFDs) to the City. 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 building 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 three (3) residential floor plans with two (2) 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, decorative garage doors, brick trim, and 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.

Housing, Community and Economic Development Ad-Hoc Committee

All major development projects within the City of Placentia require review by the Housing, Community, and Economic Development 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.

Planning Commission

On June 12, 2018, the City of Placentia Planning Commission held a noticed public hearing to review and solicit a recommendation to the City Council to certify and adopt MND 2018-01, and approve ZCA 2017-09, DPR 2017-03, UP 2017-09, and VTTM 18176. Four members of the general public spoke in favor of the project. The project applicant expressed support of City Staff's recommendation, but was not supportive of eight recommended conditions associated with DPR 2017-03 and UP 2017-09. The conditions in dispute pertain to DPR Condition Nos. 8(f), 8(i), 10, 16, 21, 51, and 55, and UP Condition No. 7 (Attachment 7). After conferring with both City Staff and the project applicant, the Planning Commission voted to recommend approval (6-1) of the entitlements with the caveat that the City Council provide further consideration to the conditions in disagreement (Attachment 8). It is important to note that Staff, in an attempt to address some of the applicant's concerns, revised conditions after meeting with the applicant and after posting the Planning Commission packet. It is also important to note that several of the conditions being contested by the applicant are standard conditions of the City for all development projects.

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, Noise, and Tribal Cultural Resources. 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 are recommended to 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 MND for the ZCA, DPR, UP, and VTTM. A Notice of Intent (NOI) to adopt a MND was issued for this project by the City of Placentia. The Initial Study and NOI to adopt a MND was circulated for 20 days of public comment because this project is not considered a project of regional significance. This 20-day review period ran from May 19, 2018 to June 7, 2018. No comments were received during this comment period. The final IS/MND package is attached to the agenda report for adoption by the City Council.

FISCAL IMPACT:

The proposed development will provide approximately \$1.04 million in one-time development impact fee revenue and approximately \$136,333 in annual ongoing revenue. Pursuant to DPR Condition No. 7, the developer has agreed to provide an additional one-time payment in the amount of \$250,000 for costs associated with the maintenance and repair of the City's public park system to be paid 90-days after receiving final entitlement approvals and all appeal periods have passed. In addition to the aforementioned information, there will be additional positive revenue impacts associated with permanent job creation and construction job creation.

Prepared by:



Andrew A. Gonzales
Senior Planner

Reviewed and approved:



Joseph M Lambert
Director of Development Services

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. Resolution No. R-2018-XX Relating to MND No. 2018-01, DPR No. 2017-03, UP No. 2017-09, and VTTM No. 18176

- Attachment A: Conditions of Approval for Development Plan Review No. 2018-03
- Attachment B: Conditions of Approval for Use Permit No. 2018-09
- Attachment C: Conditions of Approval for Vesting Tentative Tract Map No. 18176
- 2. Ordinance No. O-2018-XX Relating to ZCA No. 2017-09
 - Exhibit A: Draft PMC Chapter 23.107 – Development Standards
 - Exhibit B: Draft SP7 Section 4.2.2 – Development Standards
 - Exhibit C: Map of Project Area
 - Exhibit D: Draft SP7 Land Use Map
- 3. Mitigated Negative Declaration (MND 2018-01) and Mitigation Monitoring & Reporting Program, Appendices (<http://www.placentia.org/index.aspx?NID=776>)
- 4. Project Plans including the Site Plan, Building Elevations, Color Renderings, Preliminary Landscape Plan, and Vesting Tentative Tract Map (VTTM 18176)
- 5. Colors and Materials Board
- 6. 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
- 7. Developer Requested Modified Conditions of Approval
- 8. Draft Planning Commission Minutes for the June 12, 2018 Meeting

RESOLUTION NO. R-2018-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION (MND) NO. 2018-01 AND MITIGATION MONITORING AND REPORTING PROGRAM WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUBLIC RESOURCES CODE §§ 21000-21177 AND §15000 et. seq. OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS) (CEQA), APPROVING DEVELOPMENT PLAN REVIEW (DPR) NO. 2017-03, USE PERMIT (UP) NO. 2017-09, AND VESTING TENTATIVE TRACT MAP (VTTM) NO. 18176 TO DEVELOP AN UNIMPROVED +/- 8.45-GROSS ACRE SITE WITH 10,500 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND 54, DETACHED SINGLE-FAMILY HOMES AT THE SOUTHEAST CORNER OF ALTA VISTA STREET AND ROSE DRIVE.

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, and recommended that to the City Council of the City of Placentia, adopt Mitigated Negative Declaration (MND) No. 2018-01, and 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 proposed project would allow the development of approximately 10,500 square feet of commercial retail space and 54, detached single-family homes on the project site.

(iii) On or about June 29, 2018, the City provided notice of public hearing for the City Council's consideration and approval of the aforementioned entitlements.

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

B. Resolution.

NOW, THEREFORE, the City Council of the City of Placentia hereby finds, determines and resolves as follows:

Section 1. The City Council certifies Mitigated Negative Declaration 2018-01 and find that Mitigated Negative Declaration 2018-01, 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 makes the following additional findings:

- a. The Mitigated Negative Declaration was made available for a 20-day public review and comment period from May 19, 2018 to June 7, 2018. The Mitigated Negative Declaration found that the environmental effects from the project would be less than significant with the incorporation of the standard conditions of approval and mitigation measures; and
- b. 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 conditioned 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 2. The City Council approves Development Plan Review 2017-03, as modified herein, and specifically subject to the conditions set forth in Attachment "A" of this Resolution and by this reference incorporated herein. The development, as modified by Zoning Code and Specific Plan Amendment No. 2017-09 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 City Council 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. The City Council approves Use Permit 2017-09, as modified herein, and specifically subject to the conditions set forth in Attachment "B" of this Resolution and by this reference incorporated herein. 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), this City Council hereby specifically 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. The City Council approves Vesting Tentative Tract Map 18176 based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Council 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 Attachment "C" of this Resolution 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 approximately 10,500 square feet of commercial retail space 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 approximately 10,500 square feet of commercial retail space 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 approximately 10,500 square feet of commercial retail space 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 10,500 square feet of commercial retail space 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. Based upon the findings and conclusions set forth herein, the City Council hereby approves Development Plan Review 2017-03, Use Permit 2017-09, and Vesting Tentative Tract Map 18176, and adopts Mitigated Negative Declaration 2018-01 as modified herein, and specifically subject to the conditions set forth in this Resolution and by this reference incorporated herein.

Section 6. The City Council 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.

PASSED, APPROVED AND ADOPTED this 10th day of July 2018.

Chad P. Wanke, Mayor

ATTEST:

Patrick J. Melia, City Clerk

I, Patrick J. Melia, City Clerk of the City of Placentia, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Placentia, held on the 10th day of July 2018 by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAINED:	Councilmembers:

ATTEST:

Patrick J. Melia, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney

Attachment A: Conditions of Approval for Development Plan Review No. 2017-03
Attachment B: Conditions of Approval for Use Permit No. 2017-09
Attachment C: Conditions of Approval for Vesting Tentative Tract Map No. 18176

ATTACHMENT A
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 and all appeal periods have passed including the challenge period pursuant to the California Environmental Quality Act 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~~ The commercial site plan depict the locations of the two EV charging stations and 3 shall include 2 EV charging stations and stub outs for 3 future EV charging stations located at the northeast section of the proposed commercial center along Alta Vista Drive adjacent to the proposed trash enclosure. If the developer desires to change the location of any of the EV parking spaces, the Director of Development Services may review and approve alternate location(s).
- 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, the color of which shall match the color of the project perimeter block wall, (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 and shall include a decorative cap to the satisfaction of the Director of Development Services.~~
- 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~~ is detailed on page L-4 of the approved project plans. The dimensions and access gates of all trash enclosures shall comply with City standard and refuse company standard requirements at the time building permits are issued for the commercial buildings. 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

liter. 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 annexing 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, and the initial amount of the taxes and assessments thereunder, 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 (photometric) plan showing location, type of fixtures and ~~and design of fixtures and~~ areas of illumination shall be submitted and reviewed for compliance with City standards and the Placentia Municipal Code. Lighting shall neither negatively impact adjacent properties nor the public right-of-way. The location, type and design of light fixtures is indicated and defined on page A2.8 of the approved project plans.
- 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~~ annex 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~~ those district(s) for the project area as ~~prescribed~~ identified 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 is 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, or the Building Code in effect at the time of issuance of building permits, each residential dwelling unit shall provide a raceway (conduit) to accommodate a future dedicated electrical branch circuit within the electrical panel 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 or any building 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. Complete Methane investigation, and if applicable, mitigation (service codes PR172-PR176); and
 - b. Obtain approval of a Fire master plan (service code PR145)
71. Prior to issuance of a commercial or residential building permit, the applicant shall submit plans addressing the following items for review and approval of their respective portion:
 - 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 B
Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) No. 2017-09
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 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 C
Special Conditions of Approval for
Vesting Tentative Tract Map No. (VTTM) 18176
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 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~~ or 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

ORDINANCE NO. O-2018-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA AMENDING PLACENTIA MUNICIPAL CODE CHAPTER 23.107 ENTITLED "SPECIFIC PLAN 7," AND AMENDING THE EAST PLACENTIA SPECIFIC PLAN (SP-7) DESIGN GUIDELINES AND DEVELOPMENT STANDARDS SECTION 4.2.2 ENTITLED "RESIDENTIAL SITE DEVELOPMENT STANDARDS" AND LAND USE MAP FOR THE PROJECT AREA, FROM AN UNDERLYING LAND USE DESIGNATION OF "COMMERCIAL" (C) TO AN UNDERLYING DESIGNATION OF BOTH "COMMERCIAL" (C) AND "MEDIUM DENSITY RESIDENTIAL" (M).

City Attorney Summary

This Ordinance would amend Chapter 23.107 of the City of Placentia Municipal Code and the East Placentia Specific Plan design guidelines and development standards modifying the minimum lot size, average lot size, minimum open space, minimum yard setbacks, and minimum building separation requirements. Additionally, modifying the East Placentia Specific Plan (SP-7) resulting in an amendment to the official Land Use Map of SP-7 from the project site exclusively designated as "Commercial" (C) to both "Commercial" (C) and "Medium Density Residential" (M).

A. Recitals.

(i) The project applicant, SC Placentia Development, LP, requests to adopt the new development standards associated with 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. The modified standards will accommodate the development of 54, detached single-family homes on an unimproved 8.45-acre lot. Furthermore, the amendment will change the project site's underlying land use designation of "Commercial" (C) into two underlying zoning designations of "Commercial" (C) (+/-1.99 acres) and "Medium Density Residential" (M) (+/-6.46 acres).

(ii) Pursuant to Article XI, § 5 of the California Constitution and the City Charter, the City of Placentia may make and enforce all regulations and ordinances in respect to municipal affairs.

(iii) A duly noticed public hearing was conducted, and concluded, with respect to the Ordinance hereby recommended for adoption.

(iv) On or about June 12, 2018, the Planning Commission of the City of Placentia held a duly noticed public hearing and recommended to the City Council

approval of an Ordinance to amend Chapter 23.107 of the City of Placentia Municipal Code and the East Placentia Specific Plan design guidelines and development standards modifying the minimum lot size, average lot size, minimum open space, minimum yard setbacks, and minimum building separation requirements. Additionally, modifying the East Placentia Specific Plan (SP-7) resulting in an amendment to the official Land Use Map of SP-7 designating the project site from exclusively "Commercial" (C) to both "Commercial" (C) and "Medium Density Residential" (M).

(v) The City of Placentia provided notice of the City Council's public hearing in accordance with California Government Code Section 65090 and the City of Placentia Municipal Code Section 23.96.030.

(vi) All other legal prerequisites to the adoption of this resolution have occurred.

B. Ordinance.

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

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

SECTION 2. The Mitigated Negative Declaration circulated for public review contains all contents as required in CCR Section 15071. The City has complied with the requirements of CEQA and the City of Placentia Environmental Guidelines. In adopting Resolution No. R-2018-XX, the City Council certified and adopted Mitigated Negative Declaration 2018-01 and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the project in compliance with CEQA and the City of Placentia Environmental Guidelines.

SECTION 3. The City Council approves an amendment to the City of Placentia Municipal Code by amending Chapter 23.107 entitled "Specific Plan 7" as set forth in Exhibit "A".

SECTION 4. The City Council further approves amending the East Placentia Specific Plan (SP-7) Section 4.2.2 entitled "Residential Site Development Standards" as set forth in Exhibit "B".

SECTION 5. The City Council further approves amending the official Land Use Map of SP-7 as set forth in Exhibit "D".

SECTION 6. The City Council finds, in accordance with the requirements of Section 23.96.040 ("Amendments") of the Placentia Municipal Code, that the proposed amendment to the municipal code and SP-7 design guidelines and development standards 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, and that it will not be injurious to property or improvements within the neighborhood

or within the city. The City Council also finds that the amendments are consistent with the latest adopted General Plan.

SECTION 7. If any section, subsection, sentence, clause, or phrase of this ordinance and/or the documents in support of this ordinance is/are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on July 10, 2018.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2018.

Chad P. Wanke, Mayor

ATTEST:

Patrick J. Melia, City Clerk

I, Patrick J. Melia, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Placentia, held on the ____ day of _____ 2018 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Patrick J. Melia, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney

Attachments: Exhibit "A" PMC Ch. 23.107 Dev Stds Redlined
Exhibit "B" SP7 Sect 4.2.2 Dev Stds Redlined
Exhibit "C" Map of Project Area
Exhibit "D" Amendment to SP7 Land Use Map

EXHIBIT "A"
AMENDMENT TO PMC CHAPTER 23.107

Chapter 23.107 SPECIFIC PLAN 7

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)

23.107.090 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)

23.107.145 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)

EXHIBIT "B"
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. <u>General Requirements</u>	<u>Residential Category</u>			
	<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	4,000 3,600	4,000	4,000
2b. Minimum area per lot (single-family detached)	6,000	4,000 3,100	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.

EXHIBIT "C"
MAP OF PROJECT AREA

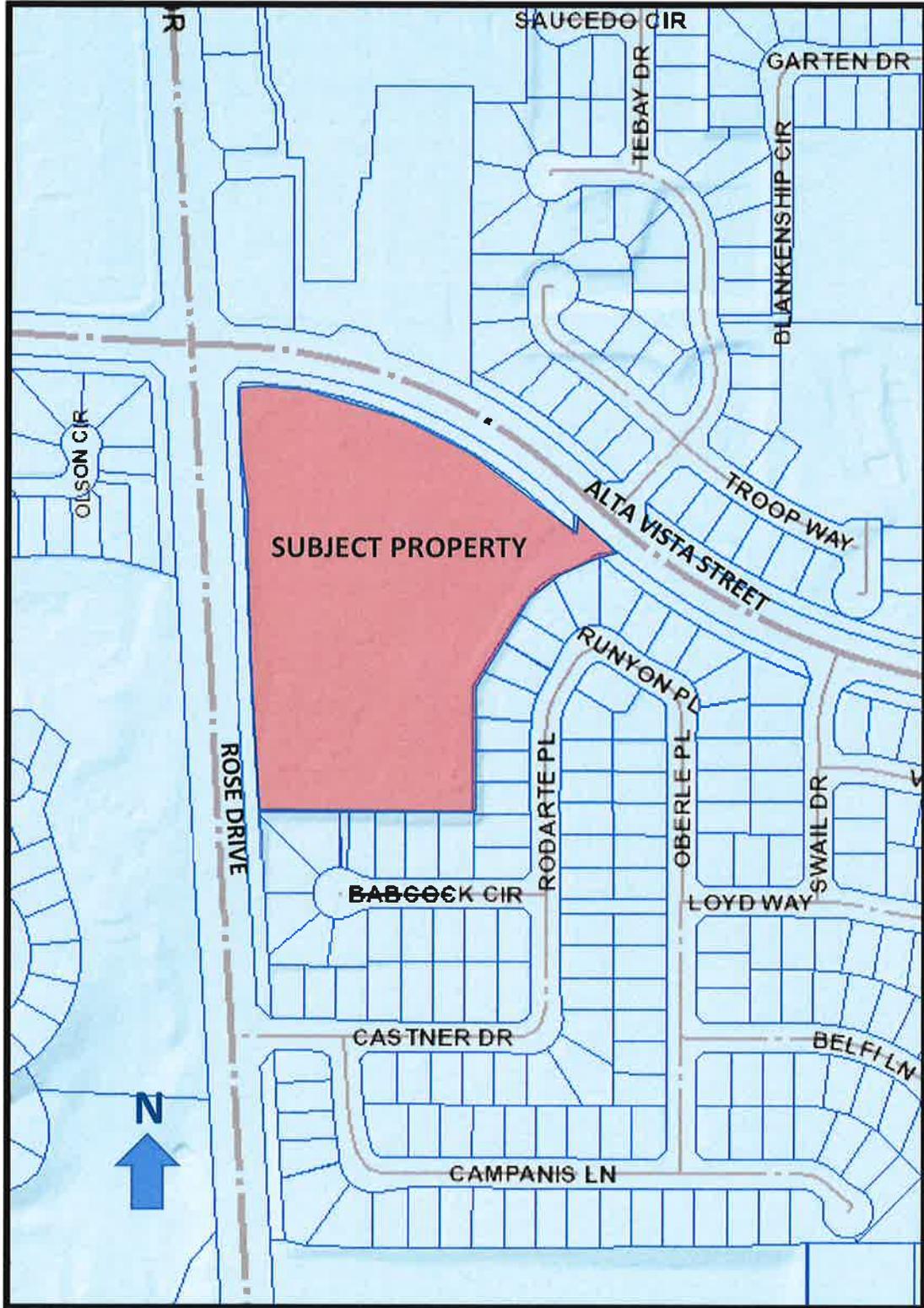
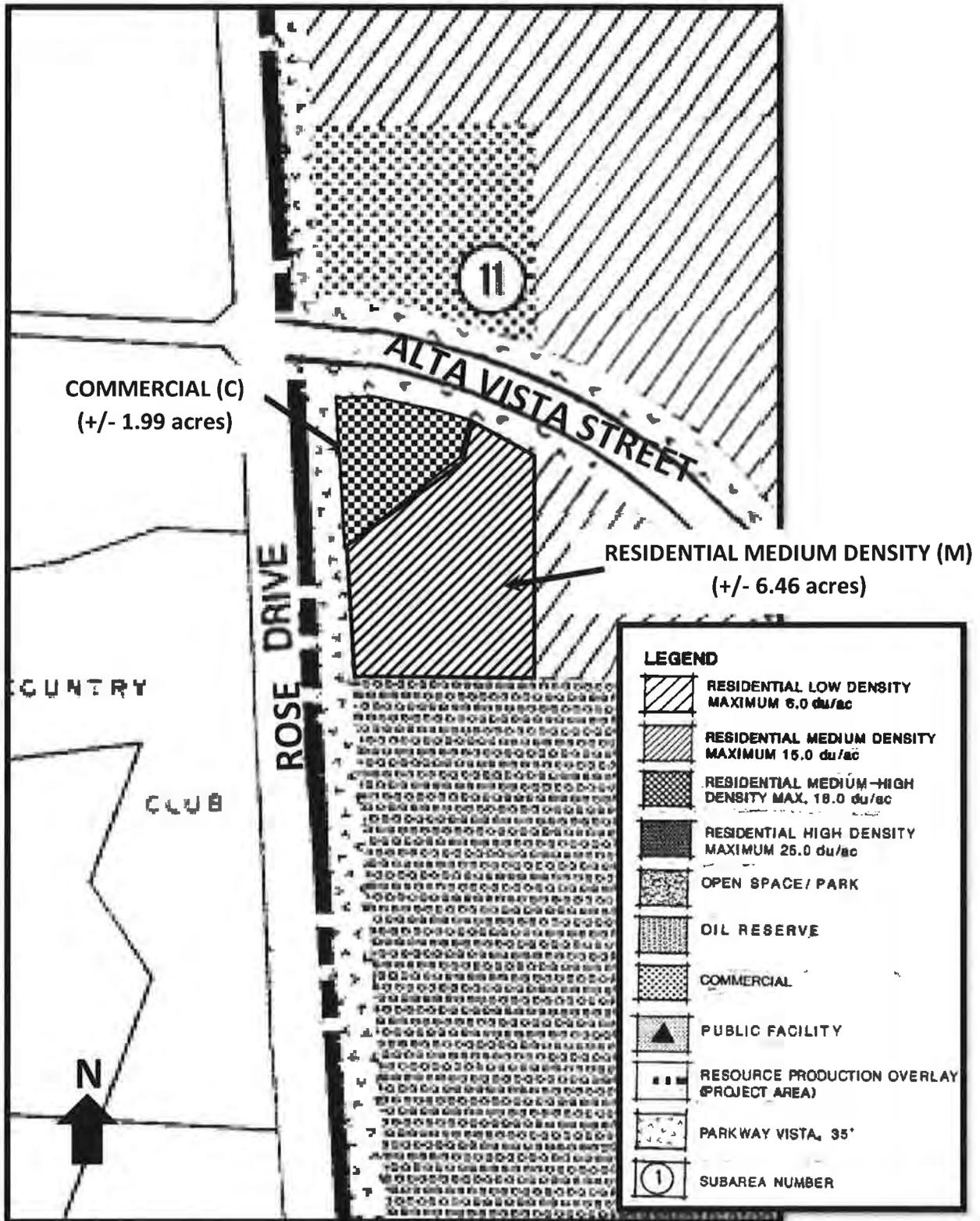


EXHIBIT "D"

AMENDMENT TO SP-7 LAND USE MAP





ATTACHMENT 3

**ALTA VISTA
COMMERCIAL/RESIDENTIAL
PROJECT
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

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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.

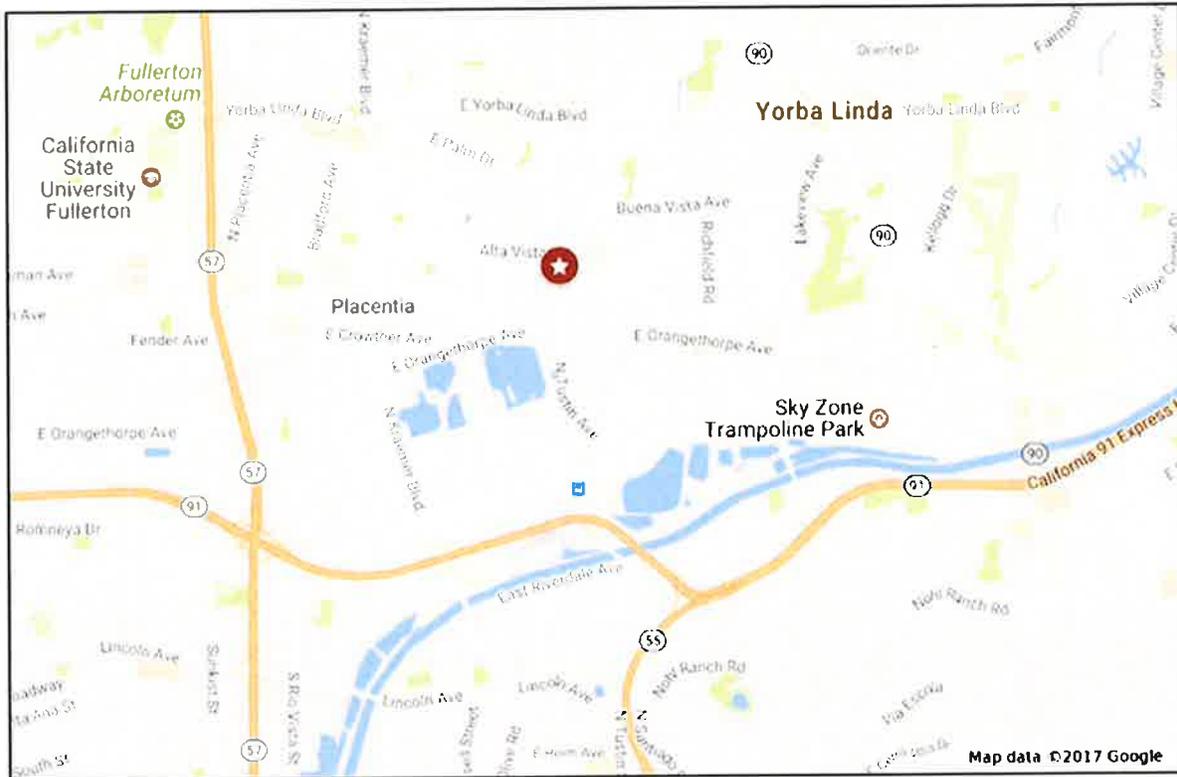
Section 5.0 Document Preparers and Contributors

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

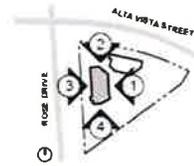
The entire project site (both commercial and residential) would be landscaped with drought tolerant trees, shrubs, and ground cover along the exterior boundary of the project site, along the interior project streets, and in the open space and recreation areas throughout the project site.

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



① EAST ELEVATION



② NORTH ELEVATION



③ WEST ELEVATION



④ SOUTH ELEVATION

Figure 6: Residential Portion Schematic Design



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 1.5 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"/>
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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"/>
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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"/>
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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"/>
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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"/>
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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
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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/department-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 (MTCO2e) 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 (AB1 493). 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
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 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
<u>10. LAND USE AND PLANNING.</u> 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 (L₅), or the

standard plus 15 dBA for a cumulative period of more than 1 minute in any hour (L_2), 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_5 (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. L_{25} 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.

Figure N-1: On-Site Noise Reduction Measures



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.

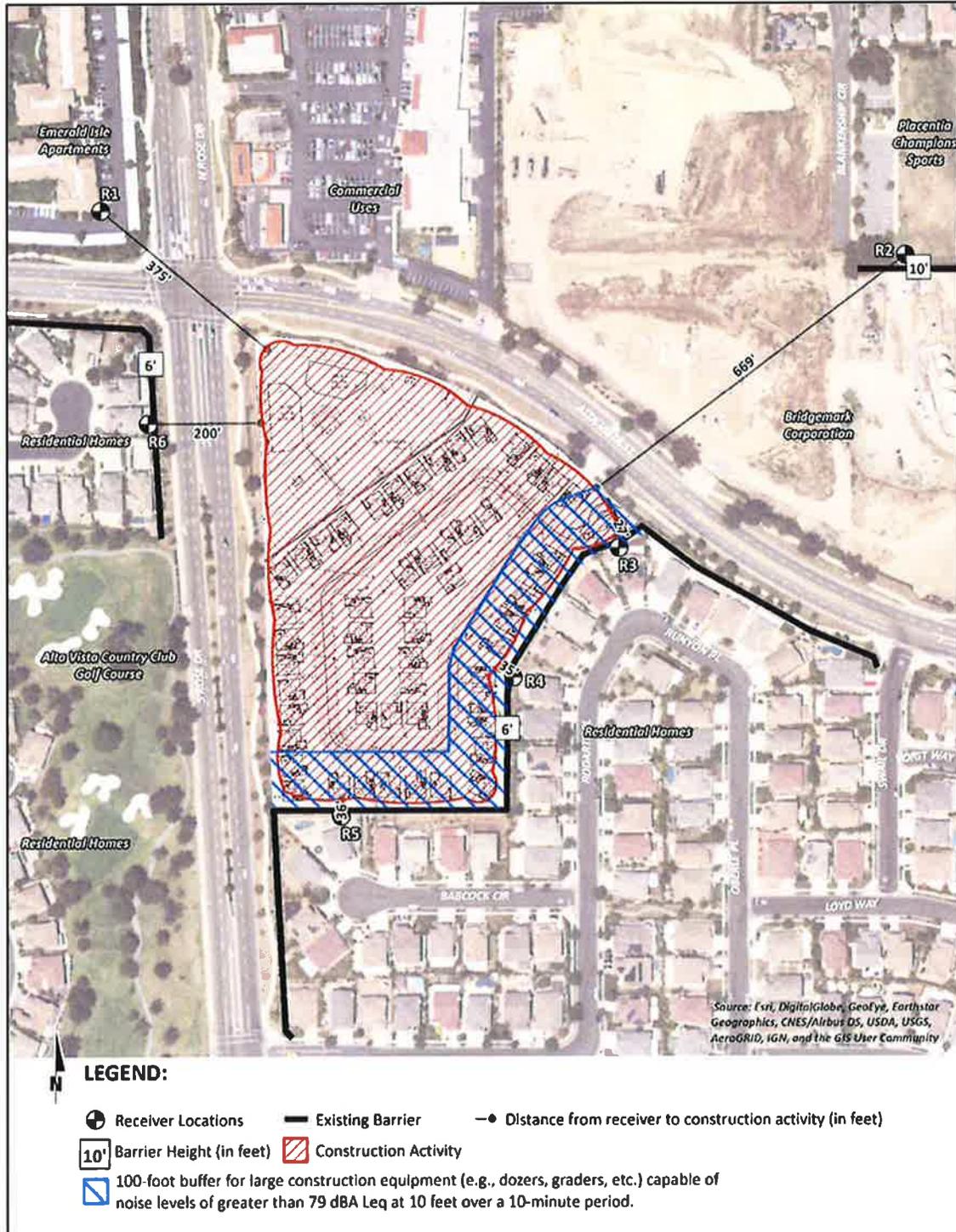
Construction Equipment Vibration: The ground-borne vibration levels from the project's construction activities were estimated by data published by the Federal Transit Administration (FTA). The Noise Impact Analysis identified that construction vibration levels would exceed the 80 VdB human annoyance 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"/>
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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"/>
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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 is 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 	Less than Significant	Project Applicant/ Developer	City of Placentia	Prior to Grading 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>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 4

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. 2017-186



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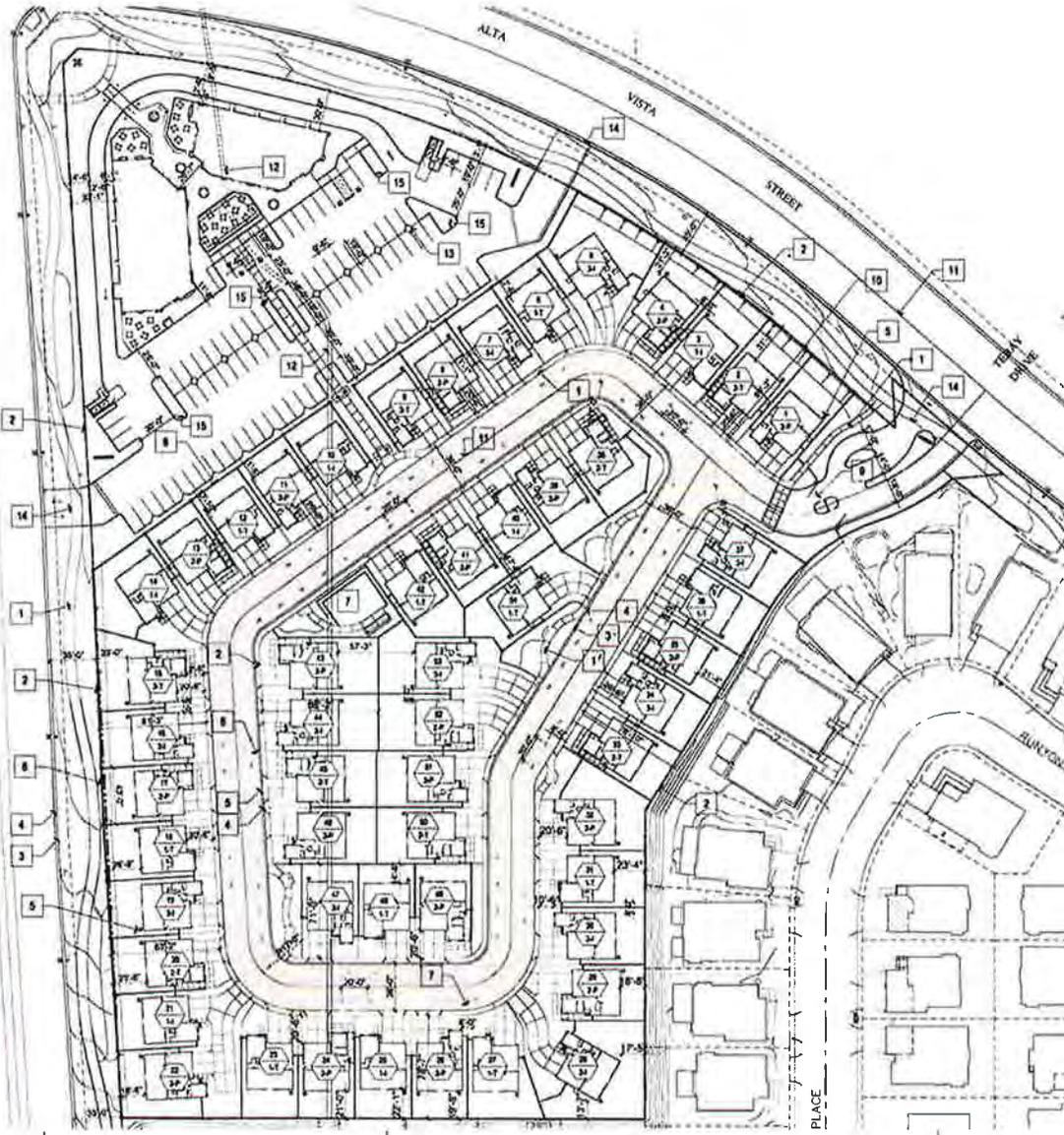
SHEET INDEX

A0.1

ATTACHMENT 4

Lot Number	Lot Area (sq ft)
1	2,271
2	2,271
3	2,271
4	2,271
5	2,271
6	2,271
7	2,271
8	2,271
9	2,271
10	2,271
11	2,271
12	2,271
13	2,271
14	2,271
15	2,271
16	2,271
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89	2,271
90	2,271
91	2,271
92	2,271
93	2,271
94	2,271
95	2,271
96	2,271
97	2,271
98	2,271
99	2,271
100	2,271
Total	227,100
Average	2,271

KEY MAP



PROJECT INFORMATION - RETAIL

Zone: SPT-East Placentia Specific Plan
 General Plan Land Use: Specific Plan
 Gross Site Area: 86,704 SF (1.99 AC)
 Gross Building Area: 10,800 sf
 Building Footprint Area: 10,600 sf
 Lot Coverage: 12.2 %
 Street and driveway: 48,089 sf
 Landscape Area: 30,065 sf

PARKING REQUIRED:
 Retail: 4,900 @ 11,250 = 20 STALLS
 Restaurant dining: 4,200 SF @ 1,600 = 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: 6'-6" X 15', 25' AISLE
 MAXIMUM OF 35% OF COMPACT IS ALLOWED
 DRIVE TRAY: 8' X 20' MIN

PROJECT INFORMATION - RESIDENTIAL

Site Summary:
 Zone: SPT-East Placentia Specific Plan
 General Plan Land Use: Specific Plan
 Gross Site Area: 6.48 Acres (281,398 sf)

Plan	Type	Unit Size	Quantity
Plan 1	3 Bed, 2.5 Bath	2,043 sf	18
Plan 2	4 Bed, 3 Bath	2,151 sf	19
Plan 3	4 Bed, 3 Bath	2,299 sf	21
Total			54

Density: 6.36 DU/AC
 Gross Building Area: 146,550 sf
 Building Footprint Area: 78,213 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	168
Street	38
Driveway	108
Total	254 (4.7/Link)

1/3-7 Lot Number
 Plan Type (1,2,3) - Architectural Style (Italian, Tuscan, Provence)

LEGEND:

- ▲ Front Door Entry
- Keynotes**
- 1 Sidewalk
- 2 Site Property Line
- 3 Curb
- 4 Gutter
- 5 Mechanical Equipment (A/C Condenser)
- 6 Top Lot
- 7 Street Parking
- 8 Perimeter Wall (See Landscape Elevation)
- 9 Entry Gate
- 10 Right-of-Way
- 11 Centerline
- 12 Driveway
- 13 Tree Wells
- 14 Driveway Approach
- 15 Planters



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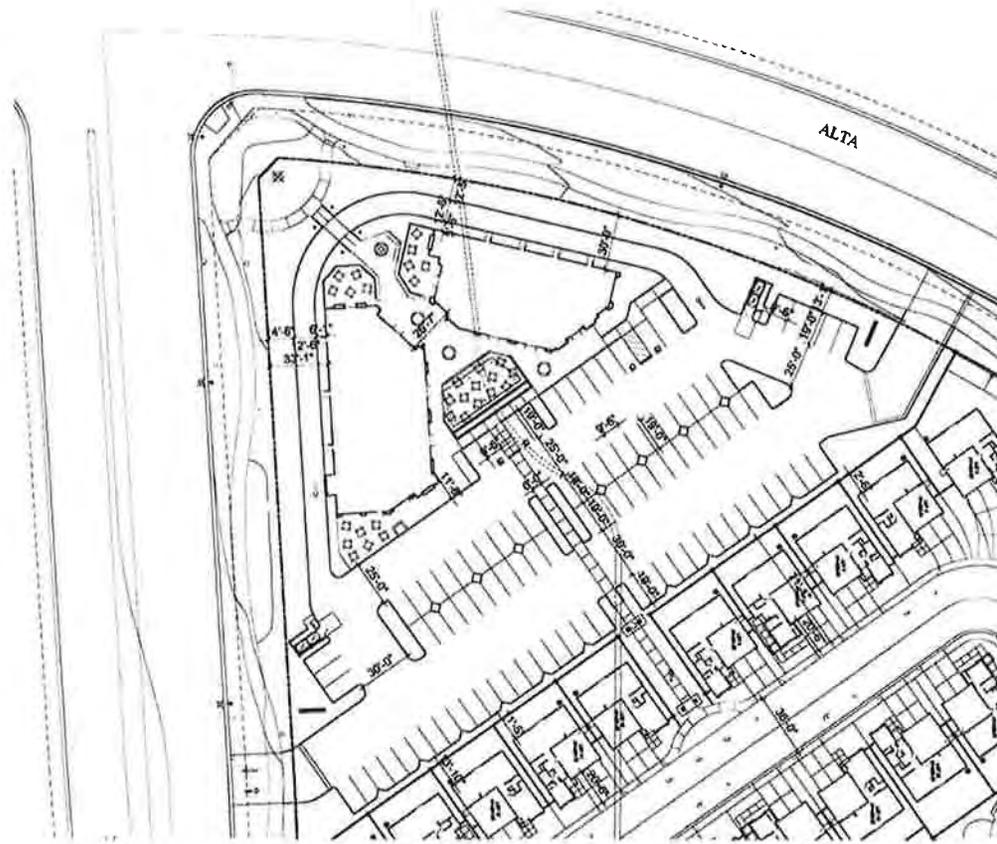
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SITE PLAN

A1.0



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COMMERCIAL SITE PLAN

A1.1

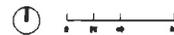


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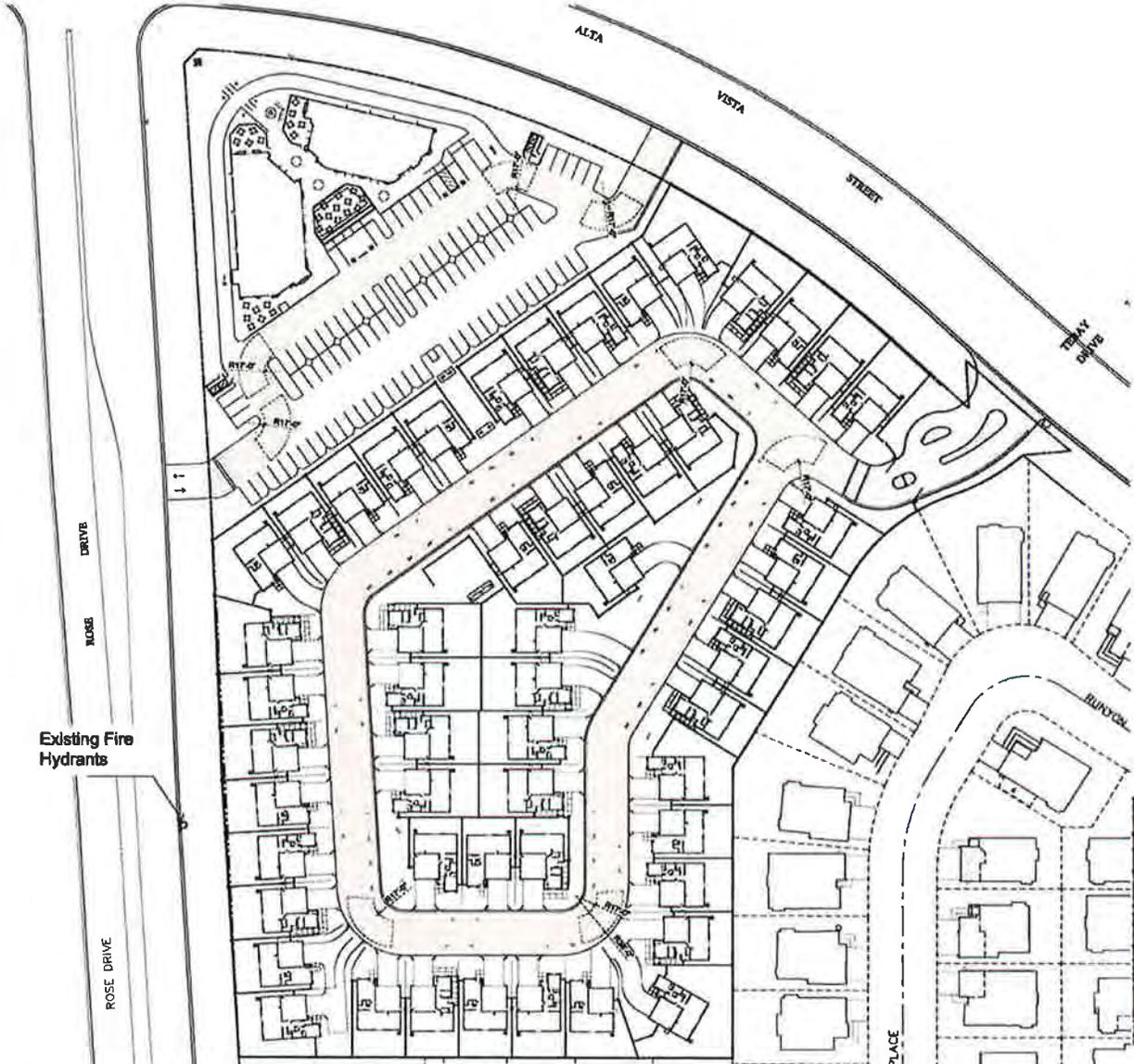
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March 9, 2016



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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SCHEMATIC DESIGN
MARCH 09, 2018

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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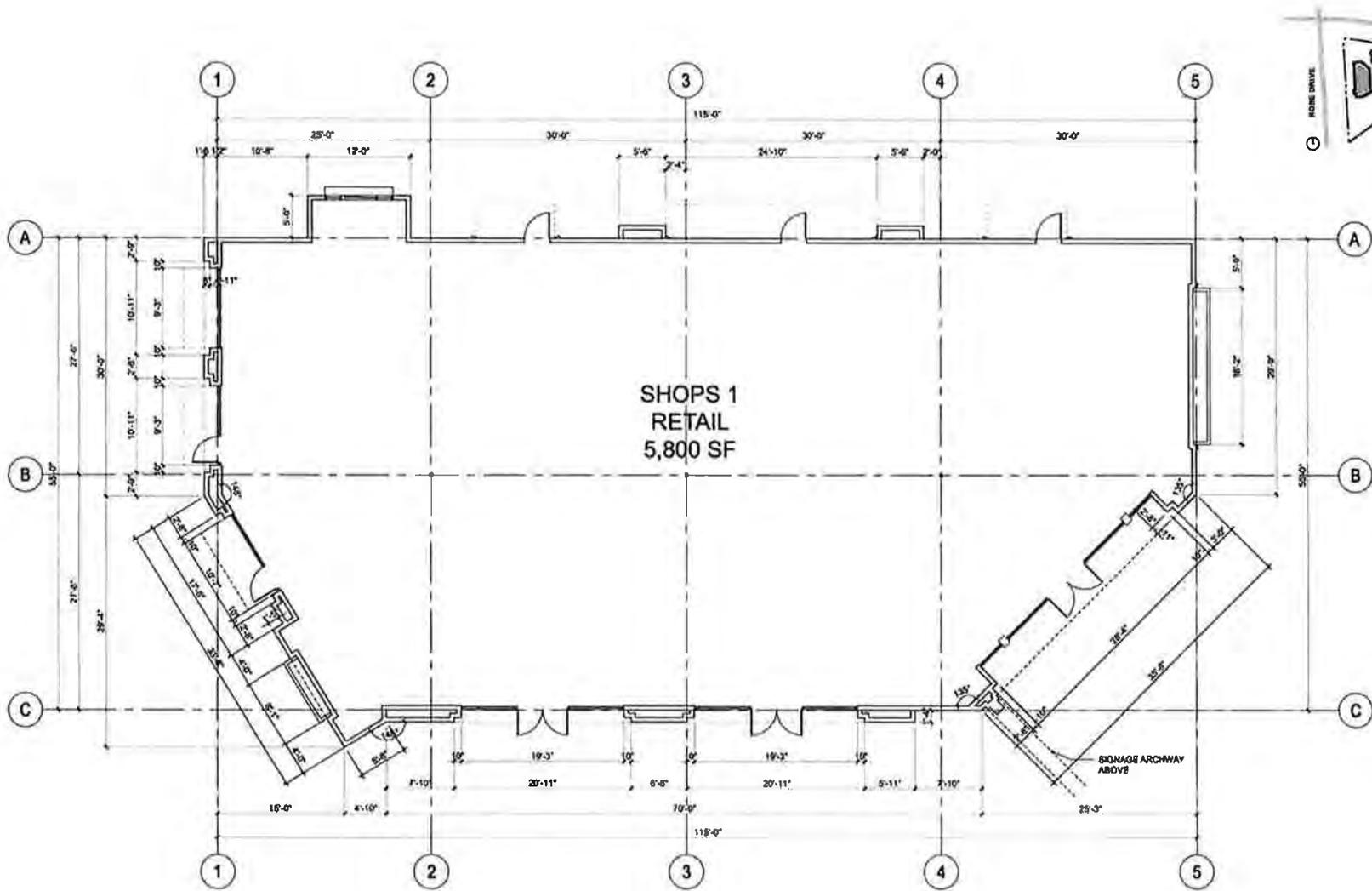
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SCHEMATIC DESIGN
MARCH 09, 2018

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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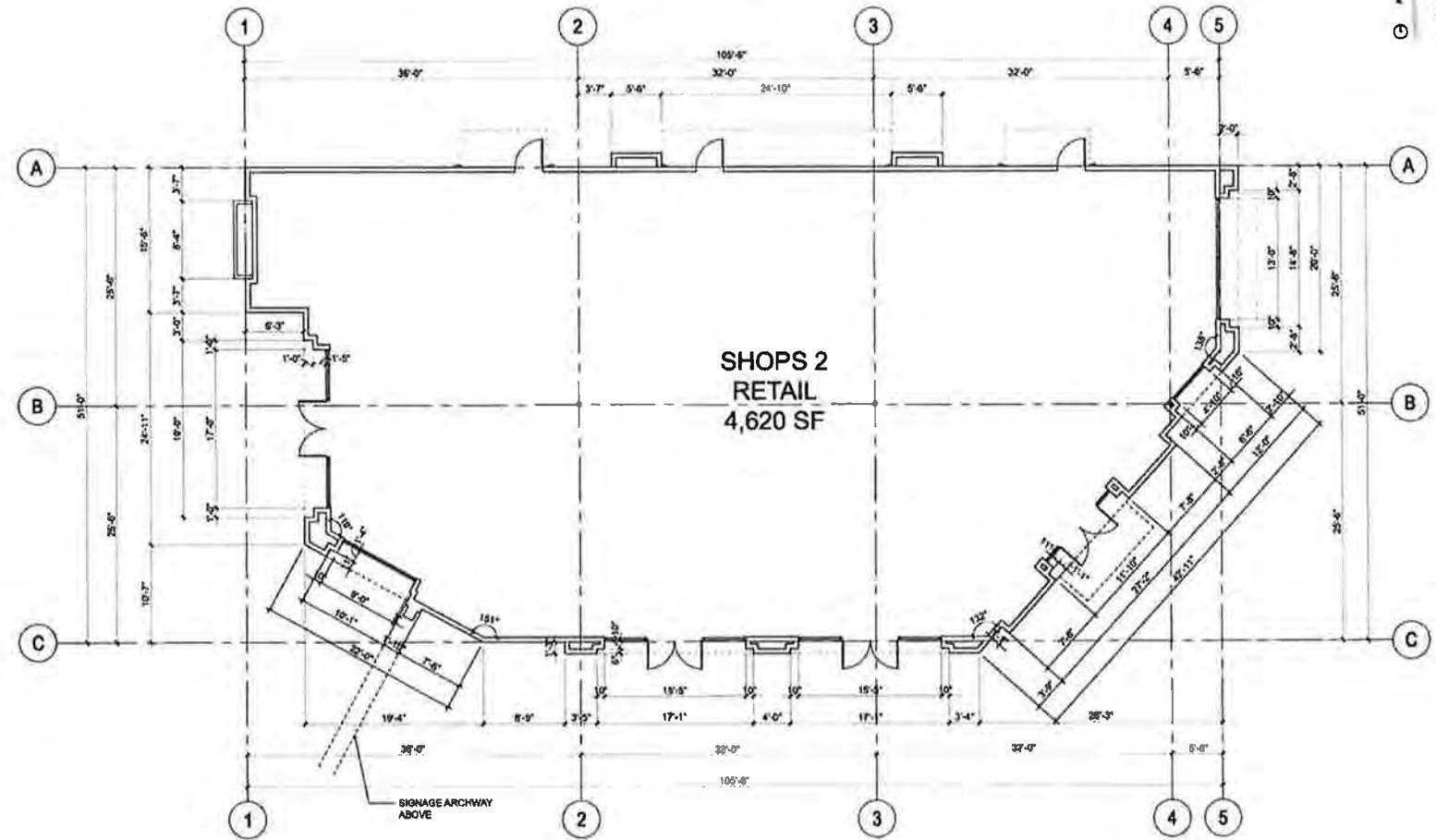
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SCHEMATIC DESIGN
MARCH 09, 2018

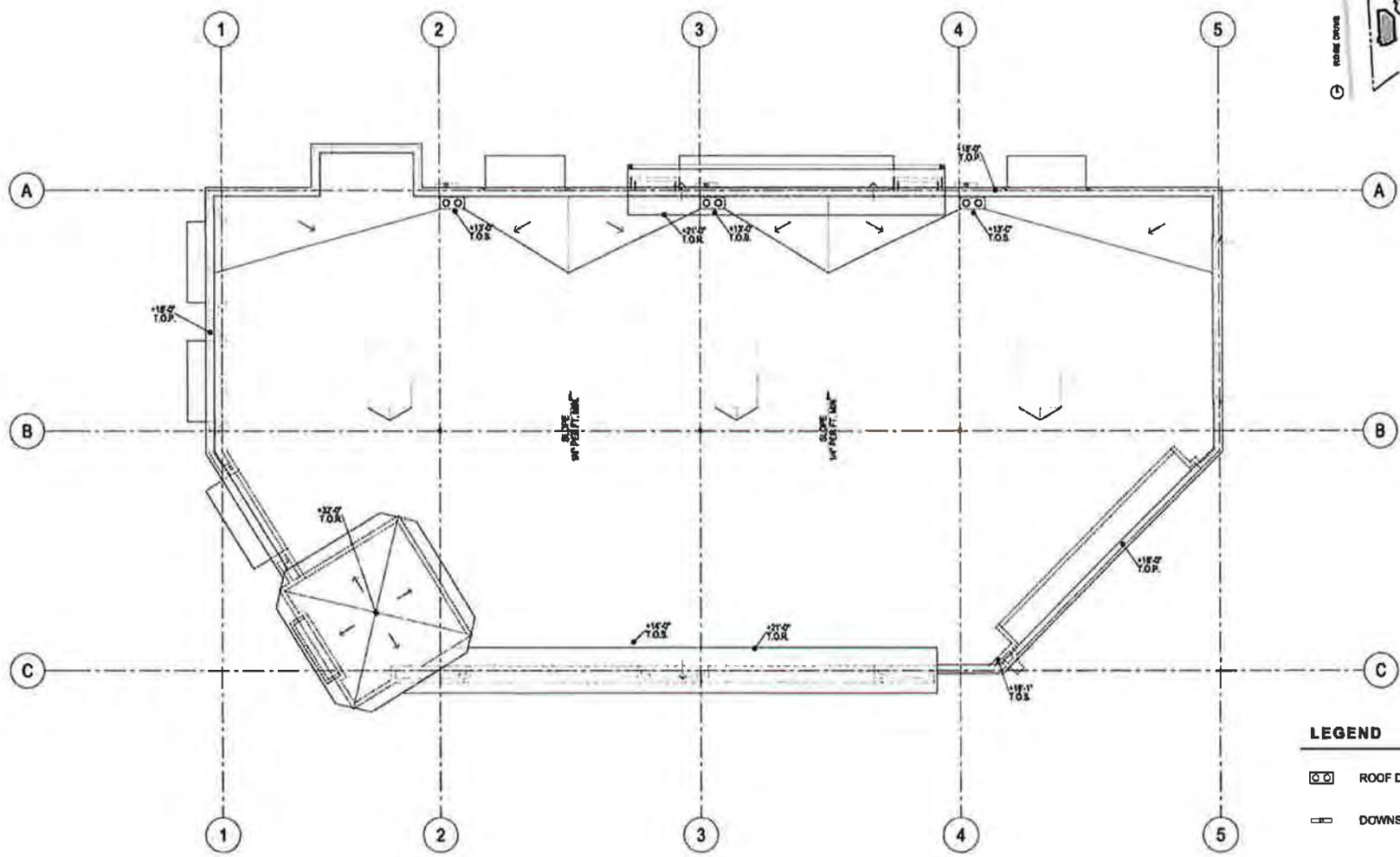
SCALE: 3/16" = 1'-0"

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.



LEGEND

	ROOF DRAIN
	DOWNSPOUT

NOTE: LOCATIONS OF MECHANICAL UNITS ARE ESTIMATED AND SUBJECT TO CHANGE.



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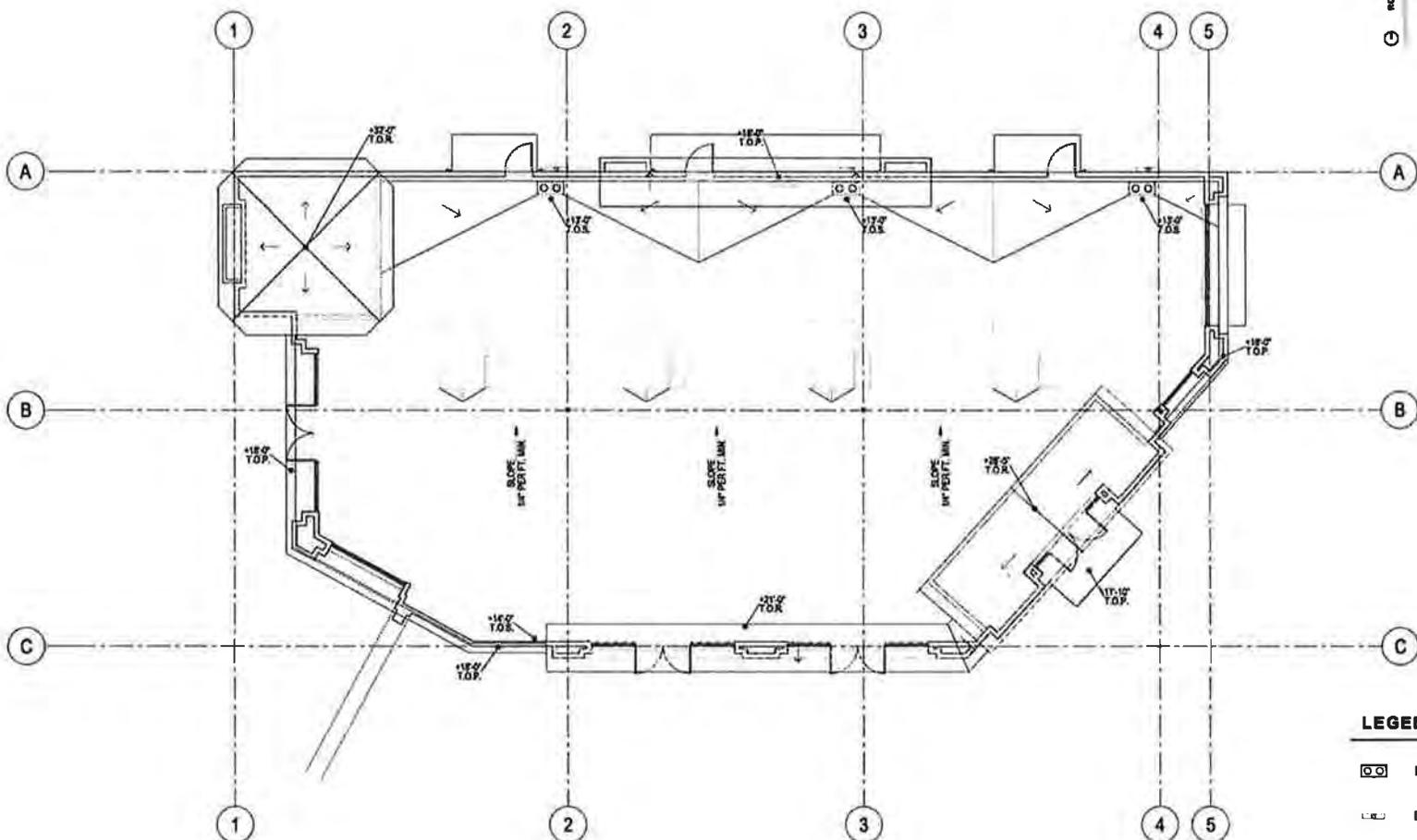
ALTA VISTA
PLACENTIA, CA # 2017-0087

SCHEMATIC DESIGN
MARCH 09, 2016

SCALE: 3/16" = 1'-0"

CONCEPTUAL ROOF PLAN
SHOP 1

A2.2



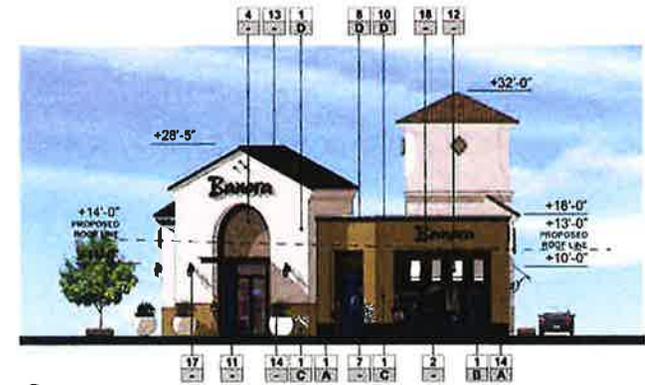
LEGEND

	ROOF DRAIN
	DOWNSPOUT

NOTE: LOCATIONS OF MECHANICAL UNITS ARE ESTIMATED AND SUBJECT TO CHANGE.



① SOUTH ELEVATION



② EAST ELEVATION



③ NORTH ELEVATION



④ WEST ELEVATION

MATERIALS

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 STUCCO - "SMOOTH COAT" - OMEGA 2 STOREFRONT SYSTEM - "MEDIUM BRONZE" AB-5 - ARCADIA 3 HOLLOW METAL DOOR 4 WALL TILE - "TS71 AUTUMN MIST" - 4X4 - DAL TILE 5 WALL TILE - "LEON IV" 8X8 - CASA VITA BELLA 6 WALL TILE - TALVERA TILE - "TDM1752-15" - 6X6 - DAL TILE 7 WALL TILE - "FARMHOUSE SD84" - 6X36 - DAL TILE 8 COPING 9 TRIM 10 CORNICE | <ul style="list-style-type: none"> 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

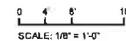


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CONCEPTUAL ELEVATIONS
SHOPS 2

A2.5

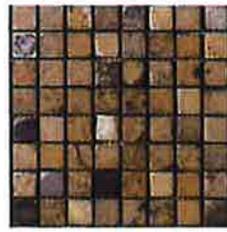
MATERIALS



1



2



4



5



6



7



8



9



10



11



12

FINISHES



A



B



C



D



E



F



G



H

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 - DAL TILE
- 5 WALL TILE - "LEON IV" 8X8 - CASA VITA BELLA
- 6 WALL TILE - "TALVERA TILE" - "TDM1752-15." - 6X6 - DAL TILE
- 7 WALL TILE - "FARMHOUSE SDB4" - 6X36 - DAL TILE
- 8 COPING
- 9 TRIM
- 10 CORNICE

- 11 METAL CANOPY
- 12 FABRIC AWNING - "BEAUFORT CLASSIC" - TRIVANTAGE
- 13 SPANISH TILE ROOF - "BARCELONA" - MARBLED TERRA COTTA
- 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#45-897

FINISHES

- A PPG1023-7 "AFTERNOON TEA"
- B PPG1075-8 "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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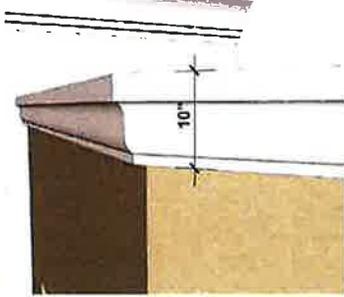
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SCHEMATIC DESIGN
MARCH 05, 2018

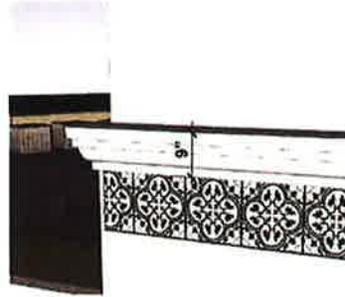
CONCEPTUAL
MATERIAL BOARD
SHOPS 1 & 2



Reveal



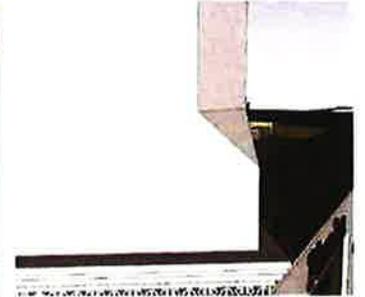
Cornice



Cornice



Planter



Chamfered Corner



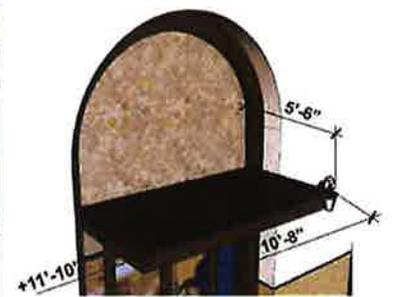
Reveal



Fabric Awnings and Ornamental Support



Metal Canopy at Drive Through



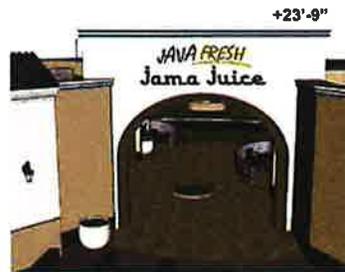
Metal Canopy at Entry



Screen Element



Screen Element



Arch Element



Wooden Trellis and Columns



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

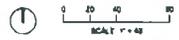


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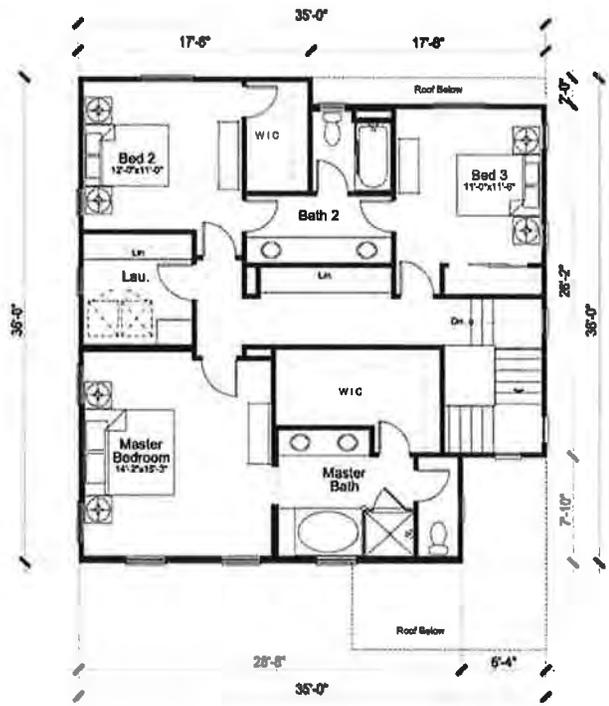
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SCHEMATIC DESIGN
MARCH 09 2018



**PROPOSED LIGHTING
FIXTURES & LIGHTING PLAN**

A2.8



Plan 1
3 Bed, 2.5 Bath
2,037 SQ. FT. Gross Area

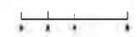


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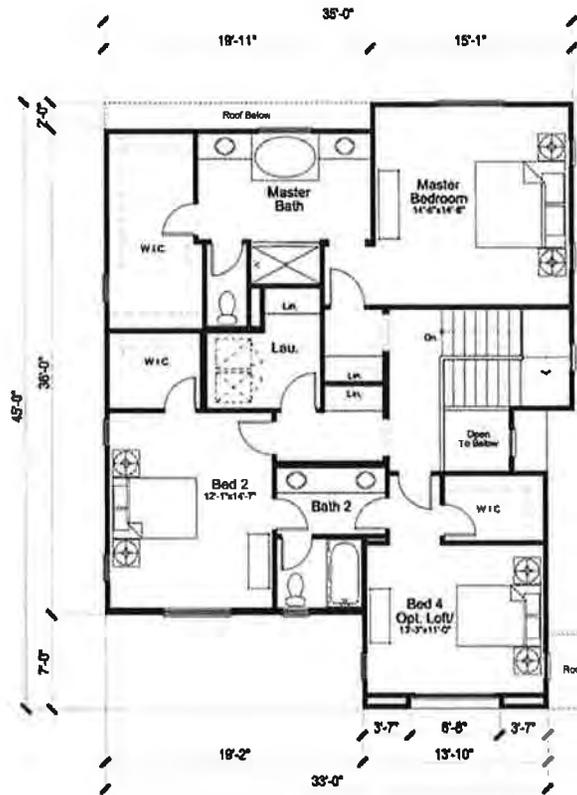
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March 9, 2018



RESIDENTIAL FLOOR PLAN 1

A3.0



Second Floor
1259 SQ. FT. Gross Area

Plan 2
3 Bed+Loft, 3 Bath
2,191 SQ. FT. Gross Area



First Floor
932 SQ. FT. Gross Area



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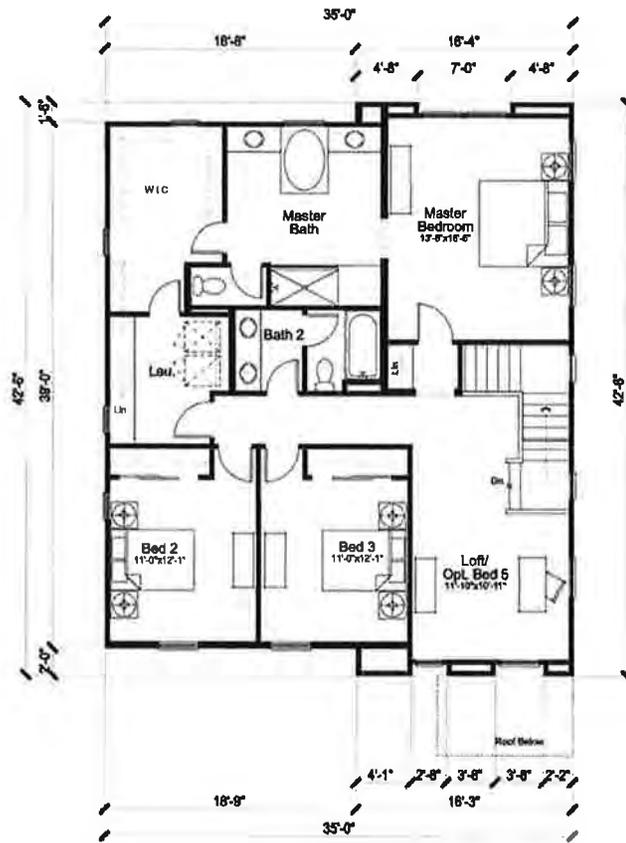
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SCHEMATIC DESIGN
March 9, 2018



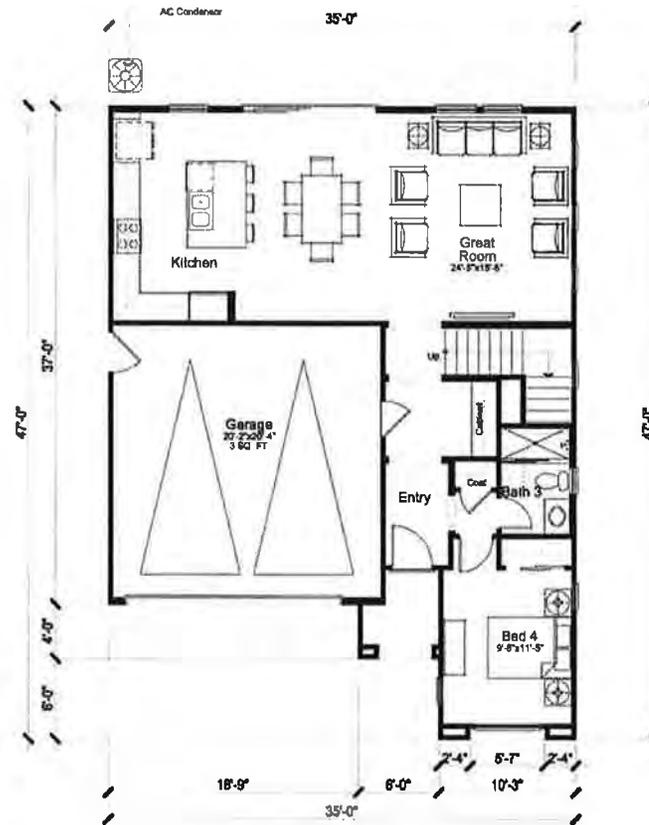
RESIDENTIAL FLOOR PLAN 2

A3.1



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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March 9, 2016



RESIDENTIAL FLOOR PLAN 3

A3.2



Left Elevation



Front Elevation



Right Elevation



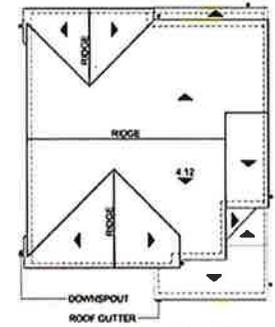
Rear Elevation

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 8082: Cobble Brown
- A1 - Accent 1: Shutters & Entry Door
SW 9185: Maree 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 Barwick Blend



Roof Plan
1/8" = 1'-0"



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SCHEMATIC DESIGN
May 18, 2019



ELEVATIONS - PLAN 1
TUSCAN COLOR SCHEME 1

A4.0



Left Elevation



Front Elevation



Right Elevation



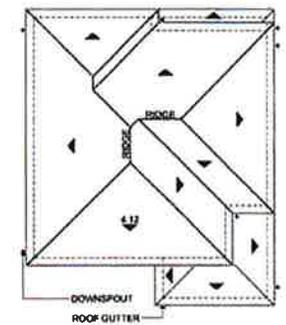
Rear Elevation

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: Polsed 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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SCHEMATIC DESIGN
May 16, 2016



ELEVATIONS - PLAN 1
ITALIAN COLOR SCHEME 1

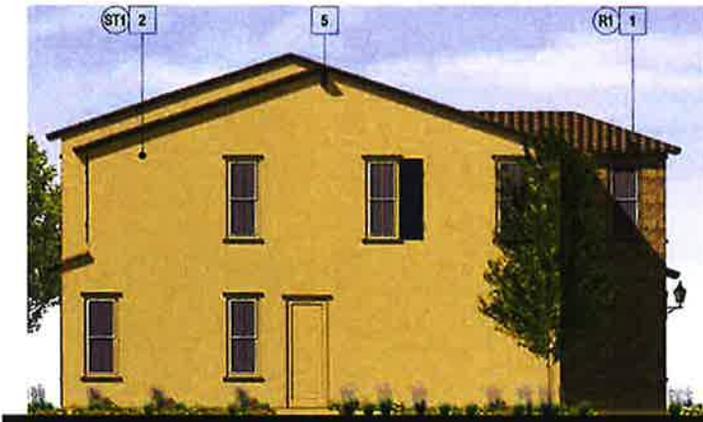
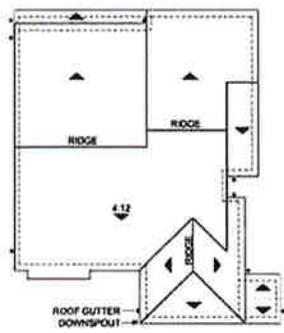
A4.1

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

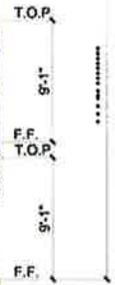
- ST1 - Stucco 1
SW 7694: Dromedary Camel
- S1 - Siding 1
SW 7523: Burnished Brandy
- A1 - Accent 1: Shutters & Entry Door
SW 7602: Indigo Batik
- A2 - Accent 2: Garage Door
SW 5041: Otter
- T1 - Trim 1: Window Trim
SW 9088: Ulaupela
- T2 - Trim 2: Eaves & Corbels
SW 7523: Burnished Brandy
- W1 - Window Frame 1
Milگرد White
- R1 - Roof 1
Eagle Roof 3815 Red Bluff Blend
- B1 - Brick 1
Eldorado Fieldledge Padova
- B2 - Brick 2
Belden Red Bricks Benwick Blend



Left Elevation



Front Elevation



Right Elevation



Rear Elevation



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SCHEMATIC DESIGN
May 18, 2018



ELEVATIONS - PLAN 2
TUSCAN COLOR SCHEME 2

A4.2



Left Elevation



Front Elevation



Right Elevation



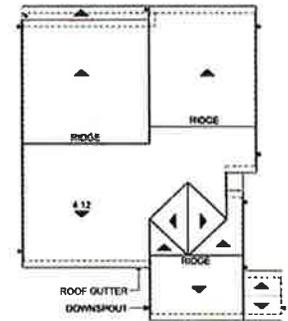
Rear Elevation

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"

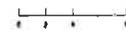


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ELEVATIONS - PLAN 2
PROVENCE COLOR SCHEME 1

A4.3



Left Elevation



Front Elevation



Right Elevation



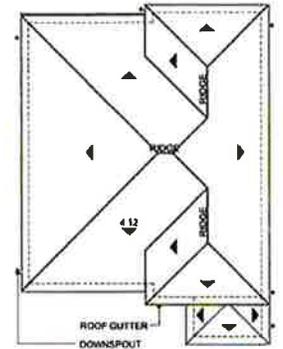
Rear Elevation

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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May 16, 2016



ELEVATION - PLAN 3
ITALIAN COLOR SCHEME 2

A4.4



Left Elevation



Front Elevation



Right Elevation



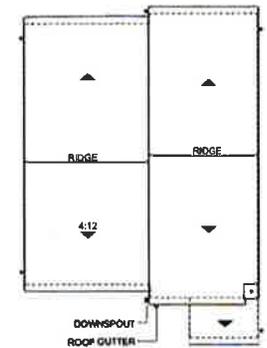
Rear Elevation

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



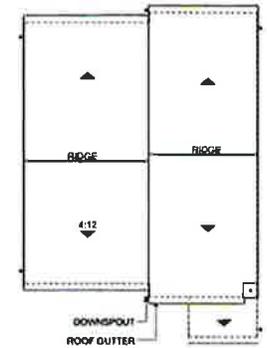
Rear Elevation

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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May 18, 2018

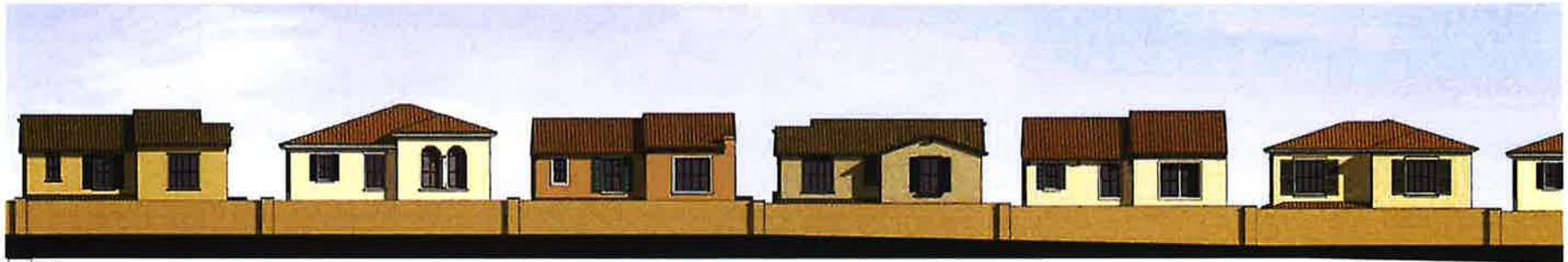


ELEVATION - PLAN 3 - Lot 1 (Enhanced)
PROVENCE COLOR SCHEME 2

A4.6



1 Rose Drive Street Scene With Landscape



1 Rose Drive Street Scene Without Landscape



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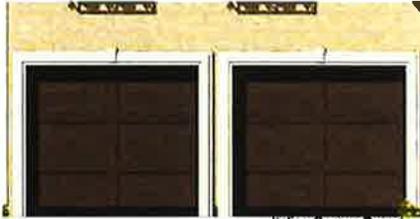
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SCHEMATIC DESIGN
December 19, 2017

Rose Drive Street Scene

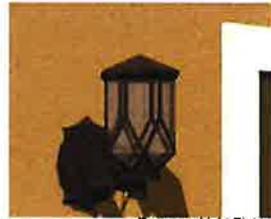
A4.6



Italian Garage Door 1



Italian Light Fixture



Provence Light Fixture



Tuscan Light Fixture



Italian Door Trim



Italian Garage Door 2



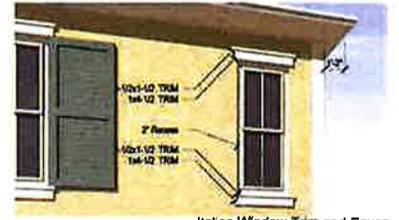
Italian Recessed Window



Italian Shutters



Italian Windows



Italian Window Trim and Eaves



Provence Garage Door 1



Provence Finial



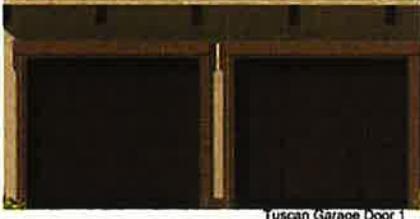
Provence Shutters and Pot Shell



Provence Gable Accent



Provence Corbels and Eaves



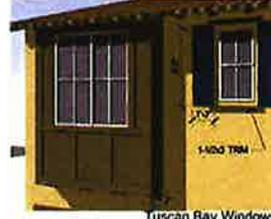
Tuscan Garage Door 1



Tuscan Corbels



Tuscan Shutters and Pot Shell



Tuscan Bay Windows



Tuscan Siding



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ktgy.com

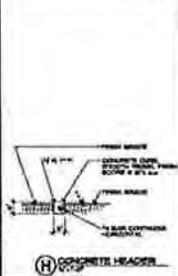
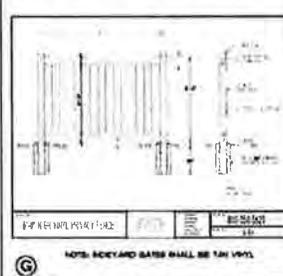
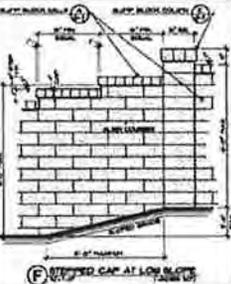
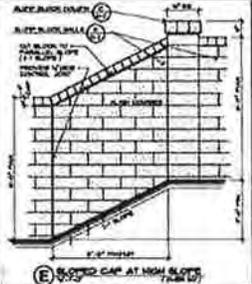
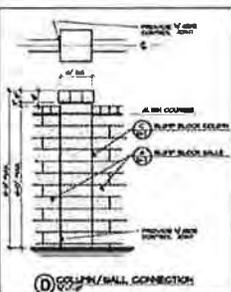
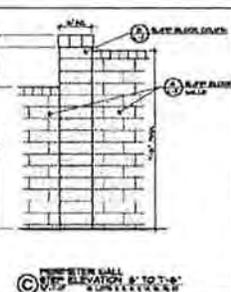
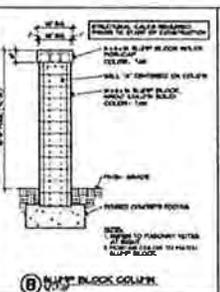
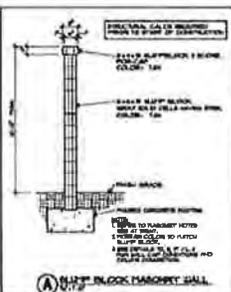
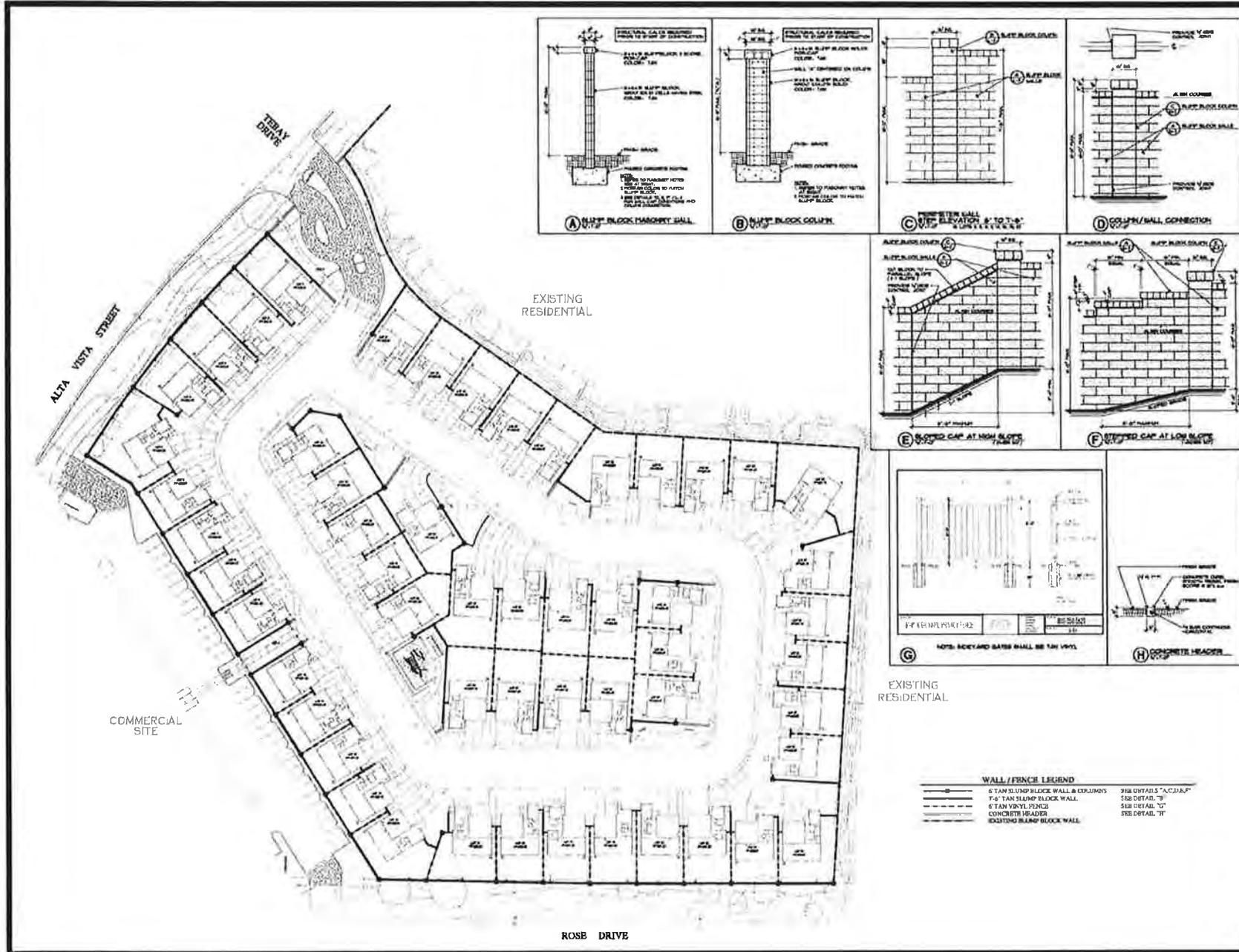
BC DEVELOPMENT
148A1 Yorba Street, Suite 205
Yorba, CA 92760
T. 714.905.7000
F. 714.905.7000
Contact: Mr. Paul Caveman

ALTA VISTA
PLACENTIA, CA #2017-0087

SCHEMATIC DESIGN
May 18, 2016

DETAILS

A5.0



EXISTING RESIDENTIAL

WALL / FENCE LEGEND

	6" TAN SLUMP BLOCK WALL & COLUMNS	SEE DETAILS "A,C,D,H"
	4" TAN SLUMP BLOCK WALL	SEE DETAIL "B"
	6" TAN VINYL FENCE	SEE DETAIL "I"
	CONCRETE HEADER	SEE DETAIL "H"
	EXISTING SLUMP BLOCK WALL	

PRELIMINARY WALL & FENCE PLAN

COMMERCIAL / RESIDENTIAL DEVELOPMENT
ROSE DRIVE & ALTA VISTA PLACENTIA, CA
SC DEVELOPMENT

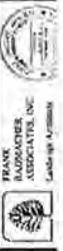


DATE	7-1-07
BY	MARK PALOZC
CHECKED	MARK PALOZC
SCALE	AS SHOWN
SHEET	1 OF 2

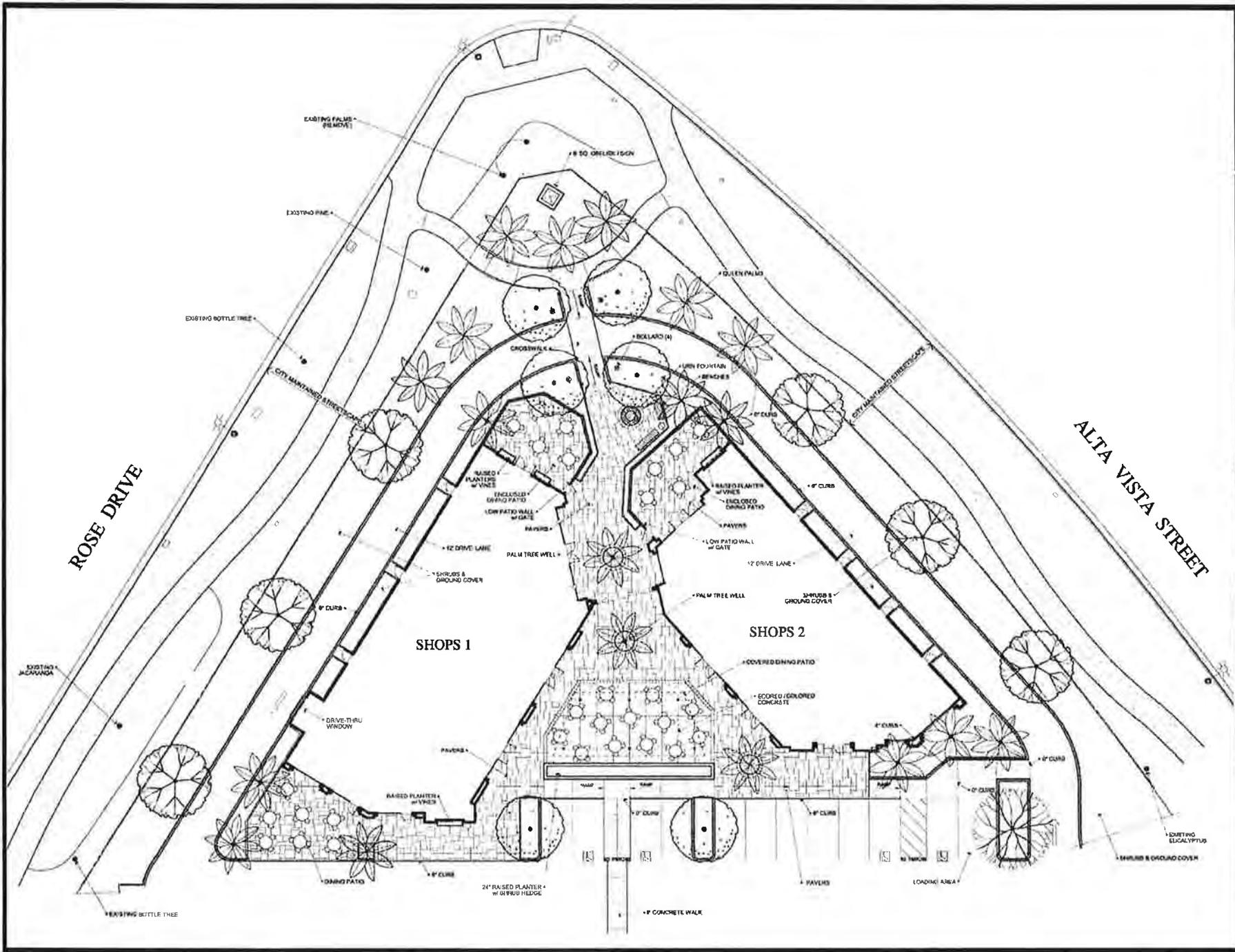


**PRELIMINARY OVERALL
SITE PLAN**

COMMERCIAL / RESIDENTIAL DEVELOPMENT
ROSE DRIVE & ALTA VISTA PLACENTIA, CA
SC DEVELOPMENT



DATE: 11/20/17	BY: JLS
SCALE: AS SHOWN	REVISION:
DATE: 11/20/17	BY: JLS



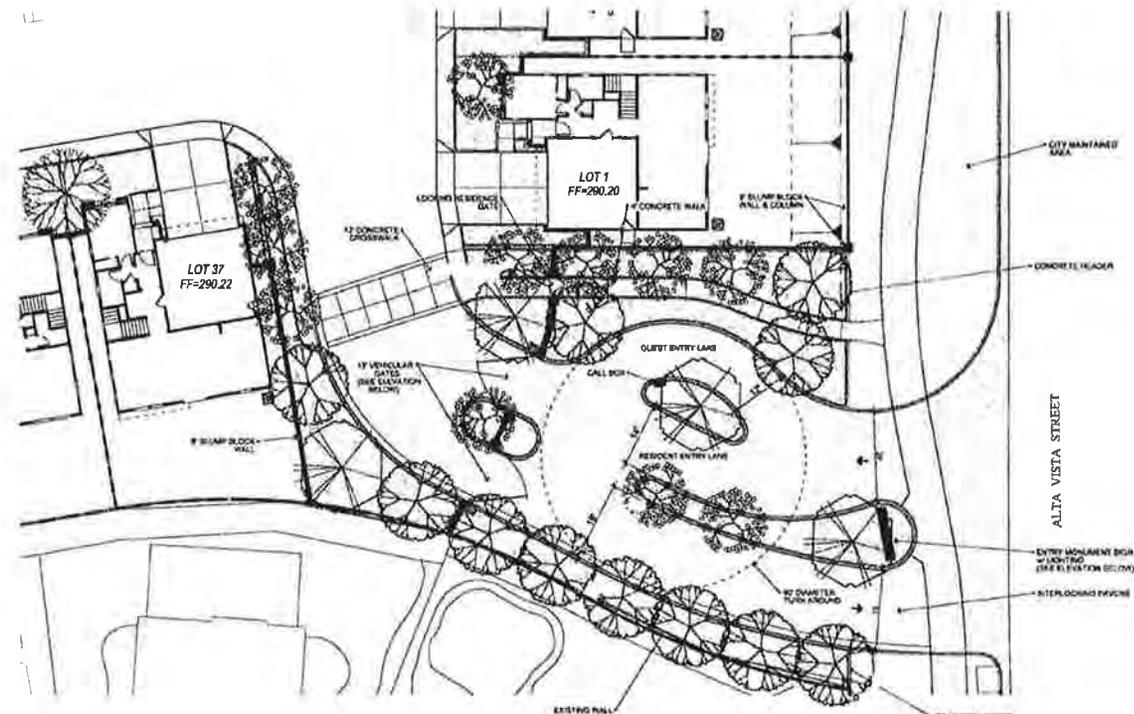
PRELIMINARY SITE PLAN

COMMERCIAL DEVELOPMENT
ROSE DRIVE & ALTA VISTA PLACENTIA, CA
57' DRIVEWAY

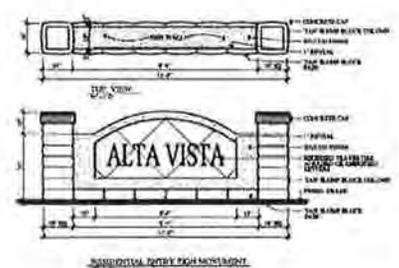
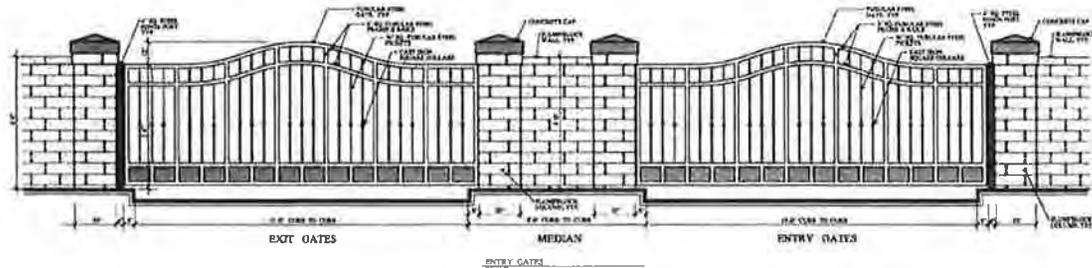
PLANNING
RADACASTER
ASSOCIATES INC.
LANDSCAPE ARCHITECT

SCALE: 1/4" = 1'-0"
DATE: 11/14/2014
SHEET NO. 5

SHEET
L-5
5



EXISTING
RESIDENTIAL



**RESIDENTIAL
GATED ENTRY**

RESIDENTIAL DEVELOPMENT
ROSE DRIVE & ALTA VISTA PLACENTIA, CA
SC DEVELOPMENT



FRANK
ASSOCIATES, INC.
Landscape Architects
2241 HARBORLAND DRIVE, SUITE 100
PLACENTIA, CA 92669

NO.	DATE	DESCRIPTION

L-6

DATE PLOTTED: 01/11/2011 10:00 AM

DIGALERT

 CALL BEFORE YOU DIG
 1-800-277-9909
 AT LEAST
 2 WORKING DAY
 NOTICE REQUIRED

OWNER
 36 PLACENTA DEVELOPMENT, LP, A
 CALIFORNIA LIMITED PARTNERSHIP
 255 WILSON BLVD, STE 400
 IRVINE, CA 92617

CIVIL ENGINEER
 BLUE PEAK ENGINEERING, INC.
 1844 TORO LANE SUITE 200, 755
 ROMA LANE SUITE 200
 (714) 841-2322
 CONTACT: TOMAS HANCOCK, P.E.

SURVEY
 ALL SURVEY WAS PERFORMED BY GO
 BARTON MARCH 11 2017

PROJECT ADDRESS:
 VACANT LOT LOCATED AT THE SOUTHEAST
 CORNER OF ROBE DRIVE AND ALTA VISTA
 STREET

SITE AREA:
 THE LAND AREA OF THE SUBJECT PROPERTY IS
 APPROX 8350 ACRES (NINETEEN THOUSAND
 FIVE HUNDRED FIFTY SQUARE FEET)

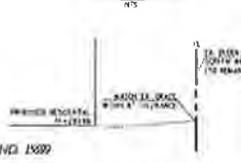
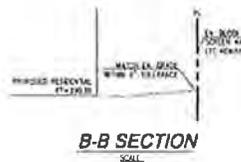
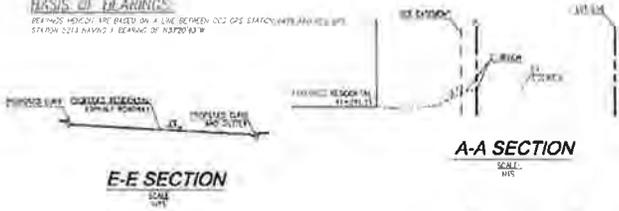
EARTHWORKS
 ALL ELEVATIONS
 IN FEET UNLESS
 OTHERWISE NOTED

FEMA FLOOD ZONE
 SLEIGHT PROPOSED LES HIGHWAY 97, CARESS
 DEVELOPMENT TO BE OUTSIDE THE 100 YEAR
 FLOOD ZONE. SEE FIG 4. BATH NUMBER
 CONNECTED WITH A PERIOD DATE OF DECEMBER 1
 2005 AND FIRM MAP NUMBER 1500000401
 WITH A REVISED DATE OF DECEMBER 3, 2009

PROJECT BENCHMARK
 ELEVATIONS FOR THIS SURVEY ARE BASED ON 2025 AN NAVD 83 BEING A 3.17' COR
 REVISION OVER TO A PREVIOUS BENCHMARK AT THE NE CORNER OF THE INTERSECTION OF
 THE ABOVE CHANNEL AND JEFFERSON STREET. SEE FIG 4.00 FOR A
 241-58

BASIS OF BEARINGS
 BEARINGS WERE OBTAINED ON A LINE BETWEEN TWO OF STATIONED POINTS WITH
 STATION 2025 BEING A BEARING OF N40°00'00"

- LEGEND**
- R PROPERTY LINE
 - RA FINISHED FLOOR
 - TL TOP OF CURB
 - FS FINISHED SURFACE
 - FL FLOOR LINE
 - FG FINISHED GRADE
 - SB GRADE BREAK
 - CL CENTERLINE
 - RL RISE LINE
 - R/W POINT OF WAY
 - WA WATER WALK
 - WW WATER WHEEL
 - WB BACK LA WALK
 - WE FINISHED GRADING
 - WE ELEVATION
 - WC PROPOSED CONTOUR
 - EC EXISTING CONTOUR
 - SE PROPOSED ELEVATION
 - EE EXISTING ELEVATION
 - ME MANHOLE
 - PP PUMP POLE



EASEMENT:

1. AN EASEMENT GRANTED BY THE CITY OF PLACENTA FOR PUBLIC UTILITIES SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS: (A) THE EASEMENT SHALL BE SUBJECT TO A DOCUMENT REQUIRED BY THE CITY OF PLACENTA AT THE DISCRETION OF OFFICIAL RECORDS.

2. AN EASEMENT GRANTED TO SAN DIEGO CALIFORNIA WATER SUPPLY COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND WATER SERVICES, SHALL BE SUBJECT TO A DOCUMENT REQUIRED BY THE CITY OF PLACENTA AT THE DISCRETION OF OFFICIAL RECORDS.

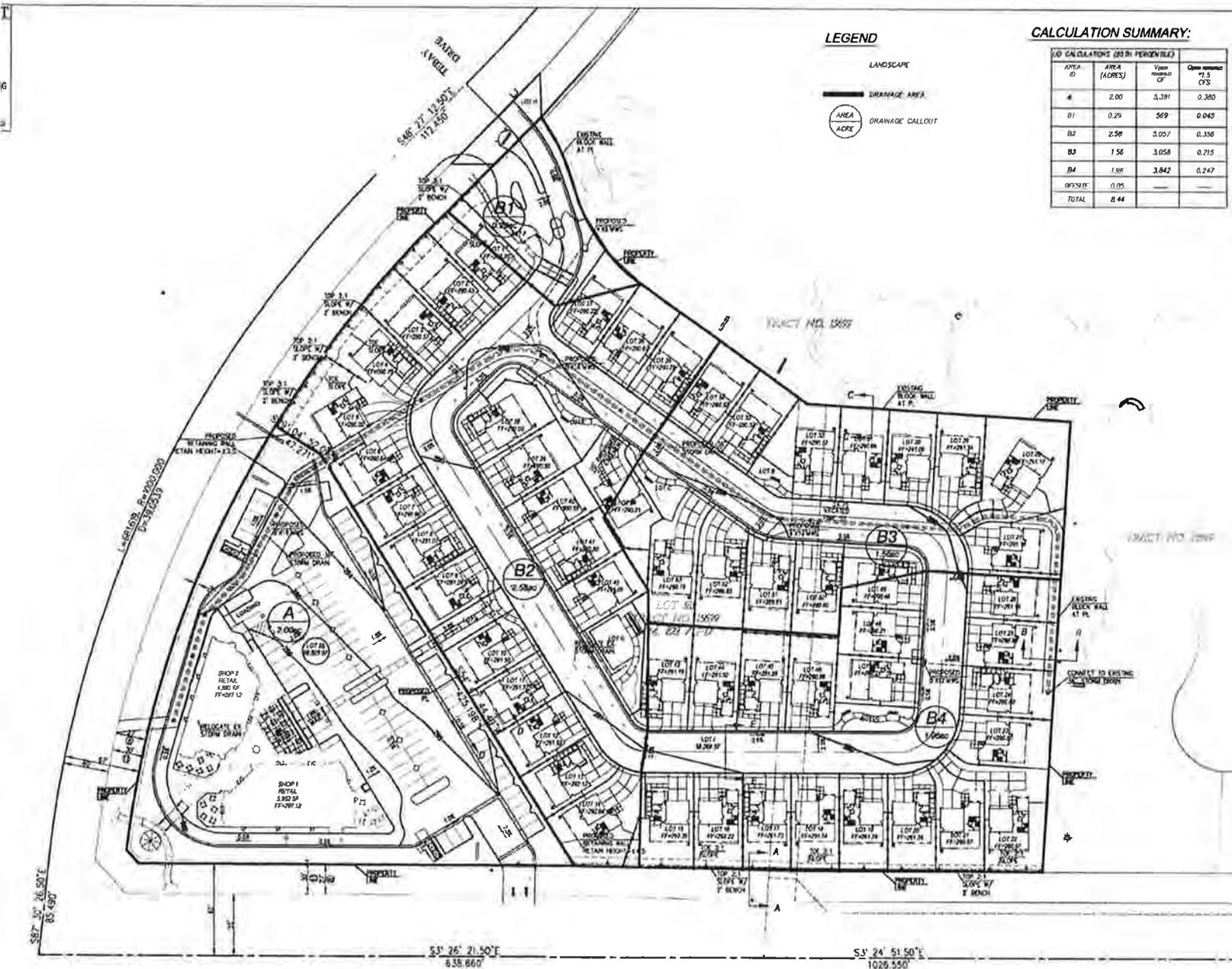


BLUE PEAK ENGINEERING, INC.
 1844 TORO LANE SUITE 200, 755 ROMA LANE SUITE 200
 IRVINE, CA 92617
 (714) 841-2322

MIXED USE PROJECT
 REC ALTA VISTA STREET & ROBE DRIVE
 PLACENTA, CA

DETAILED GRADING AND DRAINAGE PLAN

C1

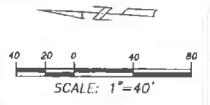


LEGEND

- LANDSCAPE
- DRAINAGE AREA
- AREA DRAINAGE CALLOUT

CALCULATION SUMMARY:

10 CALCULATIONS (85th PERCENTILE)			
AREA ID	AREA (ACRES)	Year Percent of	Q ₁₀ amount 17.5 CFS
A	2.00	5.391	0.380
B1	0.29	569	0.043
B2	2.99	3,007	0.358
B3	1.56	3,058	0.215
B4	1.95	3,842	0.247
OFFSITE	0.05	—	—
TOTAL	8.84	—	—



CITY STANDARD CURB MARKER IS 3' R X 3.25' H ROUNDED CORNER RECTANGLES (OR CITY APPROVED EQUIV.) 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
- N/W RIGHT OF WAY
- WV WATER VALVE
- WM WATER METER
- BW BACK OF WALK
- FG FINISHED GROUND
- HW INVERT ELEVATION
- 55— PROPOSED CONTOUR
- (56.10)— PROPOSED ELEVATION
- (56.10)— EXISTING ELEVATION
- ☼ FIRE HYDRANT
- OPF POWER POLE

Vesting Tentative Tract Map No. 18176 FOR COMMERCIAL/RESIDENTIAL LOTS IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA

THE LANT REFERRED TO HEREON IS LOT 183 OF TRACT NO. 12599 AS PER MAP RECORDED IN BOOK 30A, PAGES 7 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
B 44 ACRES

COMMERCIAL SITE SUMMARY:

APN: 341-32-01-02
EXISTING LAND USE: TRACT LAND
PROPOSED LAND USE: COMMERCIAL

PROPOSED BUILDING AREAS:
RETAIL SHOP 1: 4,063 SF
RETAIL SHOP 2: 3,352 SF
TOTAL: 10,415 SF

PARKING REQUIRED:
RETAIL: 4,000 @ 1/2000 = 20 STALLS
RESTAURANT DRINK: 4,000 @ 1/1000 = 40 STALLS
RESTAURANT SEATING: 1,500 @ 1/1000 = 15 STALLS
TOTAL REQUIRED: 75 STALLS

PARKING PROVIDED: 85 SPACES

PARKING SPACE DIMENSIONS:
STANDARD: 8'-0" x 19', 25' ASLE
COMPACT: 8'-0" x 15', 25' ASLE
MAXIMUM % USE OF COMPACT IS ALLOWED:
DRIVE TURN: 67.00% MIN.

GENERAL PLAN DESIGNATION: SPECIFIC PLAN
ZONING DESIGNATION: SP-7

RESIDENTIAL SITE SUMMARY:

APN: 341-32-01-02
EXISTING LAND USE: TRACT LAND
PROPOSED LAND USE: RESIDENTIAL

GROSS SITE AREA: 6.48 AC
BUILDING UNITS: 18 DU
GROSS FLOOR AREA: 78,773 SF
GROSS FLOOR AREA PER AC: 12,156 SF/AC

GROSS BUILDING AREA: 148,550 SF
BUILDING FOOTPRINT AREA: 78,773 SF
LOT COVERAGE: 27%
STREET AND DRIVEWAY: 70,778 SF
LANDSCAPE AREA: 127,407 SF
COMMON OPEN SPACE: 13,800 SF

PLAN	TOTAL	UNIT	SIZE	QUANTITY
PLAN 1	REQD. 2,824 SQ FT	2,043 SF	12	
PLAN 2	REQD. 3,616 SQ FT	2,118 SF	18	
PLAN 3	REQD. 3,616 SQ FT	2,289 SF	21	

PARKING SUMMARY:
GARAGE: 100
STREET: 36
OVERHEAD: 106
TOTAL: 242

GENERAL PLAN DESIGNATION: SPECIFIC PLAN
ZONING DESIGNATION: SP-7

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION IS PER PRELIMINARY REPORT ORDER NO. 388-25004318-564 DATED MARCH 2, 2017, AS PREPARED BY FINTE BUILDER SERVICES.

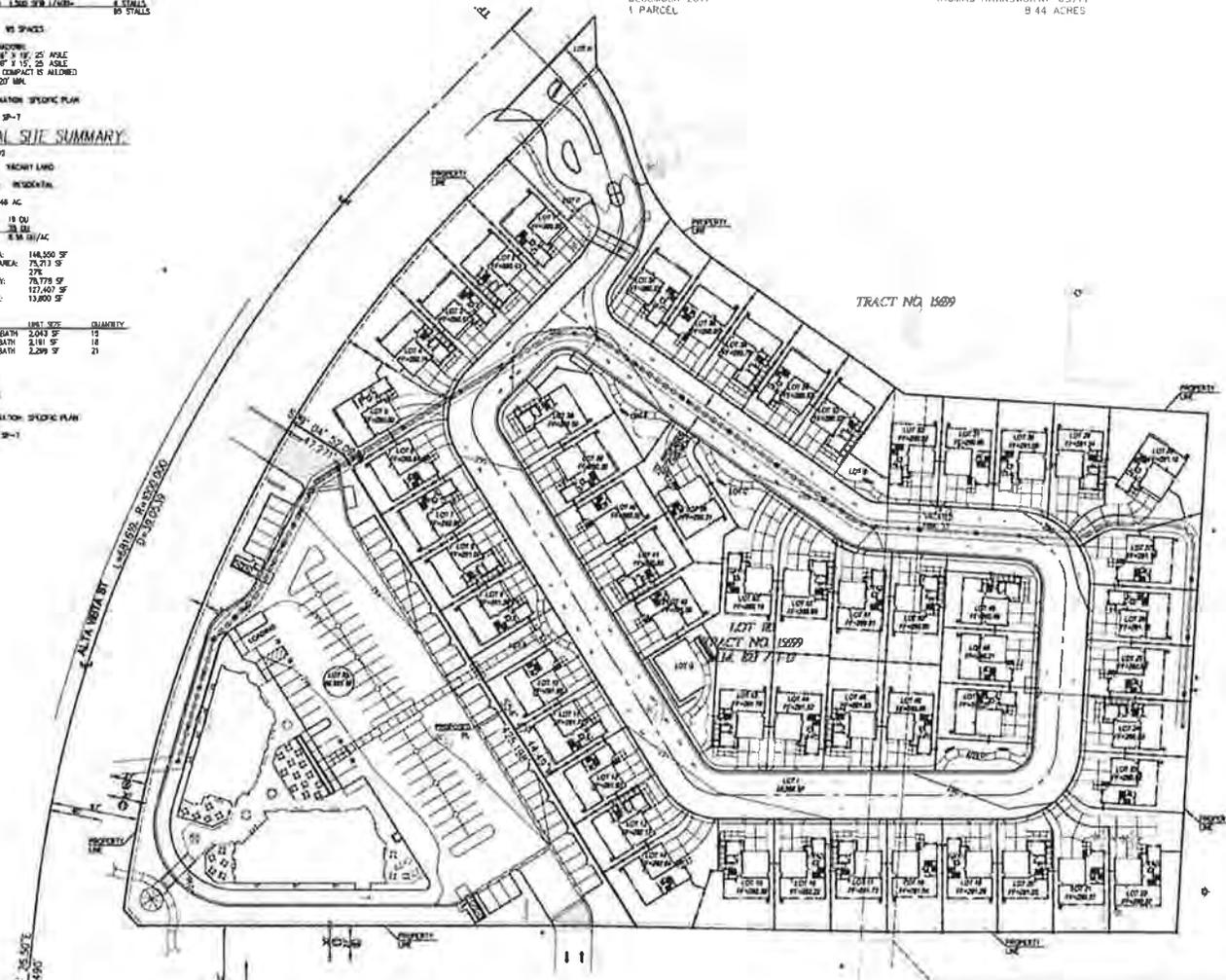
NO RESPONSIBILITY FOR THE CONTENT, COMPLETENESS OR ACCURACY OF SAID DOCUMENT IS ASSUMED BY THIS MAP, THE SURVEYOR OR GG SURVEYING.

(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 2016-2017.
TAX IDENTIFICATION NO.: 341-324-01
- D. THE LIEN OF SUPPLEMENTAL OF ESCROW ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 53 COMMENCING WITH SECTION 751 OR PART 2, CHAPTER 53, SECTIONS 3 AND 4, AND SECTION 751 OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE HEREIN NAMED PARCELS AS A RESULT OF CHANGE IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF PLOTT.
- E. THE HEREON DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT, COMMUNITY FACILITIES DISTRICT NO. 88-1 OF THE CITY OF PLACENTIA (EAST PLACENTIA), AS INDICATED BY A NOTICE OF SPECIAL TAX LEVY 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 INDICATED WITHIN AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF PLACENTIA, COUNTY OF ORANGE. THE TAX WILL BE PAID AS OF RECORD DECEMBER 17, 1990 AS DOCUMENT NO. 90-080608 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 THEREIN, AS GRANTED IN A DOCUMENT RECORDED SEPTEMBER 23, 1977 IN BOOK 04, PAGE 498, RECORDS OF LOS ANGELES COUNTY. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 3. AN EASEMENT GRANTED TO CALORN IRRIGATION COMPANY FOR CANALS AND DITCHES AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT RECORDED MARCH 24, 1982 IN BOOK 04, 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 THEREIN, AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 23, 1987 IN BOOK 200, PAGE 335 OF DEEDS, 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 THEREIN, AS GRANTED IN A DOCUMENT RECORDED APRIL 14, 1970 IN BOOK 5283, PAGE 585 OFFICIAL RECORDS.
- 6. AN EASEMENT GRANTED TO THE COUNTY OF ORANGE FOR ROAD PURPOSES FOR SLOPE AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT RECORDED APRIL 14, 1970 IN BOOK 5283, PAGE 585 OFFICIAL RECORDS.
- 7. VACATION OF PUBLIC RIGHT OF WAY (THE STREET EASEMENTS AS SET FORTH IN DOCUMENT RECORDED MARCH 13, 1993 AS INSTRUMENT NO. 93-153813 OFFICIAL RECORDS).
- 8. AN EASEMENT GRANTED TO THE CITY OF PLACENTIA FOR PUBLIC SERVICES, PUBLIC UTILITIES, TRUCK TRAILERS, CONCRETE STORAGE YARDS AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT RECORDED MARCH 24, 1992 AS DOCUMENT NO. 92-180228 OFFICIAL RECORDS.
- 9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AGREEMENT AND DECLARATION OF CONDITIONS, CONDITIONS AND RESTRICTIONS, INDENTURES, WAIVERS AND RELEASES DATED DECEMBER 14, 1998 RECORDED DECEMBER 13, 1998 AS DOCUMENT NO. 98082698 OFFICIAL RECORDS.
- 10. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREeway ADJACENT SAID LAND WITHIN STREET, DRIVE DRIVE AND DRIVEWAY STREET, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAN, AFFECTS ALL OF NATURE AND NATUREALLY LIEN OF SUBJECT PROPERTIES.
- 11. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA FISHING COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT RECORDED APRIL 12, 2002 AS DOCUMENT NO. 02082899 OFFICIAL RECORDS.
- 12. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OTHER DEEDS OF TRUST, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
- 13. ANY INTEREST 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 USABLE AND APPARENT.
- 15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALIENATION LAND TITLE SEARCH OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY REVIEW OF THE PARCELS IN POSSESSION BOOKS.



TRACT NO. 15599



SCALE: 1"=40'

ROSE DR
S37 26' 21.50"E
6.38 860'

S37 24' 31.50"E
1076 550'

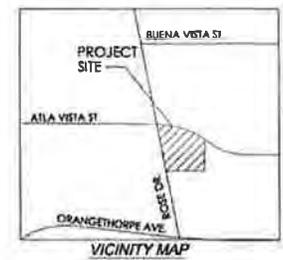
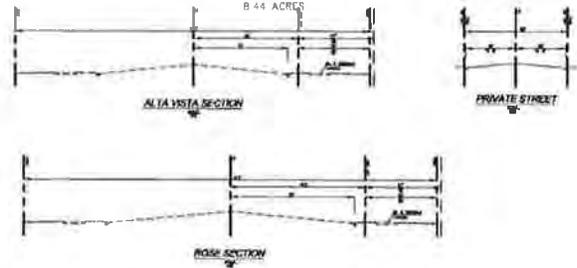
BLUE PEAK ENGINEERING, INC.
18443 STRATA LINDA DRIVE, SUITE 200
TORRANCE, CA 90503
714-749-3977

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
B 44 ACRES

UTILITY PURVEYORS
WATER: YORBA LINDA WATER DISTRICT
177 E. MELINDA AVE
PLACENTIA, CA 92770
714.791.3000
SEWER: PLACENTIA REGIONAL
1121 N. BLUE OAK ST
ANHEIM, CA 92808
714.225.1300
ELECTRIC: SOUTHERN CALIFORNIA Edison
(800)435-1555
GAS: SOUTHERN CALIFORNIA GAS COMPANY
(800)437-1000



APN: 341-324-01, 02

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON 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 THEREFROM FROM A PORTION OF SAID LAND ALL OIL, CRUDE PETROLEUM OIL, ASPHALTUM, ASPHALTINA, NATURAL GAS AND ANY AND ALL OTHER HYDROCARBON SUBSTANCES IN, UPON AND UNDER SAID LAND, AS RECEIVED BY RAYHAN FRANK WORSSE AND LOTTIE C. WORSSE, HIS WIFE, IN A DEED RECORDED JANUARY 29, 1925 IN BOOK 336, PAGE 80 DEEDS.

ALSO EXCEPTING FROM A PORTION OF SAID LAND ALL AND ALL KINDS OF CRUDE PETROLEUM OIL, ASPHALTUM, ASPHALTINA, NATURAL GAS AND ANY AND ALL OTHER HYDROCARBON SUBSTANCES IN, UPON OR UNDER SAID PARCELS OF LAND AS RECEIVED BY RAYHAN FRANK WORSSE AND LOTTIE C. WORSSE, HIS WIFE, IN A DEED RECORDED JANUARY 4, 1922 IN BOOK 414, PAGE 208 DEEDS.

ALSO EXCEPTING FROM A PORTION OF SAID LAND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS WHICH MAY BE STRATIFIED IN OR UNDER SAID MINERALS AS RECEIVED BY HAROLD H. COYLE AND GEORGE B. COYLE, HIS WIFE AND LAMAR H. BROCKE AND HELEN C. BROCKE, 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 OIL, ASPHALTUM, ASPHALTINA, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND CONVEYED TO RICH H. WORSSE, AS HER SEPARATE PROPERTY, BY DEED RECORDED MARCH 16, 1933 AND JUNE 2, 1933 IN BOOK 401 PAGE 298 AND BOOK 411, 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 18, 1928 IN BOOK 174, 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 RECEIVED AS RESERVED BY WEST COAST PAVING COMPANY, A CORPORATION, IN A DEED RECORDED DECEMBER 2, 1964 IN BOOK 737, PAGE 709 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL MINERALS AND MINERAL RIGHTS OF ANY KIND AND EXCEPTING INCLUDING, BUT NOT LIMITED TO, OIL, OR SERVICE, NATURAL GAS, NATURAL GAS PRODS, AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN WITHIN OR UNDER THE LANDS HERE DESCRIBED TOGETHER WITH THE PROPORTION OF THE LANE, LANE, EXPLORE, PRODUCE AND REMOVE SAID MINERALS FROM OR TO AND TO AND TO STORE SAID MINERALS IN SAID LAND OR OTHER LANDS, TO EXPLORE OR UNEXPLORED DRILL, BORE AND LANE FROM OTHER LAND INTO, THROUGH OR ACROSS THE SURFACE OF SAID LAND BELOW A DEPTH OF FIVE HUNDRED (500) FEET FROM THE SURFACE AND TO DRILL OR BORE THROUGH OR UNEXPLORED DRILL, BORE, TRENCHES AND TRENCHES UNDER OR BEYOND THE BOUNDARIES OF SAID LAND AND TO REPAIR, RETURN, FILL, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR LINES AND TO PLACE, STORE AND REMOVE MINERALS AND WATER NOT PRODUCED FROM SAID LAND INTO OR FROM THE SURFACE OF SAID LAND AND OTHER LANDS, PROVIDED HOWEVER, GRANTEES 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 THE HUNDRED (100) FEET IN THE EXERCISE OF ANY OF ITS RESERVED RIGHTS AS RESERVED IN DEED RECORDED JANUARY 31, 2006 AS INSTRUMENT NO. 2006005722 OFFICIAL RECORDS.

APN: 341-324-01, 02

FEMA FLOOD ZONE:

SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PROTECTION PER FEMA MAP NUMBER DATED WITH A REVISION DATE OF DECEMBER 1, 2006, AND FLOOD MAP NUMBER 05000004A WITH A REVISION DATE OF DECEMBER 3, 2008).

PROJECT BENCH MARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON PEGS 10 AND 10A-25 BEING A 3-1/2" DIA. ALUMINUM BOLT ON A CONCRETE NEARBY AT THE SW CORNER OF THE INTERSECTION OF THE APPROX CHANGED, AND APPROX CHANGED, SET LEVEL WITH TOP OF BOLL = ELEV 24'-7.98

BASIS OF BEARINGS:

BEARINGS HEREON ARE BASED ON A LINE BETWEEN OCS 57A AND OCS 57B STATION 5213 HAVING A BEARING OF N37D04'W.

LOT	AREA (SQ FT)
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98	1,279
99	1,279
100	1,279

LEGEND

R	PROSPECT LINE	WM	WATER METER
FF	FINISHED FLOOR	BW	BACK OF WALK
TC	TOP OF CURB	FG	FINISHED GROUND
FS	FINISHED SURFACE	INV	INVERT ELEVATION
FL	FLOOR LINE	—SA—	PROPOSED CONTOUR
FD	FINISHED DRIVE	—EX—	EXISTING CONTOUR
DB	GRADE BREAK	56.10	PROPOSED ELEVATION
CL	CENTERLINE	(56.10)	EXISTING ELEVATION
R	RIDGE LINE		
R/W	RIGHT OF WAY		FIRE HYDRANT
WV	WATER VALVE		POWER POLE
SD	STORM DRAIN		STREET LIGHT
W	WATER		SANITARY SEWER
W/H	FIRE HYDRANT		SEWER MANHOLE
PP	POWER POLE		DRAIN MANHOLE
WM	WATER METER		TRAFFIC SIGNAL
WV	WATER VALVE		ELECTRIC
PIV	POST INDICATOR VALVE		GUARD POSTS
FDC	FIRE DEPT CONNECTION		UNDERMINED CONDUIT
CB	CATCH BASIN		PROPERTY LINE
G	GAS		CENTERLINE
YL	YARD LIGHT		
SL	STREET LIGHT		
MB	MANHOLE WELL		
T.S.P.B.	TRAFFIC SIGNAL PULL BOX		

OWNER'S CERTIFICATION

PAUL LONGBRAN
SC PLACENTIA DEVELOPMENT, LP, A CALIFORNIA LIMITED PARTNERSHIP
275 WASHINGTON AVE, SUITE 140
BRYNE, CA 92712
PHONE: 714-962-1996
FAX: 714-962-2000

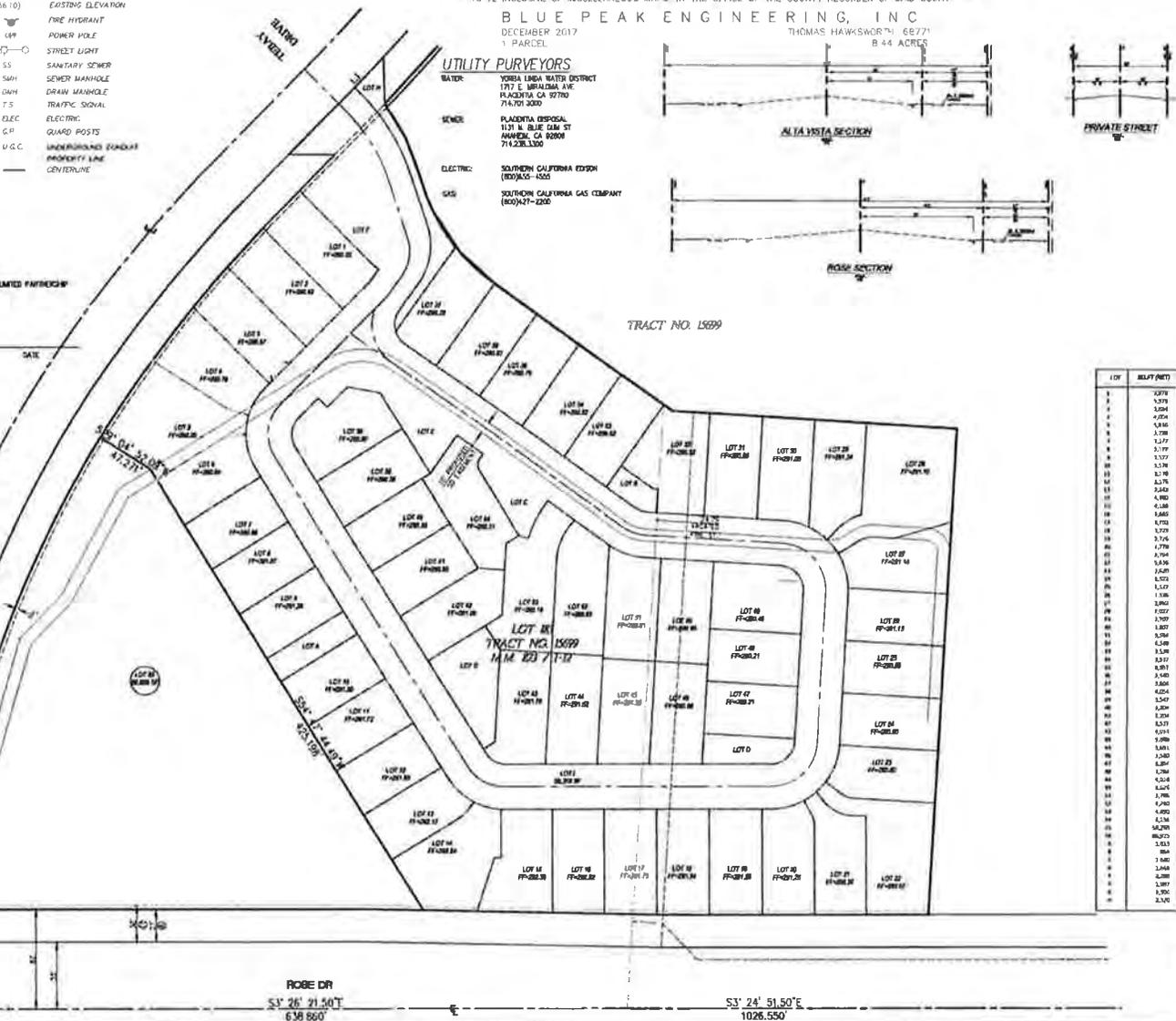
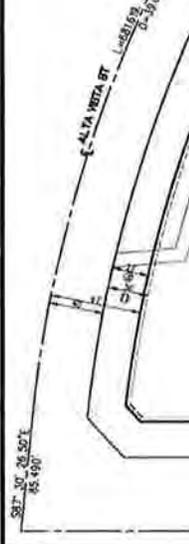
OWNER SIGNATURE

ENGINEER

BLUE PEAK ENGINEERING, INC
15643 TORRA LINDA BLVD, #215
TORRA LINDA, CA 92766
(714) 749-3077

OWNER

SC PLACENTIA DEVELOPMENT, LP, A CALIFORNIA LIMITED PARTNERSHIP



BLUE PEAK ENGINEERING, INC.
15643 TORRA LINDA BLVD, #215
TORRA LINDA, CA 92766
714 749 3077

ROBE DR
S3' 26' 21.50"E
6.38 860'

S3' 24' 51.50"E
1026.550'



ATTACHMENT 5



INTERLOCKING PAVERS



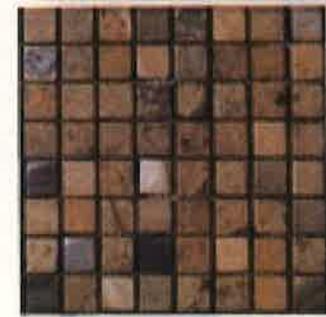
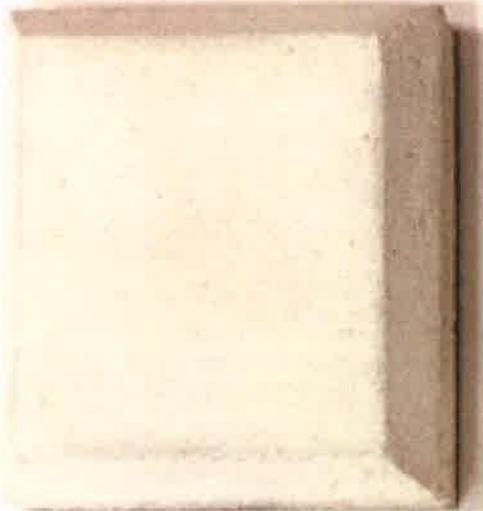
TAN VINYL FENCE



TAN SLUMPBLOCK WALL

**FRANK
RADMACHER
ASSOCIATES, INC.**
Landscape Architects
PHONE (714) 952-1774 FAX (714) 952-5522
10841 York Street, Suite 204 Irvine, CA 92715
EMAIL: FRANK@FRANKINC.NET

COMMERCIAL/RESIDENTIAL DEVELOPMENT
ROSE DRIVE & ALTA VISTA PLACENTIA, CA
SC DEVELOPMENT
2151 MOCHILSON DRIVE, STE. 140 IRVINE, CALIFORNIA



MATERIALS

- 1 STUCCO
"SMOOTH COAT" - OMEGA
- 2 STOREFRONT SYSTEM
"MEDIUM BRONZE" AB-3
ARCADIA
- 3 WALL TILE - "DEEP AUTUMN MIST"
404 - DAL TILE
- 4 WALL TILE - "LEON IV" 808
CASA VITA BELLA
- 5 WALL TILE - TAGSERA TILE
"TOMY252-15" 408 - DAL TILE
- 6 WALL TILE - "FARMHOUSE 008"
608 - DAL TILE
- 7 FABRIC AWNING
"REASFORT CLASSIC" - TRIVANTAGE
- 8 SPANISH TILE ROOF
"BARCELONA"
MARRIEO TERRA COTTA
- 9 METAL SCREEN - KINGS METAL CAST
IRON MODERN PANEL W/ ALUMINUM
FRAME, ITEM#45-497

FINISHES (PAINT)

- 1 PPG1023-7 "AFTERNOON TEA"
- 2 PPG1075-4 "POPPY PODS"
- 3 PPG1103-3 "GANGING DOLPHIN"
- 4 PPG1021-1 "DELICATE WHITE"
- 5 PPG1010-7 "ZOMBIE"
- 6 PPG 9010-3 "SOLSTICE"
- 7 PPG1021-7 "BLACK MAJES"

5 IMAGE FOR REFERENCE ONLY
SEE DETACHED PHYSICAL SAMPLE

4 IMAGE FOR REFERENCE ONLY



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888 486 5849
kpg.com

9C DEVELOPMENT
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Tustin, CA 92780
T 714 505 7090
F 714 505 7099
Contact: N/A Paul Conditman

ALTA VISTA
PLACENTA, CA

2017-0087

SCHEMATIC DESIGN
MARCH 12TH 2018

CONCEPTUAL
MATERIAL BOARD
SPPS 1.1.1



8 WALL TILE - TALVERA TILE
TDM1782-15" 6X6 - DAL TILE



7 WALL TILE - "FARMHOUSE 5054"
5X26 - DAL TILE



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ktgvy.com

90 DEVELOPMENT
14841 Wilbur Street, Suite 200
Tucson, AZ 85718
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F: 774.245.3542
Contact: Mr. Todd Cantelero

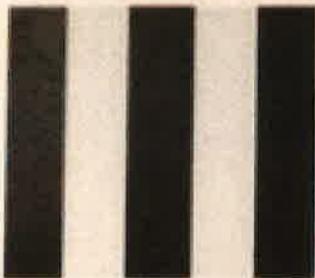
ALTA VISTA
PLACENTIA, CA

#20110207

SCHEMATIC DESIGN
MARCH 12TH 2018

CONCEPTUAL
MATERIAL BOARD
SHEET 1 & 2

2
OF 2



[12] IMAGE FOR REFERENCE ONLY



[13]



[14]

MATERIALS

- [1] STUCCO
"SMOOTH COAT" - OMEGA
- [2] STONEFRONT SYSTEM
"MEDIUM BRONZE" AB-3
ARCADIA
- [3] WALL TILE - "1937 AUTUMN WEST"
404 - DAL TILE
- [4] WALL TILE - "LEON GV" 8X8
CASA VITA BELLA
- [5] WALL TILE - "TALVERA TILE"
"TOMTOS-15" - 8X8 - DAL TILE
- [6] WALL TILE - "FARMHOUSE 2044"
8X8 - DAL TILE
- [7] FABRIC ACRYLIC
"BEAUFORT CLASSIC" - TRIANTAGE
- [8] SPANISH TILE ROOF
"BARCELONA"
MARBLE TERRA COTTA
- [9] METAL SCREEN - KINGS METAL CAST
IRON MODERN PANEL W/ ALUMINUM
FRAME. ITEM#S-897

FINISHES (PAINT)

- [10] PPG1023-7 "AFTERNOON TEA"
- [11] PPG1025-4 "POPPY PODS"
- [12] PPG1026-0 "DANCING COLLEEN"
- [13] PPG1027-1 "GOLDEN WHITE"
- [14] PPG1028-2 "DORSET"
- [15] PPG 1029-3 "SUNSHINE"
- [16] PPG1030-7 "BEACH MAGEE"



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ALTA VISTA
PLACENTIA, CA

2017-0087

SCHEMATIC DESIGN
MARCH 12TH 2018

CONCEPTUAL
MATERIAL BOARD
SHOP# 1 & 2

3
OF 5





ECON Solutions

By HdL

Development **Driven By Data**

Peer Review & Economic Analysis City of Placentia – Rose & Alta Vista Project

ECON Solutions 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:

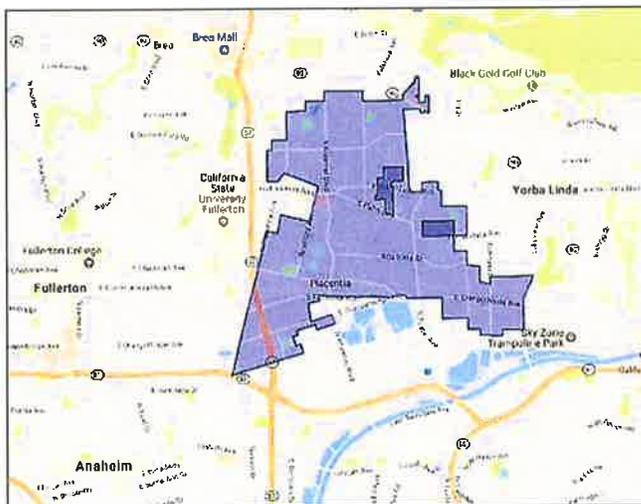
- The Concord Group Report – Market Study – May 9, 2017
- David Tausig & Associates – Fiscal Impact Report of Mixed-Use – May 25, 2017
- David Tausig & Associates – Fiscal Impact Report of Hypothetical Retail Development – June 26, 2017

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?

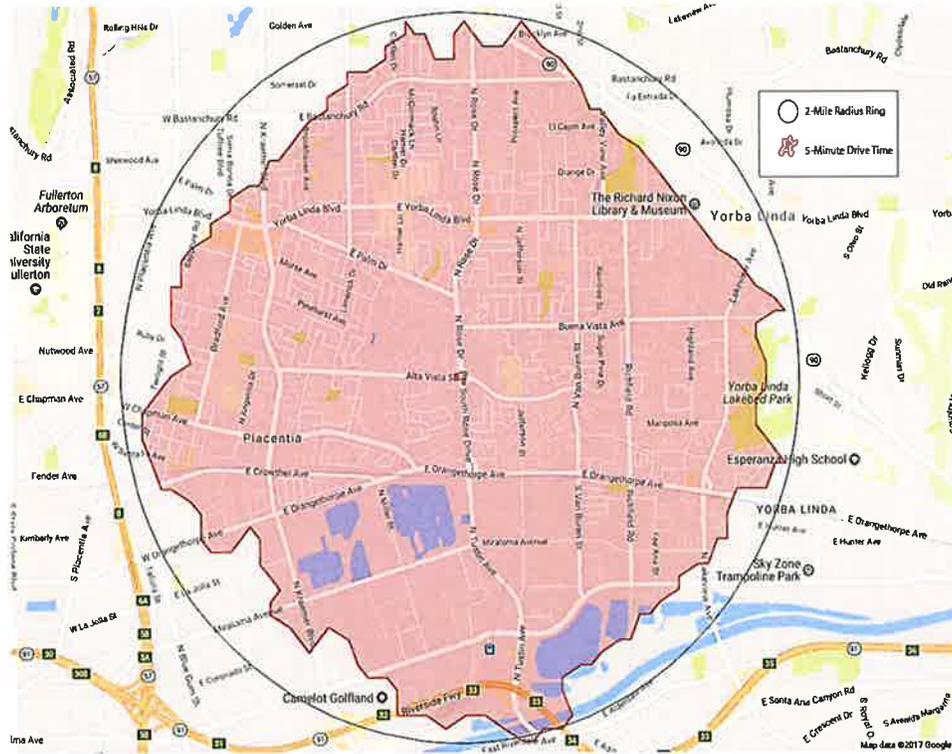
Methodology

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.

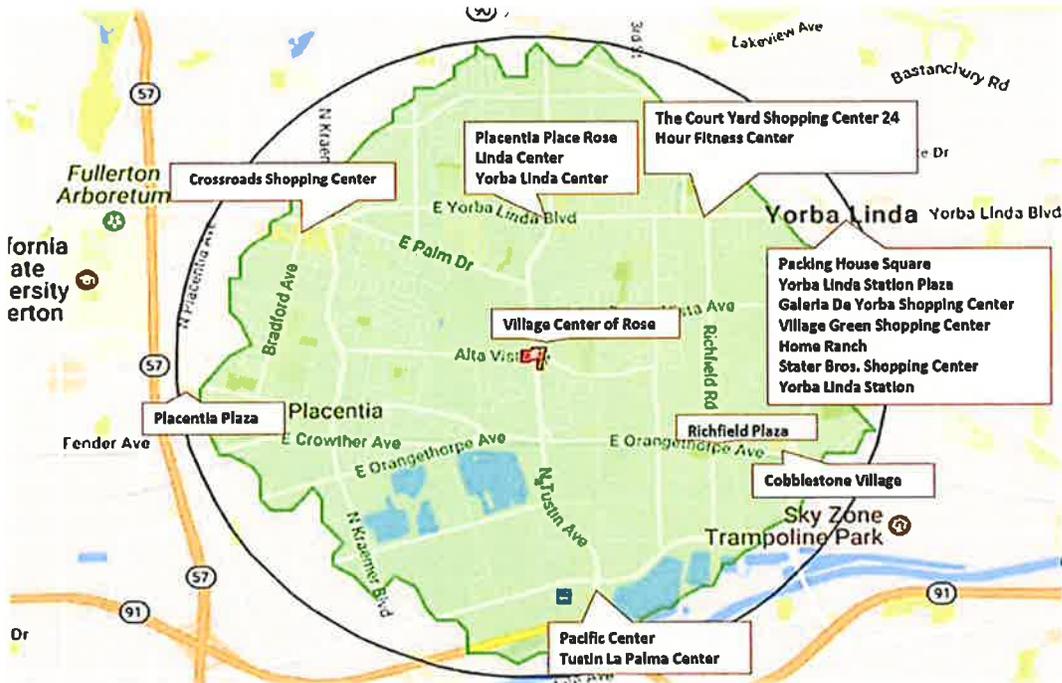
Provided below is the market analytic information for the trade area as defined by ECONSolutions using a 5-minute drive time versus a 2-mile radius ring.

	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)

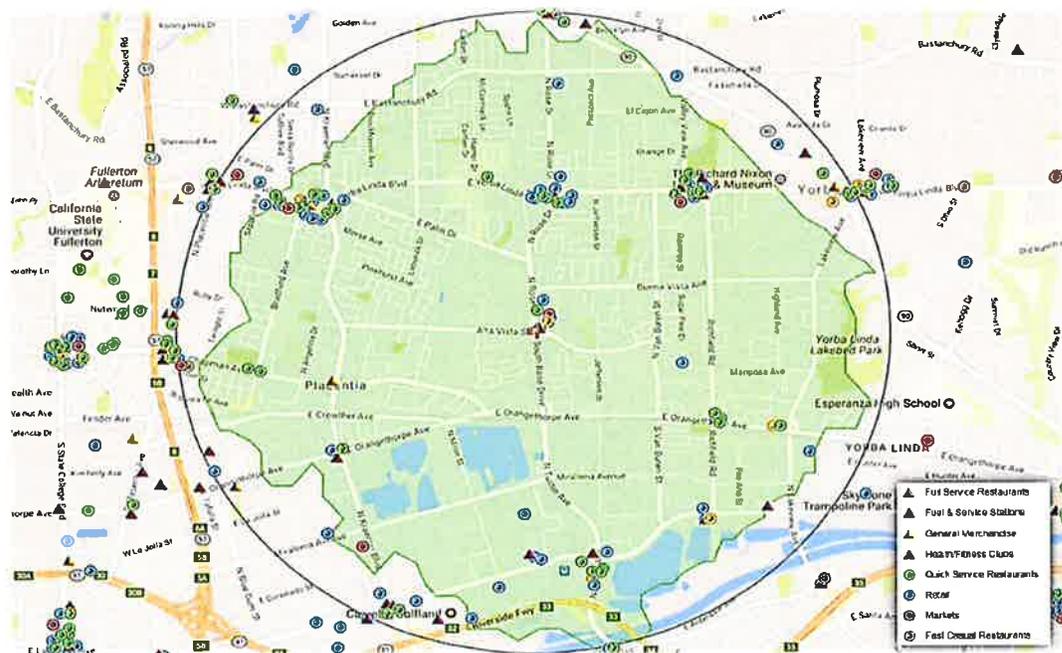
In reviewing the demographic report and consumer demand & market supply assessment profiles for the City of Placentia, 5-minute drivetime and the 2-mile radius trade areas for the proposed retail center planned for the southeast corner of Rose Dr. and Alta Vista St. there are gaps (opportunities) in 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:

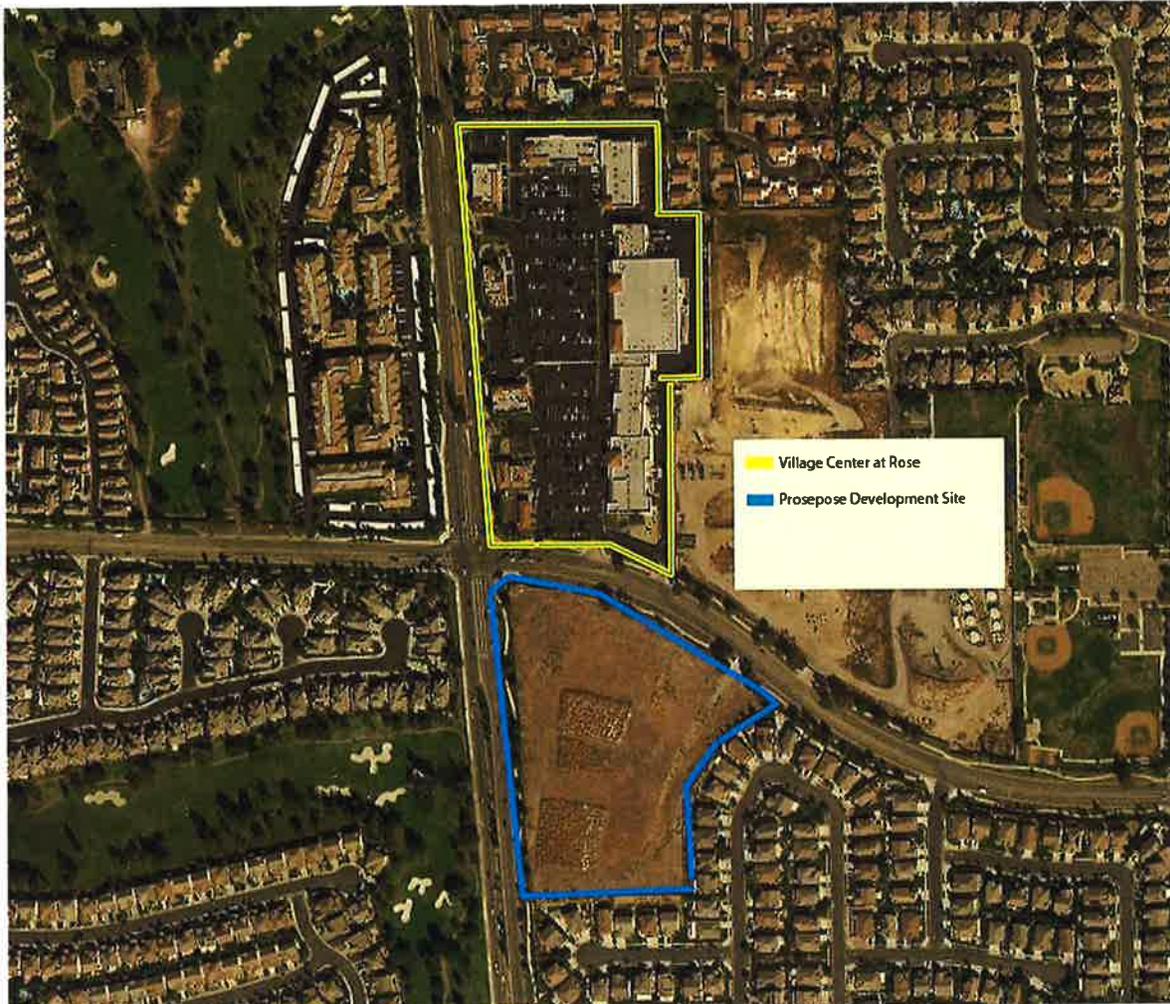


The below map shows the retail clusters including gas stations, general consumer L goods, restaurants etc.:



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/Mall 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

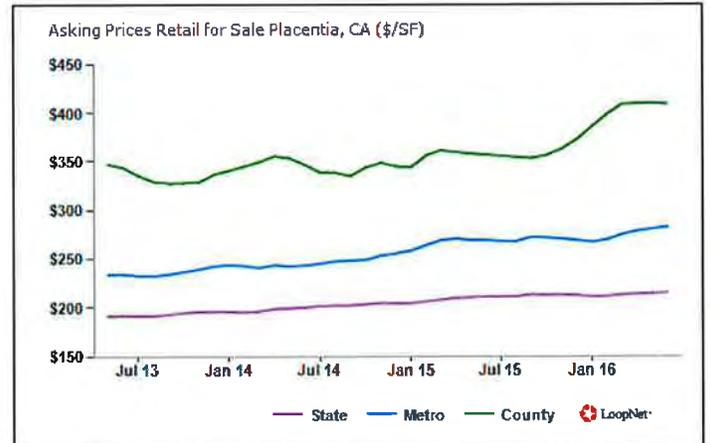
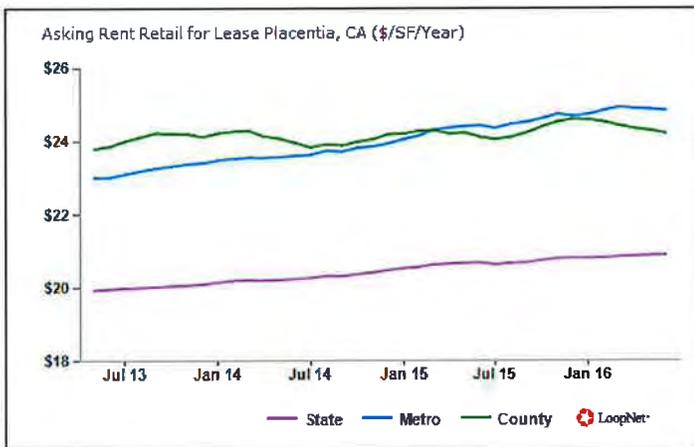
Headlines and a wave of closing stores have led to a panic led by the naysayers who proclaim retail is dying. Though the retail climate has rapidly changed since 2010, the sector within Southern California has not been issued the death sentence the media has accused it of. Though locations have closed, 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

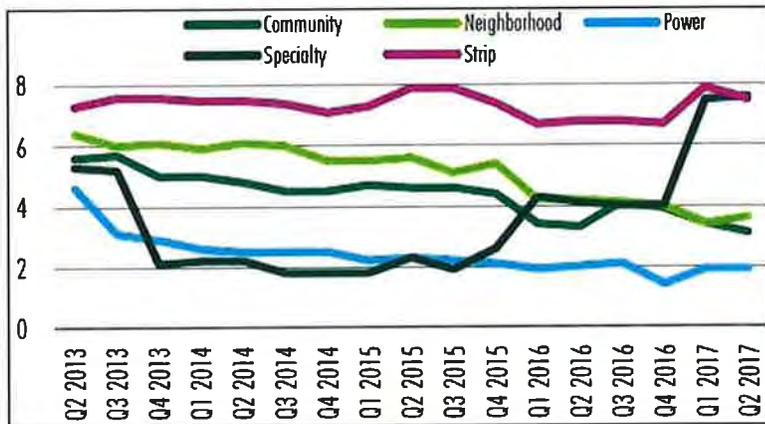
Provided below are average sales per square foot for the proposed recommended retail categories which is based on information compiled through the use of HdL Companies sales tax revenue database.

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

Consumer Demand & Market Supply Assessment

For Market: Placentia
Market Definition: Rose & Alta Vista
Date Report Created: 10/12/2017

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)

Shoe Stores

Full-Service Restaurants

Electronic Shopping/Mail Order Houses

Specialty Food Stores

Special Food Services

Beer/Wine/Liquor Stores

Limited-Service Eating Places

Clothing Stores

Department Stores

Book/Periodical/Music Stores

Florists/Misc. Store Retailers

Grocery Stores

Other Misc. Store Retailers

Electronics/Appliance

Gasoline Stations

Health/Personal Care Stores

Other Motor Vehicle Dealers

Office Supplies/Stationary/Gift

Jewelry/Luggage/Leather Goods

Sporting Goods/Hobby/Musical Instrument

Furniture Stores

Used Merchandise Stores

Lawn/Garden Equipment/Supplies Stores

Other General Merchandise Stores

Automotive Parts/Accessories/Tire

Building Material/Supplies Dealers

Automotive Dealers

Home Furnishing Stores

	Consumer Demand	Market Supply	Opportunity Gap/Surplus	Per Capita Opportunity Gap/Surplus
	\$4,899,970	\$786,718	(\$4,113,252)	-84%
	\$5,711,910	\$1,687,515	(\$4,024,395)	-70%
	\$80,959,963	\$40,394,839	(\$40,565,124)	-50%
	\$123,716,523	\$62,640,974	(\$61,075,549)	-49%
	\$5,537,472	\$3,487,282	(\$2,050,190)	-37%
	\$14,874,488	\$10,214,840	(\$4,659,648)	-31%
	\$7,836,901	\$5,447,035	(\$2,389,866)	-30%
	\$68,301,037	\$50,428,025	(\$17,873,012)	-26%
	\$43,990,669	\$33,556,351	(\$10,434,318)	-24%
	\$26,263,279	\$20,635,877	(\$5,627,402)	-21%
	\$3,989,742	\$3,286,909	(\$702,833)	-18%
	\$1,242,300	\$1,097,842	(\$144,457)	-12%
	\$95,931,563	\$85,250,910	(\$10,680,653)	-11%
	\$12,842,505	\$16,178,645	\$3,336,140	26%
	\$24,644,964	\$33,308,384	\$8,663,420	35%
	\$72,416,727	\$101,153,201	\$28,736,473	40%
	\$49,701,501	\$74,625,426	\$24,923,925	50%
	\$9,645,893	\$14,645,373	\$4,999,479	52%
	\$6,605,913	\$10,172,381	\$3,566,468	54%
	\$5,740,295	\$9,102,407	\$3,362,113	59%
	\$11,389,077	\$18,742,145	\$7,353,068	65%
	\$10,111,793	\$16,824,392	\$6,712,599	66%
	\$2,945,193	\$5,303,256	\$2,358,063	80%
	\$5,728,756	\$10,867,838	\$5,139,082	90%
	\$97,917,914	\$219,833,966	\$121,916,051	125%
	\$14,902,513	\$34,314,485	\$19,411,972	130%
	\$48,792,432	\$144,135,090	\$95,342,658	195%
	\$170,368,794	\$503,282,617	\$332,913,823	195%
	\$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

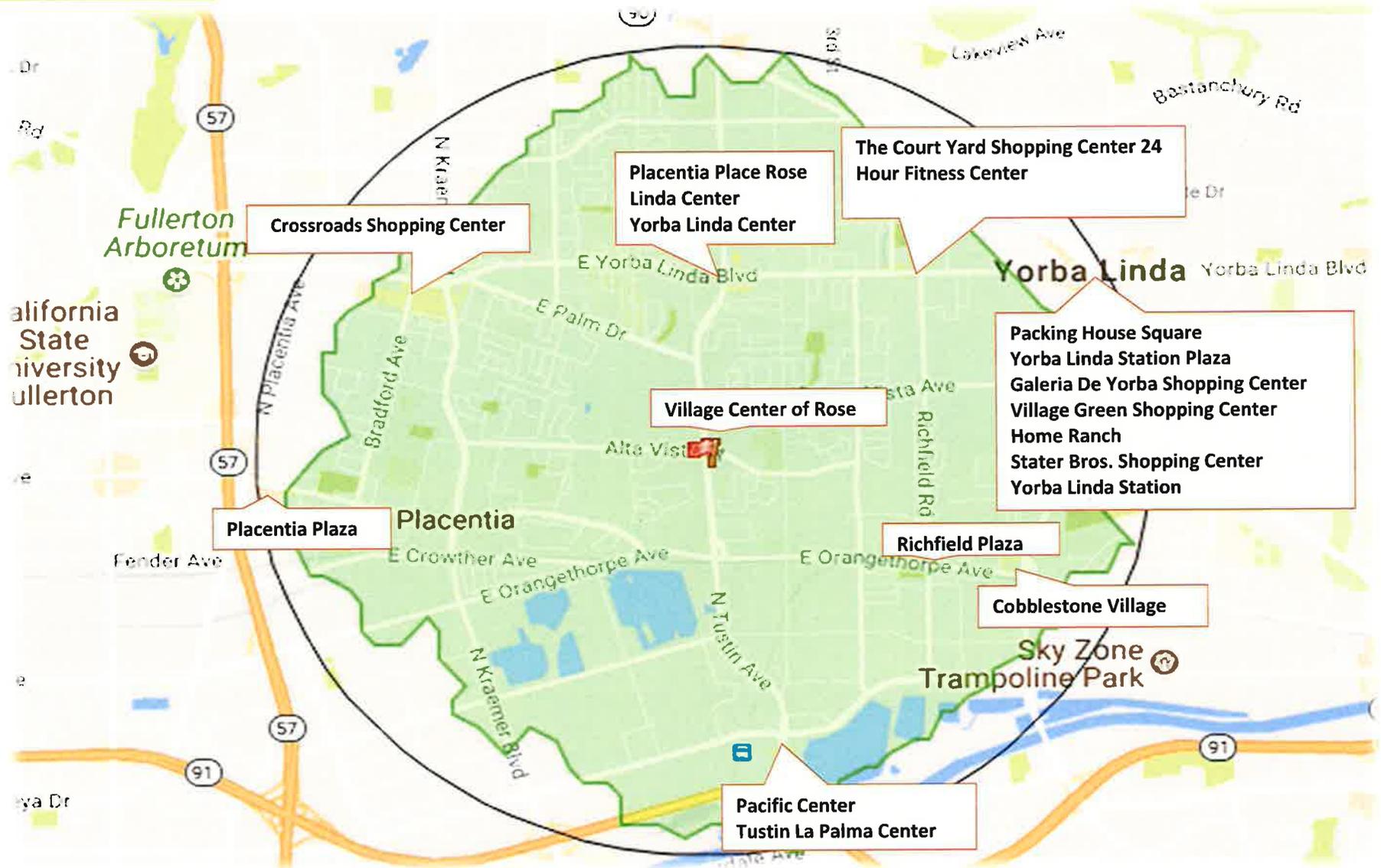
Retail Clusters

5 Minute Drive Time

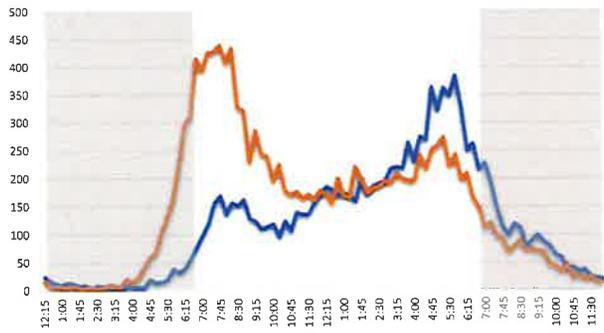


Rose Dr. & Alta Vista St., Placentia, CA Shopping Centers

5 Minute Drive Time

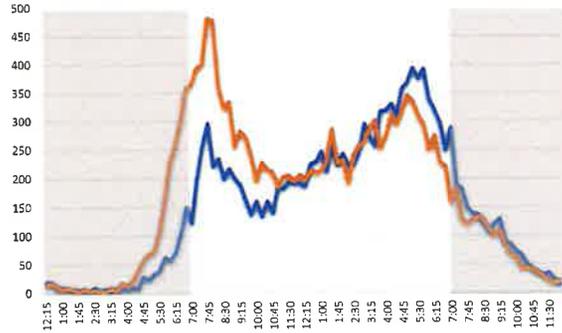


**Rose Drive
Orangethorpe - Alta Vista**



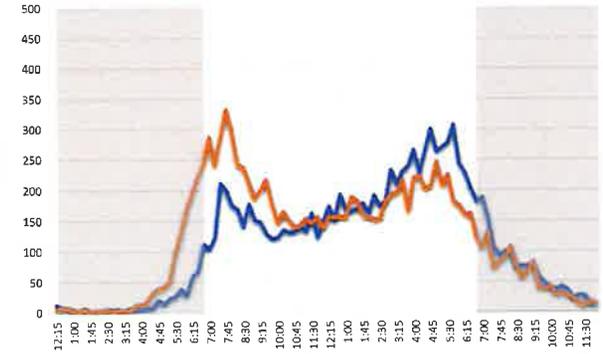
— Northbound (11,561) — Southbound (14,409)

**Rose Drive
Alta Vista - Palm Drive**



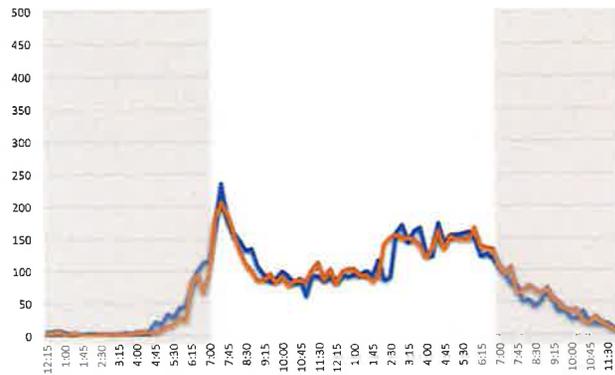
— Northbound (14,529) — Southbound (16,642)

**Drive Time
Palm Drive - Yorba Linda Blvd**



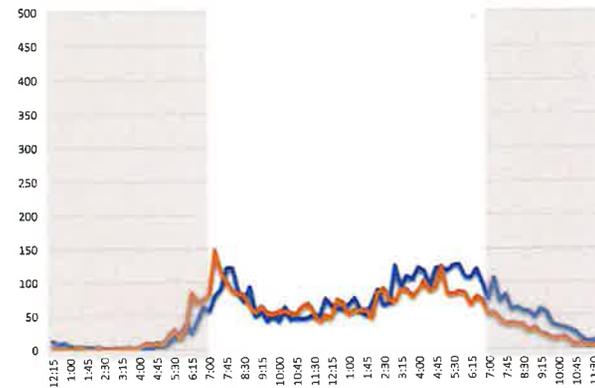
— Northbound (10,846) — Southbound (11,638)

**Alta Vista
Kraemer Blvd - Rose Drive**



— Eastbound (7,332) — Westbound (7,285)

**Alta Vista
Rose Dr - Van Buren St**



— Eastbound (5,147) — Westbound (4,434)

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

		Number of Units [1]
A. Residential Land Uses		
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. <u>Homeowner's Exemption</u>	
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 Takeout 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. <u>Unsecured Property Taxes - Assumptions [7]</u>	
Residential	
Unsecured Taxes as a % of Secured	2.75%
Non-Residential	
Unsecured Taxes as a % of Secured	10.00%
V. <u>Property Tax Transfer - Assumptions [8]</u>	
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. <u>Motor Vehicle Licensing Fees - Assumptions</u>	
Vehicle Licensing Fees per Capita	NA
VII. <u>Property Tax In-Lieu of Vehicle License Fee - Assumptions</u>	
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. Fiscal Impact Category	Fiscal Impact Amount
A. Secured Property Tax	
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. Unsecured Property Tax	
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. Property Transfer Tax	
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. Motor Vehicle Licensing Fees [11]	\$0
E. Property Tax In-Lieu of Vehicle License Fee [12]	
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
Plus: Investment Income (Less Earnings Cost)	\$729
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

<u>Revenue Category</u>	<u>Multiplier Factor [1]</u>	<u>Revenue Projection Basis</u>
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 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-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. Fiscal Impact Category	Fiscal Impact Amount
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.
<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 \$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

		<u>Number of Units [1]</u>
A. Residential Land Uses		
Single Family Detached		0
Townhomes/Condos		0
Apartments		0
B. Commercial Land Uses		<u>Sq. Ft. [1]</u>
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		<u>Persons per Household [2]</u>
Persons per Household		3.13
B. Non-Residential Land Use Employee Generation		<u>Sq. Ft. per Employee [3]</u>
Commercial Land Uses		
Retail		500
Office/Non-Retail		325
Restaurant		375

POPULATION AND EMPLOYEES (CALCULATIONS)

III. Residential Land Use Type		<u>Number of Units</u>	<u>Residential Population</u>
Single Family Detached		0	0
Townhomes/Condos		0	0
Apartments		0	0
IV. Non-Residential Land Use Type		<u>Sq. Ft.</u>	<u>Total Direct Employees</u>
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 Takeout 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%
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%
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

**EXHIBIT A-4
 PLACENTIA, CALIFORNIA: ROSE & ALTA VISTA PROJECT(2009 Site Plan)
 PROPERTY TAX REVENUE ANALYSIS**

Fiscal Impact Calculation

<u>VIII. Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
A. Secured Property Tax	
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. Unsecured Property Tax	
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. Property Transfer Tax	
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. Motor Vehicle Licensing Fees [11]	\$0
E. Property Tax In-Lieu of Vehicle License Fee [12]	
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 Preparation.
 - [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

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
---------------------------------	-----------------

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
		<i>Plus: Investment Income (Less Earnings Cost)</i> \$729
		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 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

<u>Expenditure Category</u>	<u>Multiplier Factor [1]</u>	<u>Expenditure Projection Basis [1]</u>
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

<u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
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

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

<u>I. 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	<u>\$14,141</u>
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**

<u>RECURRING GENERAL FUND REVENUES [1]</u>	<u>AMOUNT</u>	<u>PERCENT OF TOTAL</u>
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%

<u>RECURRING GENERAL FUND EXPENDITURES [2]</u>	<u>AMOUNT</u>	<u>PERCENT OF TOTAL</u>
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%

<u>NET FISCAL IMPACT</u>		
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. <u>Motor Vehicle Licensing Fees - Assumptions</u>		NA
Vehicle Licensing Fees per Capita		
VII. <u>Property Tax In-Lieu of Vehicle License Fee - Assumptions</u>		
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

<u>VIII. Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
A. <u>Secured Property Tax</u>	
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. <u>Unsecured Property Tax</u>	
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. <u>Property Transfer Tax</u>	
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. <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	\$30,089

Total Property Tax Revenues	\$105,657
------------------------------------	------------------

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%
---	-----

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
Employee Taxable Sales	\$644

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	\$182,314

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. <u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
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

<u>I. Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
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**

<u>RECURRING GENERAL FUND REVENUES [1]</u>	<u>AMOUNT</u>	<u>PERCENT OF TOTAL</u>
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%

<u>RECURRING GENERAL FUND EXPENDITURES [2]</u>	<u>AMOUNT</u>	<u>PERCENT OF TOTAL</u>
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%

<u>NET FISCAL IMPACT</u>		
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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STRATEGIC RETAIL DEMAND ANALYSIS FOR AN 8.44
ACRE RETAIL SITE IN THE CITY OF PLACENTIA, CA

FINAL REPORT
MAY 9, 2017

PREPARED FOR:
SC DEVELOPMENT



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

THE CONCORD GROUP

EXHIBIT II-1
RETAIL TRADE AREA DELINEATION
ORANGE COUNTY
MAY 2017

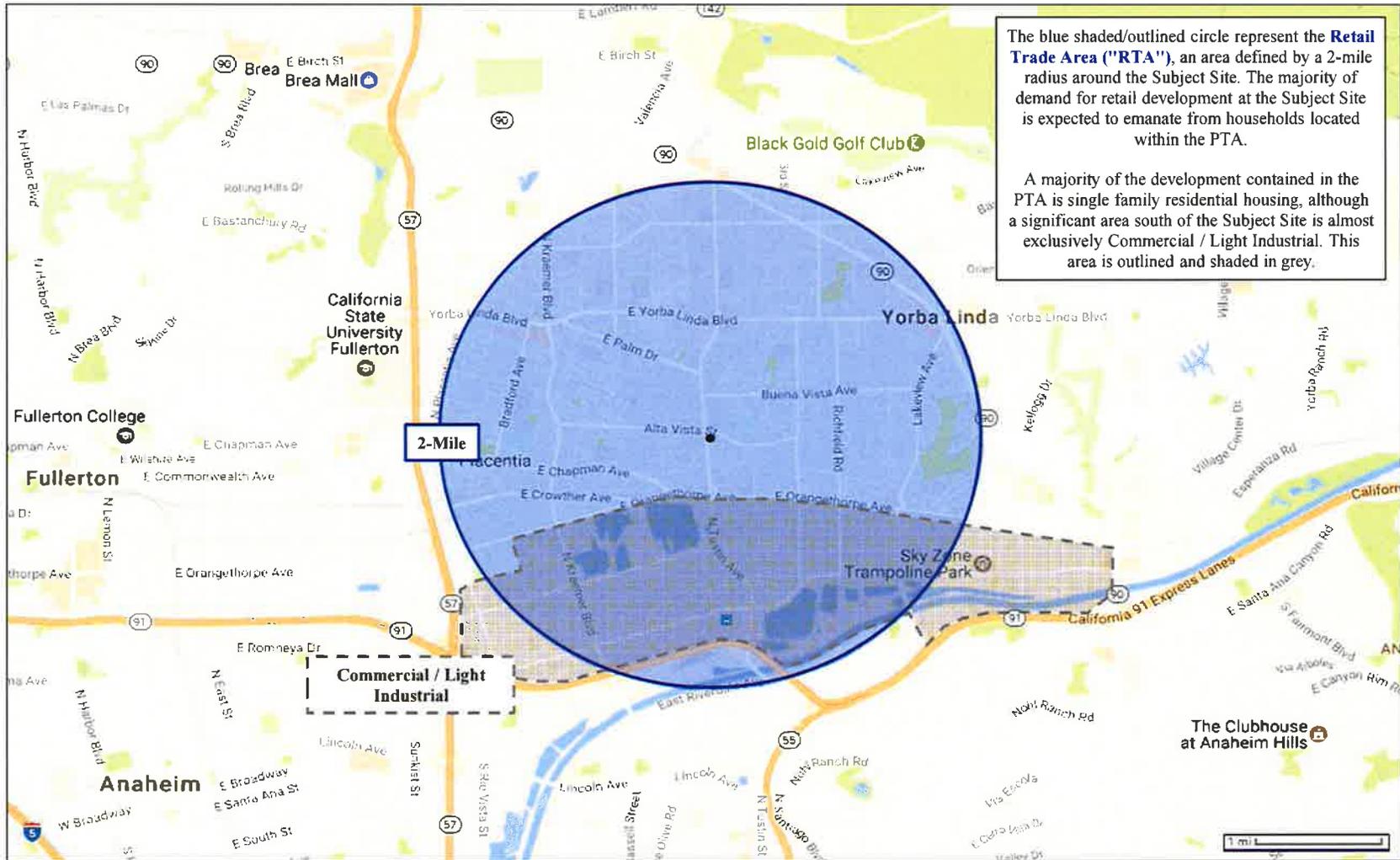


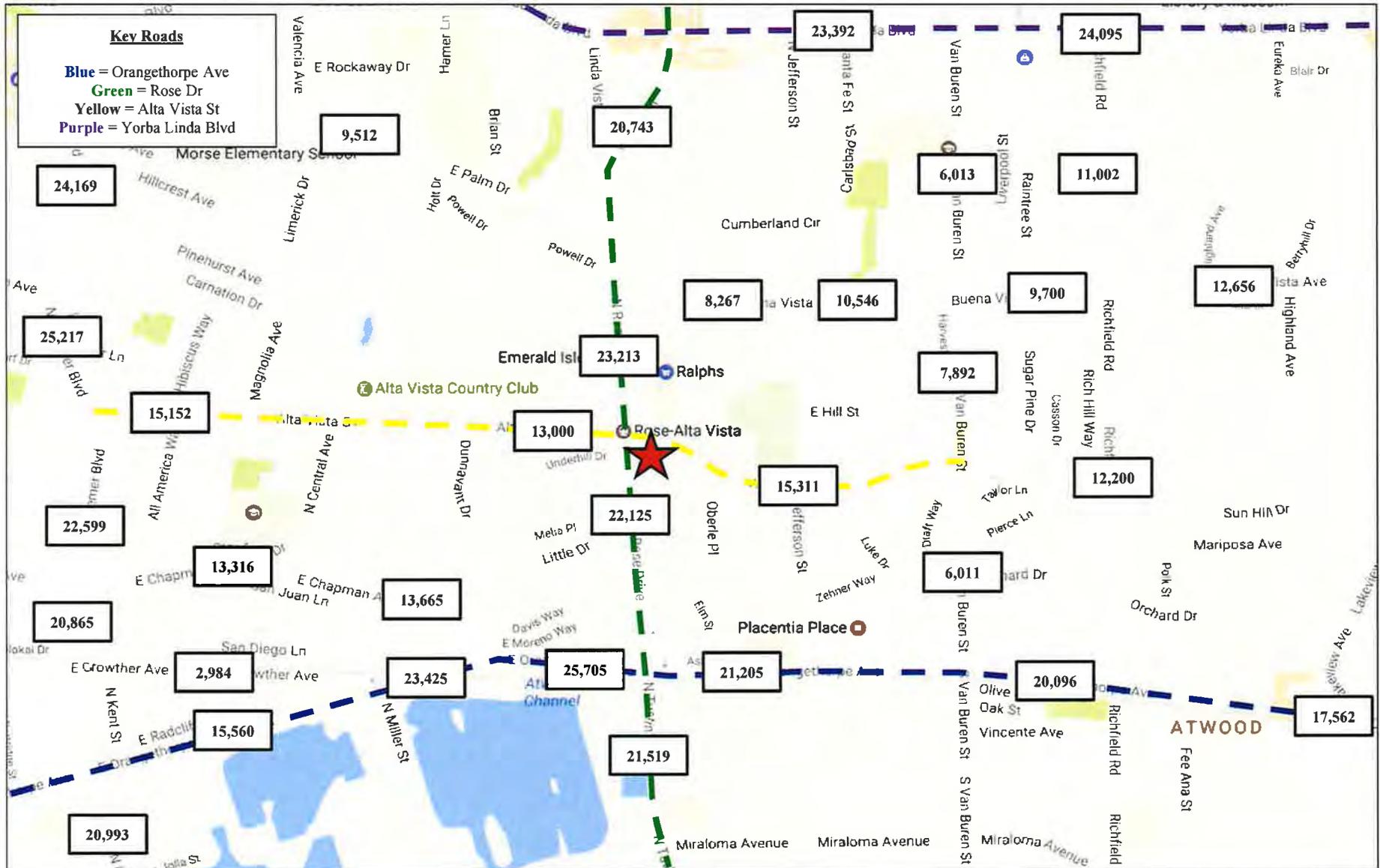
EXHIBIT II-2
LOCAL SETTING
ORANGE COUNTY
MAY 2017



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

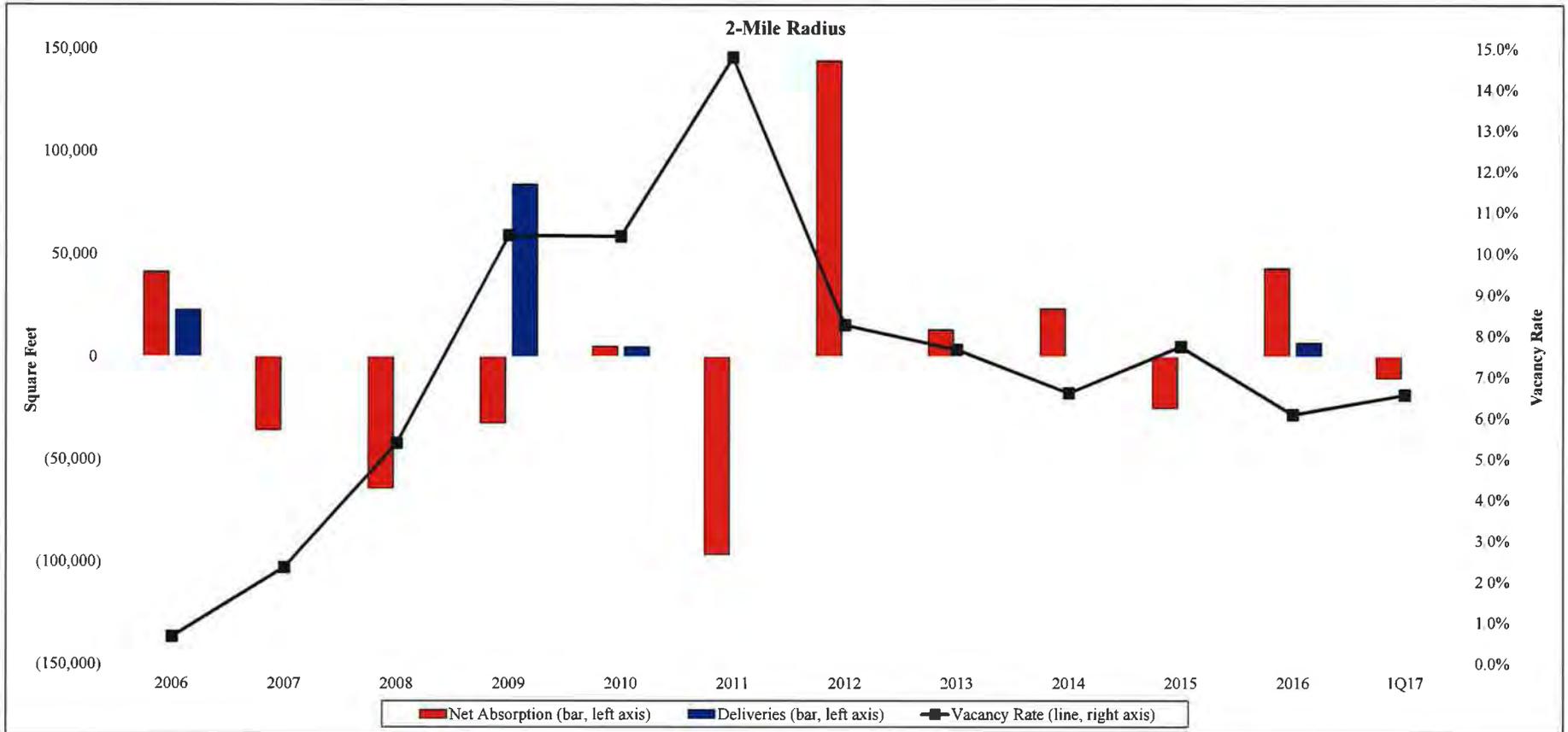
Source: Claritas; CoStar; TCG

(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			Concluded Demand
	Consumer Demand	Actual Sales	Sales/Demand				Site Capture (2)	New SF	Feasible at Site (3)	
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	Unfulfilled Retail Space	Site Capture (1)	Additional Retail Demand (SF)	Feasible at Site (2)	Concluded Demand
	\$	%	2017	Per SF	@ \$400/SF				
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

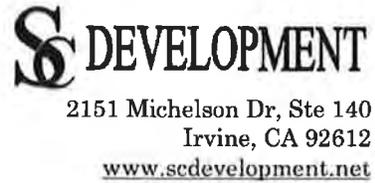
MAY 2017

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; Farners 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)

ATTACHMENT 7



June 18th, 2018

Mr. Joseph Lambert – Director of Development Services
Mr. Andrew Gonzales – Senior Planner
City of Placentia
401 E. Chapman Ave.
Placentia, CA 92870

RE: Planning Commission Hearing 6/12/18
Contested Special Conditions of Approval for DPR No. 2017-03 and UP 2017-09

Project: Two retail buildings comprised of 10,420 sq ft of retail space and 54 single family residential homes located at the southeast corner of Rose Dr. & Alta Vista.

Request: Revise Conditions of Approval per the provided language

Dear Mr. Lambert & Mr. Gonzalez,

Thank you for all of your work on the above referenced project and for successfully receiving approvals from the Planning Commission at the June 12th public hearing. As you are aware, the project received a 6-0 approval from the Planning Commission and we contested a total of eight of the Conditions of Approvals found in the Development Plan Review (DPR) No. 2017-03 and the Use Permit (UP) No. 2017-09.

Each of the items that have been contested was registered with City Staff prior to the Planning Commission hearing and revised language was provided. As you defined at the hearing, the project's recommendation for approval to the City Council is scheduled for July 10th, 2018. We are requesting that the items detailed below be addressed and the provided language incorporated into the appropriate Conditions of Approval that will be presented to City Council. If you would like to discuss these items in more detail please do not hesitate to contact me.

Thank you again for all of your work on this project. We look forward to working with you on these final revisions, receiving City Council approvals on July 10th, and redeveloping this abandoned oil field into the amazing mixed-use development that you have tailored.

Thank you,


Paul Conzelman
SC Placentia Development, LP

RECEIVED

JUN 18 2018

PLANNING

Attached: Updated Language for the Conditions of Approval

Rose & Alta Vista – Conditions of Approval

Updated Language for the Conditions of Approval

Development Plan Review (DPR) No. 2017-03

- 8(f) On the commercial site plan there shall be stub outs for 5 potential EV charging stations located at the 5 parking spaces at the northeast section of the parking field along Alta Vista, adjacent to the trash enclosure.
- 8(i) Remove condition to replace all Queen Palms with Date Palms
- 10 Prior to issuance of final building permits, install conduit to facilitate the potential future installation of 5 electric vehicle (EV) charging stations. The EV charging station's conduit shall be located within the landscape area adjacent to the 5 parking spaces located along Alta Vista as defined in item 8f above.
- 16 Parking Management Plan – Remove condition based upon ample parking provided
- 21 Developer and/or property owner agrees that the City may, at its sole election, require that, instead of annexing 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, and the amount of the taxes and assessments thereunder, 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 provided that the qualification above regarding the amount of the taxes and assessments and the purpose is satisfied and further provided that the incorporation of the new CFD does not otherwise delay the development of the project; otherwise Developer and/or property owner shall annex into SLD 1981-01 and/or LMD 1992-1 as initially proposed.
- 51 If existing pavement and sidewalk conditions of Alta Vista Street and Rose Drive are damaged during construction activity then applicant/owner shall be responsible to replace/repair such damaged areas. 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.
- 55 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.

Use Permit (UP) No. 2017-09

- 7 Parking Management Plan – Remove condition based upon parking provided

ATTACHMENT 8

Draft Minutes – June 12, 2018, Planning Commission Meeting

Page 1 of 6

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

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.

Senior Planner Andrew Gonzales presented the Staff Report. He stated that SC Placentia Development, LP is presenting a development with both commercial and residential uses, located on the vacant parcel on the Southeast corner of Rose Drive and Alta Vista Street.

The Development Plan Review will address the commercial component. The proposed project will consist of two commercial buildings, located on the corner of the commercial portion of the lot. The Use Permit is being requested to permit an outdoor dining area and drive through lane within the commercial area. The Vesting Tentative Tract Map is requested to allow for a subdivision of the existing lot, to separate the commercial use from the residential use and resulting in 54 residential lots.

Senior Planner Gonzales presented photos of the parcel in its current state, which provided a view of the approximately four-foot depression of the site. He continued by showing a project site mock-up to illustrate the layout of the proposed 54 houses on the residential part of property, as well as the proposed layout for the single commercial property proposed.

He noted that the homes will be in a gated community, and described the proposed characteristics of the neighborhood. Senior Planner Gonzales noted that there will be 250 total parking spaces within the residential community.

Senior Planner Gonzales described the commercial aspect of the project, and stated that a drive-thru restaurant is being proposed, with lush landscaping to screen the cars driving through. The architecture will be Spanish, and is styled to highlight the beauty of the building and landscaping. He continued by stating that the commercial property will include a gated walk way leading directly into the residential area.

The homes will range between three to five bedrooms, with lot sizes proposed to be between 3,100 to 7,000 square feet.

The proposed Zoning Code and Specific Plan Amendment will modify elements of the Specific Plan 7 Zoning District, in relation to minimum lot size, minimum open space requirements, minimum yard setbacks, and minimum building separation requirements.

Senior Planner Gonzales noted that Staff presented the proposed project to City Council at a Study Session on April 17, 2018 to receive direction on several policy issues. Senior Planner Gonzales also explained the Economic Benefit Analysis Report, which was comprised of a report done by consultants for SC Placentia Development, LP, as well as a peer review of the report from consultants hired by the City.

Both studies concluded that there would be no major economic disadvantages in allowing the land to be developed as largely residential use, with a 10,000 square foot commercial

component. Senior Planner Gonzales noted that the Notice of Intent to adopt a Mitigated Negative Declaration was circulated and no public comments were received in the 20 day public comment period. He concluded his Staff Report by noting that the recommended action for the Planning Commission is to recommend approval of the project to the City Council.

Commissioner Tomazic inquired about the zoning standards in the Municipal Code, what the applicant had requested in terms of zoning standards, what the City Council Ad Hoc Committee had recommended, and what Staff recommends. He also asked for further clarification regarding the proposed side yard setbacks.

Senior Planner Gonzales stated that Staff conducted a survey of setback requirements for surrounding cities, and found that the proposed 4' side yard setbacks were within normal standards for similar types of developments.

Chair Schaefer asked if the second story windows of the homes will look into each other.

Senior Planner Gonzales stated that the windows will not be aligned, providing greater privacy for the homeowners.

The applicant, Paul Conzelman representing SC Placentia Development, LP came forward.

Chair Schaefer asked Mr. Conzelman how long he had been involved in the project, to which he stated that the company has owned the property for 12 years. Mr. Conzelman spoke briefly, highlighting the commercial aspect of the development and the walkability aspects.

Chair Schaefer asked Mr. Conzelman if they had heard comments from the adjacent shopping center, Village Center at Rose, to which Mr. Conzelman replied that they had not.

Mr. Conzelman stated that he and his colleagues had sent 2,000 mailers asking residents of the surrounding area what type of development they would like to see on the project site. He stated that the majority of replies requested a communal gathering area, with abundant seating for a commercial development and single family homes.

Chair Schaefer asked Mr. Conzelman if he accepts the Conditions of Approval.

Mr. Conzelman stated that he accepts the Conditions, except for seven Conditions in Attachment B (DPR) and one Condition in Attachment C (UP).

In Attachment B for DPR 2017-03, Mr. Conzelman's objections were as follows:

Item 8f.: Willing to install five conduit and stub outs for Electric Vehicle charging, but no

charging stations;

Item 8i: Requests to keep Queen Palms instead of Date Palms;

Item 10: Willing to install conduit and stub outs for five future Electric Vehicle charging pedestals, but no charging stations;

Item 16: Requests no requirement for a Parking Management Plan in the residential area;

Item 21: Requests additional language for Community Facilities District requirement in relation to the monetary amount of the CFD;

Item 51: Requests only partial repairs of roads, sidewalks, and curb faces after construction in lieu of a complete resurfacing of half width of Alta Vista Street and Rose Drive, and only repairs to areas proven damaged by the construction;

Item 55: Requests to keep current landscaping and not install new irrigation and landscaping along public Rights of Way on Alta Vista Street and Rose Drive.

In Attachment C for UP 2017-09, Mr. Conzelman's objection was as follows:

Item 7: Requests no requirement for a Parking Management Plan.

Chair Schaefer opened the Public Hearing for comments.

Cathy Baldwin of Fullerton, current President of the Placentia Chamber of Commerce, spoke in support of the project, stating that it will improve Placentia.

Dennis Lockard of Yorba Linda, a retired Chief for the Orange County Fire Authority, spoke in support of the project. He stated that he agrees with the applicant's request for the uses of the land and requested density. Regarding the 4' side yard setbacks, he agrees with the applicant's request, and also agrees with the applicant's request to not install Electric Vehicle charging stations in the commercial area. He closed by stating the City should not charge additional development fees.

Elizabeth Hansburg of Fullerton, a member of People for House Orange County, spoke in favor of the project, as it will provide needed housing for Orange County residents. She stated that developers should not be charged development fees, as it passes the increased cost on to the consumer.

Matt Wolfe stated that he is in support of the project, and that as a mortgage professional, he feels this project will aid in helping fix the lack of available housing in the area.

Director of Development Services Joseph Lambert replied to the applicant's eight objections to the Conditions of Approval.

In regard to item 8f, he stated that staff recommends installing at least two Electric Vehicle charging stations as standard condition for all new developments. He continued by stating that regarding item 8i, the City is moving to transition landscaping towards Date Palms rather than Queen Palms. For item 10, Director Lambert recommended to maintain the requirement for Electric Vehicle charging stations. Director Lambert continued by stating that item 16, regarding a Parking Management Plan, has become a standard condition

for new development to prevent parking problems in the future. Furthermore, he stated that Staff added language into item 21 that would put the word “initial” in front of the word “amount”, although the applicant still has an objection to the revised condition.

Commissioner Lee inquired if the project location is currently a part of the CFD.

Assistant City Attorney Carrie Raven clarified that the CFD pricing and escalator is tied to the Consumer Price Index, and that must factor in what the future CFD pricing will be.

Commissioner Lee inquired when a new CFD would be created.

Director Lambert that the development will be required to annex into the existing LMD and SLD, or will be required to annex into an equal CDS that would replace the SLD/LMD. The new CFD, if required, would be created by the City between now and prior to issuance of the first Certificate of Occupancy for the project.

Director Lambert stated that item 51 is a standard condition for all new development. He continued by stating that he recommends the condition stay, as it allows for the Director of Public Works to require new pavement for the length of the project site, on half-width of the streets, to the median. Furthermore, he stated that staff recommends item 7 in Attachment C stay in the conditions as well, as it is a standard condition for all new development to prepare a Parking Management Plan

Mr. Conzelman stated that cannot accept all of the Conditions of Approval as recommended by Staff.

Dennis Lockard came forward to speak. He stated that although some conditions are standard, he does not believe that all projects should be subject to them. He suggested the Commissioners consider the recommendations of the City Council Ad Hoc Committee.

Elizabeth Hansburg spoke against the Parking Management Plan conditions, stating that it surpassed the requirements for the area and should be omitted, for fear that it will increase costs to the consumer.

Commissioner Tomazic stated that he believes item 51 in the Conditions of Approval is based on arbitrary opinions of previous street and sidewalk conditions.

Commissioner Lee inquired if the reason we are discussing the disputed conditions is due to Staff and the applicant reaching an impasse.

Mr. Conzelman stated that he believes that he will be required to replace the streets and sidewalks adjacent to his project, in accordance with condition 51, regardless of the amount of damage caused by the machinery.

Commissioner Perez inquired about item 51, asking if the City would establish a baseline

of what the state of the sidewalks and streets look like before the project begins, to which Director Lambert replied that they would do so prior to construction.

Director Lambert stated that he recommends item 51 remain as-is, and noted that recent and previous residential and commercial projects had been given the same condition and complied with it. He stated that it would be inappropriate to change the standard for one project.

Chair Schaefer asked if the Commissioners may give an indication to City Council of what their recommendations are in regard to the disputed items in the Conditions of Approval.

Commissioner Lee stated that as an advisory committee, that would be the appropriate response.

Commissioner Francine stated that she foresees City Council continuing discussions regarding the Conditions of Approval with the applicant, and that the Council will keep in mind both the recommendations of staff and requests of the applicant. She continued by stating that she disagrees with the Electric Vehicle charging requirements in item 8f. She also stated that she would like the City Council to consider items 16 and 7.

Assistant City Attorney Raven stated that it is the job of the Planning Commission to recommend project characteristics and the Conditions of Approval to City Council.

Motion by Perez, seconded by Tomazic carried on a (6-0) vote to recommend approval of the project, subject to the Conditions of Approval as amended by Staff, and recommending that the City Council give further consideration to the Conditions of Approval disputed by the applicant.

Ayes: Francine, Keller, Lee, Tomazic, Perez, Schaefer
Noes: None
Abstain: None
Absent: Schenck



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL
VIA: CITY ADMINISTRATOR
FROM: CITY ATTORNEY
DATE: JULY 10, 2018
SUBJECT: **NOTICE OF GENERAL MUNICIPAL ELECTION – NOVEMBER 6, 2018**

FISCAL
IMPACT: ESTIMATED EXPENSE: \$42,000
BUDGETED: \$42,000

SUMMARY:

A general municipal election will be held in the City of Placentia on Tuesday, November 6, 2018. At that time, the City will hold its first District Elections. The open City Council seats are in Districts 2 and 4. The purpose of the election is to choose a City Clerk via an at-large election, and also City Council members for Districts 2 and 4.

To conduct the election, the City Council needs to adopt the attached resolution calling the election, and requesting consolidation with the general statewide election.

RECOMMENDATION:

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

1. Adopt Resolution No. R-2018-XX, A Resolution of the City Council of the City of Placentia calling for the holding of a General Municipal Election to be held on Tuesday November 6, 2018 to elect City Councilmembers for Districts 2 & 4, electing a City Clerk, and requesting consolidation with the Statewide General Election being held on that date; and
2. Adopt Resolution No. R-2018-XX, A Resolution of the City Council of the City of Placentia, California, adopting regulations for candidates for elective office pertaining to candidates statements submitted to the voters at an election to be held on Tuesday, November 6, 2018.

DISCUSSION:

At the City's General Municipal Election held on November 8, 2016, the voters approved a measure to amend the City Charter, providing for the election of City Councilmembers by district. On June 19th, 2018, the City Council adopted an ordinance establishing the boundaries for the five (5) City Council districts and an identification number of each of the districts. The ordinance

3.a.
July 10, 2018

and district map are on file with the City Clerk. The City will be holding its first District Elections on November 6, 2018. In accordance with Section 600 of the City's Charter the two (2) open seats that will be filled during this election are in Districts 2 and 4.

The City is required to adopt a resolution calling and ordering a General Municipal Election to be held in the City of Placentia on Tuesday November 6, 2018.

The City of Placentia has three (3) elected offices that will appear on the November 6, 2018 ballot including one (1) Member of the City Council from District 2, one (1) Member of the City Council from District 4, and one (1) City Clerk. Each of these offices will be for a full term of four (4) years.

Staff recommends the approval of the attached resolutions.

FISCAL IMPACT:

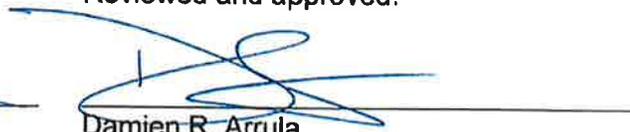
The estimate for election costs is \$42,000 which has been budgeted in the Fiscal Year 2018-19 Budget.

Prepared by:



Christian Bettenhausen
City Attorney

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. Resolution Calling Election
2. Resolution for Candidates' Statement

RESOLUTION NO. R-2018-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY NOVEMBER 6, 2018 TO ELECT CITY COUNCILMEMBERS FOR DISTRICTS 2 & 4, ELECTING A CITY CLERK, AND REQUESTING CONSOLIDATION WITH THE STATEWIDE GENERAL ELECTION BEING HELD ON THAT DATE

WHEREAS, Section 1100 of the City Charter provides that a General Municipal Election for the filling of elective offices be held in each even-numbered year on the first Tuesday, following the first Monday, in November; and

WHEREAS, the City Council consists of five Councilmembers elected from the City by districts; and

WHEREAS, Section 600 of the City Charter requires that the Councilmembers for the second and fourth districts be elected commencing in the year 2018 and in each fourth year thereafter and that the Councilmembers for the remaining districts be elected commencing in the year 2020 and in each fourth year thereafter; and

WHEREAS, Section 700 of the City Charter establishes that the election of the City Clerk shall be an at large election, the term of the City Clerk shall be four years, and the election shall be in conjunction with the election for two City Councilmembers; and

WHEREAS, on June 19th, 2018, the City Council adopted an ordinance (the "District Boundary Ordinance") establishing district boundaries for the five City Council districts and an identification number of each of the districts; and

WHEREAS, the City Council desires to call a General Municipal Election for Tuesday, November 6, 2018 (the "Election") and desires that such election be conducted by Orange County elections officials and consolidated with the statewide general election to be held on that date.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF PLACENTIA AS FOLLOWS:

Section 1. Recitals. The City Council hereby finds and determines that the foregoing recitals are correct.

Section 2. Election. Pursuant to the requirements of the Charter, there is called and ordered to be held in the City of Placentia, California, on Tuesday, November 6, 2018, a General Municipal Election for the purpose of electing for a full term of four years (i) the member of the City Council for the Second Council District, (ii) the member of the City Council for the Fourth Council District; and (iii) a City Clerk via an at-large election. For purposes of this Election, the boundaries for the council districts shall be as established

by the District Boundary Ordinance, which is on file in the office of the City Clerk and incorporated herein by reference.

Section 3. Candidate Statements. The Candidate Statements will be limited to a maximum of 200 words.

Section 4. Consolidation. Pursuant Section 10400 et seq. of the Elections Code, the Board of Supervisors of Orange County ("Board of Supervisors") is requested to consolidate the Election with any other elections held on the same day in the same territory or in the territory that is in part the same. The consolidated election will be held and conducted in the manner prescribed in Section 10418.

Section 5. County to Canvass. The Board of Supervisors is authorized to canvass the returns of the Election pursuant to Section 10411 of the Elections Code.

Section 6. Hours of Polling. Polls shall be open at the same as provided for general elections pursuant to Election Code Section 10242, except as provided in Section 14401 of the Elections Code of the State of California.

Section 7. County to Conduct Election. Pursuant to Section 10002 of the Elections Code, the Board of Supervisors is requested to permit the County Clerk to render all necessary services relating to the election, for which services the City agrees to reimburse the County, in accordance with current County pro-rations and allocation procedures.

Section 8. Default Rules. In all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

Section 9. Filing with County. The City Clerk shall file a certified copy of this Resolution with the County Clerk of Orange County. The City Council authorizes, instructs and directs the City Clerk to coordinate with the County of Orange Registrar of Voters to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia necessary to properly and lawfully conduct the election.

Section 10. Notice. Notice of the time and place of holding the election is given and the City Council authorizes, instructs and directs the City Clerk to give further or additional notice of the election in time, form and manner as required by law.

Section 11. Effect of Tie. If two or more persons receive an equal and the highest number of votes for an office, as certified by the County of Orange Registrar Recorder/County Clerk, the City Council, in accordance with Election Code Section 15651(a), shall set a date and time and place and summon the candidates who have received the tie votes to appear and will determine the tie by lot.

APPROVED and ADOPTED this 10th day of July 2018 by the following roll call vote:

Chad Wanke, Mayor

ATTEST:

Patrick Melia, City Clerk

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, Patrick J. Melia, City Clerk of the City of Placentia, do hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Placentia held on the 10th day of July 2018 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers
ABSENT: Councilmembers
ABSTAIN: Councilmembers

Patrick Melia, City Clerk

APPROVED AS TO FORM

Christian L. Bettenhausen, City Attorney

RESOLUTION NO. R-2018-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018.

A. Recitals.

(i). § 13307 of the Election Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidates statement.

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

B. Resolution.

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

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

2. GENERAL PROVISIONS. That pursuant §13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at an Election to be held in the City of Placentia on November 6, 2018, may prepare a candidate's statement on an appropriate form provided by the City Clerk. The statement may include the name, age, and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed in typewritten form in the office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

3. FOREIGN LANGUAGE POLICY.

A. Pursuant to the Federal Voting Rights Act, candidates' statements will be translated into all languages required by the County of Orange ("County"). The County is required to translate candidate's statements into the following languages: Spanish, Korean, Chinese, and Vietnamese.

B. The County will print and mail sample ballots and candidate's statements to all voters in Spanish, Korean, Chinese, and Vietnamese or the County will mail separate sample ballots and candidates statements in Spanish, Korean, Chinese,

and Vietnamese to only those voters who are on the County voter file as having requested a sample ballot in a particular language. The County will make the sample ballots and candidates statements in the required languages available at all polling places, on the County's website, and in the Election Official's office.

4. PAYMENT.

A. Translations.

1. The candidate shall be required to pay for the cost of translating the candidates statement into any required foreign language as specified in (A) and (B) of §3, above, pursuant to Federal and/or State law.

2. The candidate shall be required to pay for the cost of translating the candidate's statement into any foreign language that is not required as specified in (A) and (B) of §3 above, pursuant to Federal and/or State law, but is requested as an option by the candidate.

B. Printing.

1. The candidate shall be required to pay for the cost of printing the candidate's statement in English in the main voter pamphlet.

2. The candidate shall be required to pay for the cost of printing the candidates statement in a foreign language required in A of §3 above, in the main voter pamphlet.

3. The candidate shall be required to pay for the cost of printing the candidates statement in a foreign language requested by the candidate per B of §3 above, in the main voter pamphlet.

The City Clerk shall estimate the total cost of printing, handling, translating, and mailing the candidates statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended), and require each candidate filing a statement to pay in advance to the local agency his or her estimated *pro rata* share as a condition of having his or her statement included in the voter pamphlet. In the event the estimated payment is required, the estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and may, on a *pro rata* basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual cost. In the event of underpayment, the clerk may require the candidate to pay the balance of the cost incurred. In the event of overpayment, the Clerk shall prorate the excess amount among the candidates and refund the excess amount paid within thirty (30) days of the election.

5. MISCELLANEOUS.

A. All translations shall be provided by professionally-certified translators.

B. The City Clerk shall comply with all recommendations and standards set forth by the California Secretary of State regarding occupational designations and other matters relating to elections.

6. ADDITIONAL MATERIALS. No candidate will be permitted to include additional materials in the sample ballot package.

7. That the City Clerk shall provide each candidate or the candidates representative a copy of this Resolution at the time nominating petitions are issued.

8. That all previous resolutions establishing Council policy on payment for candidates' statements are repealed.

9. That this resolution shall apply only to the election to be held on November 6, 2018, and shall then be repealed.

10. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions and hereby is directed to file a certified copy of this Resolution with the Board of Supervisors and the County Election Department of the County of Orange.

PASSED, ADOPTED AND APPROVED this 10th day of July 2018.

Chad P. Wanke, Mayor

ATTEST:

Patrick J. Melia, City Clerk

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, Patrick J. Melia, City Clerk of the City of Placentia do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Placentia held on the 10th day of July 2018, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers
ABSENT: Councilmembers
ABSTAIN: Councilmembers

Patrick J. Melia, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney