



Placentia Planning Commission Agenda

Regular Meeting

January 8, 2019

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

Claudia Keller
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

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

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

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

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

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR: None

PUBLIC HEARINGS:

1. **Applicant:** Janice Henderson
Project Location: 1802 N. Valencia Avenue, Eastside of Valencia Avenue between Valencia Avenue and the Western Terminus of Alcott Avenue

Tentative Parcel Map (TPM) No. 2007-186: To request the subdivision of an approximately 0.57 acre (24,600 square foot) lot into three (3) parcels located on the east side of Valencia Avenue between Valencia Avenue and the west terminus of Alcott Avenue (Assessor's Parcel Number 346-361-50). The requested subdivision will allow for future sales and conveyance.

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

1. Open the public hearing concerning TPM 2007-186; and
2. Receive the staff report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ARLEN BECK, PLANNING TECHNICIAN

DATE: JANUARY 8, 2019

SUBJECT: **TENTATIVE PARCEL MAP (TPM) NO. 2007-186 PERTAINING TO THE SUBDIVISION OF AN +/- 0.57 ACRE LOT INTO THREE PARCELS LOCATED AT 1802 N. VALENCIA AVENUE, EASTSIDE OF VALENCIA AVENUE BETWEEN VALENCIA AVENUE AND THE WESTERN TERMINUS OF ALCOTT AVENUE**

RECOMMENDATION:

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

1. Open the public hearing concerning TPM 2007-186; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2019-01, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2007-186 to permit the subdivision of an approximately 0.57 acre (24,600 square feet) parcel into three (3) parcels for a property within the R-1 (Single-Family Residential) Zoning District located on the east side of Valencia Avenue between Valencia Avenue and the west terminus of Alcott Avenue (Assessor's Parcel Number 346-361-50) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Janice Henderson, is requesting the subdivision of an approximately 0.57 acre (24,600 square foot) lot into three (3) parcels located on the east side of Valencia Avenue between Valencia Avenue and the west terminus of Alcott Avenue (Assessor's Parcel Number 346-361-50). The requested subdivision will allow for future sales and conveyance. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

DISCUSSION:

The subject site is currently occupied by a single-family house that is on the City's 2002 Historical Resource Survey, and an existing barn structure that has been determined to be of no historical significance through an historic structure report prepared by Diann Marsh (City of Placentia consultant) in June 1989. The following table outlines the size of the individual subdivided parcels.

Parcel No.	Lot Size (square feet)	Lot Size (acres)
1	9,530 square feet	.22 acres
2	7,571 square feet	.17 acres
3	7,499 square feet	.17 acres

Parcel 1 has an existing two-foot treewell easement dedicated to the City of Placentia. Parcel 2 has an existing 15-foot sewer easement dedicated to the City of Placentia along the north property line of the parcel. Parcel 2 also contains a proposed 15-foot-wide easement for public utilities and any incidental purposes reserved for Parcel 1 located at southeast corner of the parcel.

Subject Site and Surrounding Land Uses:

The subject site is located within an existing single-family residential district on the east side of Valencia Avenue between Valencia Avenue and the west terminus of Alcott Avenue (Assessor's Parcel Number 346-361-50). The table below shows surrounding existing land uses, zoning, and General Plan Land Use Designations.

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Single Family Residential	Low Density Residential	R-1 (Single-Family Residential)
North, South, East, & West (Across Valencia Avenue)	Single Family Residential	Low Density Residential	R-1

LOT STANDARDS:

Chapter 22.16.020 of the PMC sets forth development standards defining the minimum lot width, lot depth, and lot area for all residential districts. The R-1 development standards require a minimum lot size of 7,000 square feet for all interior lots and a minimum street frontage of 70 feet for interior lots and a minimum street frontage of 40 feet for cul-de-sac and knuckle lots. The proposed subdivision will meet all the standards of PMC Section 22.16.020.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that TPM 2007-186 is exempt from CEQA pursuant to State CEQA Guidelines §15315 (Class 15 - Minor

Land Divisions), as it applies to the division of property in urbanized areas zoned for residential use into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on December 27, 2018, and notices were sent to property owners of record within a 300-foot radius of the subject property on December 20, 2018. No comments in support or in opposition to the request have been received as of the publication of this staff report.

CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. With the recommended conditions of approval, the proposed subdivision located within the existing R-1 Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution PC 2019-01, recommending approval of TPM 2007-186 to the City of Placentia City Council and making the findings to permit the subdivision as contained in said Resolution.

Prepared and submitted by:

Reviewed and approved by:



Arlen Beck
Planning Technician



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2019-XX recommending City Council approval of TPM 2007-186
 - 1.a. Conditions of Approval
2. State of California Department of Parks and Recreation Historical Resources Inventory Historical Primary Record
3. Proposed parcel map

ATTACHMENT 1
RESOLUTION NO. PC-2019-01

RESOLUTION NO. PC-2019-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING TENTATIVE PARCEL MAP (TPM) 2007-186 PERTAINING TO THE SUBDIVISION OF PROPERTY LOCATED ON THE EAST SIDE OF VALENCIA AVENUE BETWEEN VALENCIA AVENUE AND THE WEST TERMINUS OF ALCOTT AVENUE (ASSESSOR'S PARCEL NUMBER 346-361-50) AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i) Jan Henderson, as owner of the property located on the east side of Valencia Avenue between Valencia Avenue and the west terminus of Alcott Avenue (Assessor's Parcel Number 346-361-50) ("Applicant" hereinafter) heretofore filed an application for approval of Tentative Parcel Map (TPM) 2007-186, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Tentative Parcel Map request is referred to as the "Application".

(ii) On January 8, 2019, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

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

B. Resolution.

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

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

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

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachments "A"), this development complies with all applicable code requirements and development standards for Zoning of Title 23 Placentia Municipal Code Plan District and Title 22, Building Codes and Regulations of the Placentia Municipal Code.

b. Accepting that the Planning Commission recommends approval of Tentative Parcel Map 2007-186, the proposed use will be consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "R-1 Single-Family", and the proposed use does not involve any change in the land use of the subject site. The proposed project involves the subdivision of an approximately 0.57 acre (24,600 square foot) lot into 3 lots located on the east side of Valencia Avenue between Valencia Avenue and the west terminus of Alcott Avenue (Assessor's Parcel Number 346-361-50) in the R-1 (Single-Family Residential) which is a development type that is consistent with this designation.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 22.80 Subdivision of four or less parcels. The proposed Development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

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

e. That the proposed map is consistent with the General Plan. The proposed Tentative Parcel Map is to subdivide a larger parcel into three smaller parcels. In an overall review of the General Plan, the proposed subdivision is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan under policy 1.1 that, "continuous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City's suburban atmosphere." The subject site is a 0.57-acre site that has a historic single-family house on it. The subdivision will allow for the development of two additional single-family homes on the newly created parcels. Furthermore, it is an objective of the City's Housing Element to increase the overall housing stock within the City. This includes providing sufficient housing to meet the City's share of the Regional Housing Needs Assessment (RHNA). By allowing the proposed project to be constructed there will be an increase in the housing inventory by two units. For these reasons, approval of the Tentative Parcel Map is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan.

f. That the site is physically suitable for the type and density of development. The subject site is a 0.57 acre parcel, which has been designed to accommodate the units, as well as sufficient parking, landscaping, and open space. Based on this, the subject site is adequate to accommodate the R-1 Zoning Designation.

g. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a subdivision of a 0.57-acre lot into 3 parcels.

h. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. Although easements have been found, they are 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 avoidable injure wildlife or their habitat. The subject site is an underutilized single-family use. There are no known areas within the City that host wildlife or their habitat, most particularly species.

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) guidelines set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions), the City of Placentia Environmental Guidelines, and California Public Resources Code §§ 21000, *et seq.*, and to direct staff to file a Notice of Exemption with respect to the subject Project;

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

4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of Tentative Parcel Map 2007-186 to the City of Placentia City Council, as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

5. The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 8th day of January 2019.

CHRISTINE SCHAEFER, CHAIRMAN

I, Joseph Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 8th day of January 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 8th day of January 2019, by the following vote:

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

ATTEST:

JOE LAMBERT
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL
ASSISTANT CITY ATTORNEY

**Attachment A
Special Conditions of Approval for
Tentative Parcel Map 2007-186 (TPM 2007-186)
1802 N. Valencia Avenue**

SPECIAL CONDITIONS

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

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

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 Tentative Parcel Map (TPM) 2007-186 and the resulting Final Map is contingent upon City Council Approval.
4. TPM 2007-186 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. TPM 2007-186 shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
7. Any modifications to the approved Tentative Parcel Map 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 buildings for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
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. Applicant/Builder shall establish a rodent abatement program prior to the demolition of existing structures on the property, or before any other on or off-site work. A detailed description of how this program will work shall be submitted to the City Planning Division for approval prior to obtaining a demolition permit.
11. A solid decorative block wall, a minimum of 6'-0" high shall be installed around the perimeter boundaries of the site along the ~~north, east and west~~ side yard and rear yard property lines, except that within the front yard setback, then the maximum height shall be 3'-0". Applicant shall repair any existing walls that will remain to the satisfaction of the City Building Official and Development Services Department. Prior to issuance of any building permits on the resulting lots, all walls and fences on the project site shall comply with the conditions herein and with all applicable provisions of the Placentia Municipal Code.

12. Developer shall pay in full to the City of Placentia, any and all applicable citywide Development Impact Fees (including, but not limited to fees relating to recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, public safety impacts and affordable housing impacts) adopted by and set forth by the City Council in effect at the time building permits are issued prior to issuance of the first building permit for the project.
13. Developer and/or property owner agrees to approve the incorporation of the project into 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.
14. 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.
15. 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.
16. 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 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, provided that the incorporation of the new CFD does not otherwise delay the development of the project; in which event the project shall instead be annexed into SLD 1981-01 and/or LMD 1992-1. Any automatic fee increases for the Community Services District shall not be inconsistent with the approved rate study.
17. Developer shall pay all applicable residential DIF's prior to issuance of the first 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 and Chapter 5 of the PMC, prior to issuance of the first building permit.

- b. 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-2017-11 and Chapter 5 of the PMC, prior to issuance of the first building permit.

BUILDING DIVISION

1. Building plans (architectural and structural) for the proposed new single-family homes shall be prepared by a licensed California architect or civil/structural engineer.
2. Grading plans including erosion control, wall, utility, street improvement, precise and rough, shall be designed and prepared by a licensed California civil engineer.
3. New residential homes need to have auto-fire sprinkler system throughout house and garage.
4. Fire sprinkler plans need to be reviewed & approved by the Orange County Fire Authority prior to the installation.

ENGINEERING DIVISION

1. 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.
2. The following items are required for the entitlement review:
 - a. Preliminary grading and drainage plan.
 - b. Preliminary geotechnical report.
 - c. Preliminary hydrology/drainage study.
 - d. Preliminary Water Quality Management Plan (WQMP) in the form and content per the City's WQMP template.
 - e. Sewer capacity study.
3. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection and/or relocation of the existing utilities, vaults and meters. It is also the applicant's responsibility to insure applicant notifies the Building Inspection Division that these utilities have been properly relocated and/or disconnected. Prior to recordation of the final map, the public improvement plans as required shall be prepared and signed by the City Engineer.
4. Prior to issuance of a Certificate of Occupancy, the engineer of record shall submit all approved project and site improvements plans on an AutoCAD DWG and DFX formatted Compact Disc (CD) to the Public Works Department. The applicant shall

pay for and provide the City with copies of as-built plans.

- ~~5. Applicant is requesting that the existing 15-ft sanitary sewer easement belonging to the City on Parcel #2 be quitclaimed back to the applicant. The City will not release this easement, since; this easement may have to be used in the future for sanitary sewer needs.~~
5. Applicant is requesting that the existing 15-foot sanitary sewer easement belonging to the City on Parcel No. 2 be quitclaimed and relinquished back to the applicant. The City will not release said easement unless the applicant provides the City with a Sanitary Sewer and Hydrology/Hydraulic reports to ensure that the existing storm drain and sanitary sewer systems have adequate capacities. These reports will have to be prepared in accordance with the City's guidelines by a registered Civil Engineer in the State of California. All reports and studies have to be submitted to the City Engineer for review and final approval.

GRADING

1. 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 LID Implementation 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.
2. 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 identify the types of structural and non-structural measures to be used. 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>)

3. 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 Storm water Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.
4. 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.
5. 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. The recommendations shall be implemented by the Applicant.
6. 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.
7. 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.
8. The development site for each parcel shall be graded to drain surface water to the existing City Street storm drain system with no cross lot drainage permitted. Drainage shall be indicated on the precise grading plans. All drainage shall be diverted to Valencia and Alcott Avenues.
9. 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.

10. 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.
11. The applicant shall provide a quitclaim or relocation of existing easements as applicable in the plan review process prior to issuance of grading permit.
12. Provide and identify all pavement and driveway paving materials used inside the development areas.
13. Identify all storm drain structures, types, sizes and specifications on the plans.
14. Preliminary WQMP shall include a feasibility check to ensure the proposed infiltration BMPs are not proposed to be within 100 feet horizontally of a water supply well and/or non-potable well for the protection of groundwater quality per Orange County TGD. Yorba Linda Water currently operates a water well pump at the northwest corner of Bradford Avenue and Crowther Avenue.

Public Improvements and Construction

1. The applicant shall provide street resurfacing along the full length of the proposed subdivision on Alcott Avenue Cul-de-sac (grind to a depth of 2-inch and 2-inch A/C overlay), including new driveway approaches, sidewalks and curb and gutter. All public improvements shown on the plans and/or tentative map shall be constructed to the City of Placentia standards, ordinances, policies and/or reasonably determined by the City Engineer to be applicable to the project.
2. Prior to acceptance of the final map, all new public improvements including curb, gutter, sidewalk, asphalt concrete pavement, and street lights within property boundaries shall be constructed satisfactorily to the City Standards.
3. Prior to recordation of final map or issuance of building permit if recordation has already been accomplished, 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:

Storm Drain Improvements and Construction

1. 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. Unless otherwise approved by the City Engineer.

2. 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."
3. 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.
4. 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 from 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.
5. 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.
6. 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

1. Sewer flow calculations justifying pipe line design and connection to the main shall be prepared by a registered civil engineer and submitted as a part of an improvement plan for approval by the City Engineer. Provide sewer capacity analysis in accordance to the City's Guidelines to evaluate the proposed sewer flow rates into the City sewer system using current flow rate and for pipeline capacity availability. Please see attached "Sewer Capacity Guidelines."

2. Prior to issuance of building permits, 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, upsize the downstream pipes and backwater valves. The engineering analysis and special construction requirements shall be subject to review and approval of City Engineer.
3. 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 Yorba Linda Water.
4. 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.
5. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Yorba Linda Water.

Final Map

1. Applicant shall provide a quitclaim or relocation of any existing easements that affect the proposed development.
2. The applicant shall prepare and submit a preliminary title report not older than 90 days.
3. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements, 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.
4. 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.
5. This project falls under the City's Municipal Code: 8.04.390 Special requirements for construction/deconstruction waste. This is to ensure the diversion of at least fifty (50) percent of all construction/deconstruction waste generated within the city the following special requirements apply to all covered projects as listed in Section 8.04.400:

- a) All contractors or owner-builders applying for a permit are required to complete a project form and attest that only an authorized city agent will be used to haul debris and other solid waste generated by that project.
- b) All contractors or owner-builders are required to place a deposit with the city to ensure their compliance with the required use of an authorized city agent. The specific deposit amount shall be an equivalent to three (3%) percent of the total project value.
- c) Upon completion of the project, and if proof deemed satisfactory by the city confirms that all solid waste hauling for that project was done by an authorized city agent then a full refund of the deposit will be made. Acceptable forms of proof are weight tickets, collection receipts, billings, or similar statements from an authorized city agent showing that they performed solid waste collection at the location established for that project. It is the contractor's or owner-builders' responsibility to provide receipts covering all hauling activity for that project. Failure to provide complete records will be deemed as noncompliance.
- d) Failure to provide receipts or other acceptable proof of compliance for all solid waste hauling on a project will result in the forfeiture of one hundred (100) percent of deposited funds. (O-2011-08 § 2, 2011)

ORANGE COUNTY FIRE AUTHORITY

1. Prior to approval of a final map or issuance of a grading permit or building permit, whichever comes first:

Methane investigation/mitigation (service codes PR172-PR176)

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 6
UTM: A 11/422990 C 3750666
B _____ D _____

IDENTIFICATION

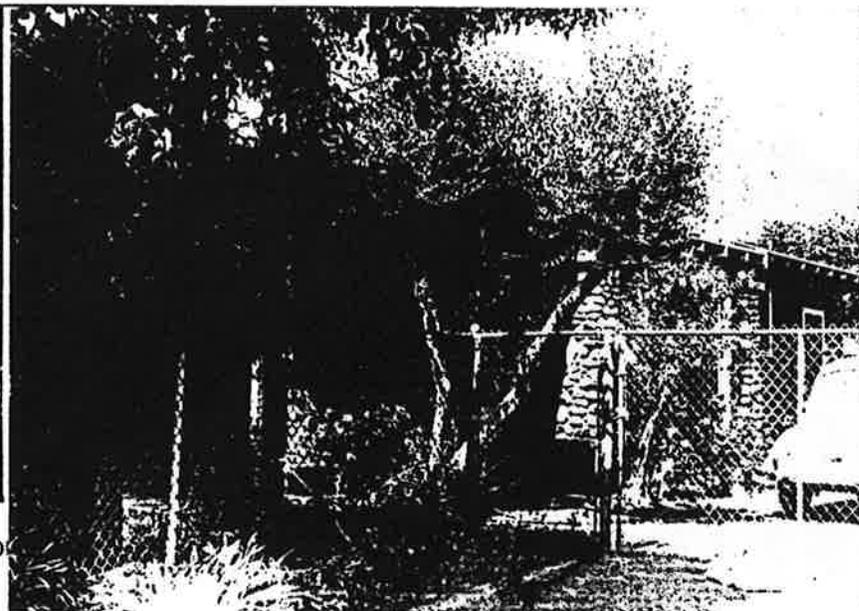
1. Common name: Harrison H. Hale House
2. Historic name: Harrison H. Hale House
3. Street or rural address: 1802 N. Valencia Avenue
City Placentia Zip 92670 County _____
4. Parcel number: 336-361-50
5. Present Owner: Dewey Henderson Address: P. O. Box 267
City Yorba Linda, CA Zip 92686 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: California Bungalow
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The single-storied California Bungalow known as the Harrison H. Hale House is topped with a front-facing gabled roof and clad in stucco. Single exposed beam ends, rafter tails, and criss-cross latticework venting accent the roof line. The original front porch, supported by tall tapered columns made of riverstones and topped with concrete caps, is centered in the front facade. A metal awning has been added to the south side of the porch. The porch foundation is faced with the riverstones. The ca. 1915-style front door features a muntined border and corners. A single plate glass window, topped with a plain transom, is located on the south side of the front door while a 4-over-1 double-hung window has been placed on the north side. Another pair of rock pillars, also topped with concrete caps, flank the screened porch on the south side. This porch was enclosed later on with wood framing and screening material. A large stucco and brick chimney, flanked by 4-over-1 double-hung windows, graces the south facade. 6-over-1 double-hung windows are used throughout the rest of the house. A matching gable-roofed double garage is located behind the house. It is clad in narrow clapboard siding.

(Continued)



8. Construction date: 1902
Estimated _____ Factual X
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 154' Depth 204'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1989

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Stucco coating/ side porch screened in
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

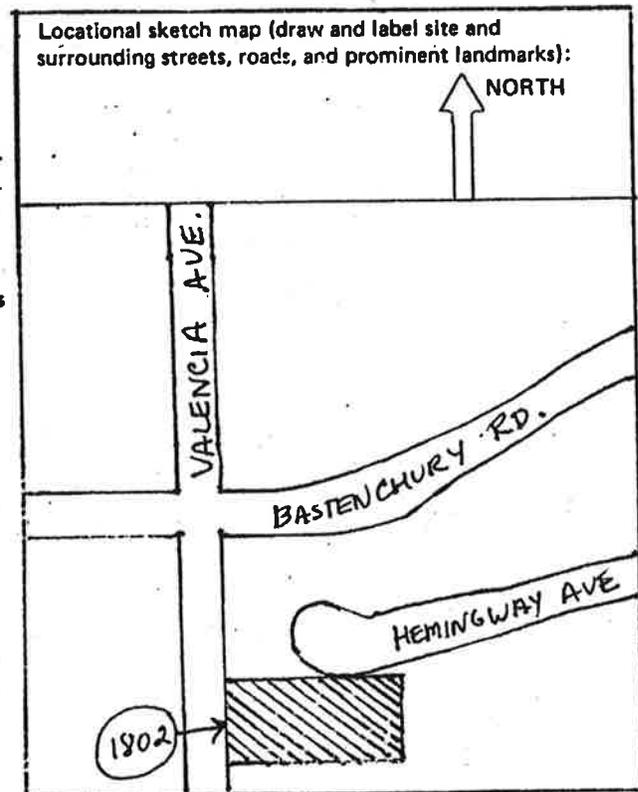
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Harrison H. Hale, a prominent citizen of Placentia, was said to have built this home in 1902. He purchased 20 acres on the southeast corner of Valencia Avenue and Bastanchury Road and moved his family here in 1902. Mr. Hale was born in Vermont on June 13, 1860 and came to California in 1883. He was superintendent of the McNally Ranch in La Mirada from 1894 to 1897. At that time he moved to Placentia to a small ranch. A few years later the family moved to Palm Drive and Harry served as superintendent of a citrus ranch owned by the Lemkes. He and Achsa Morrison had been married in the mid-1890's and had two sons, Ray and Roy. After Achsa died, Harry married Bertha Kaeding. Active in local activities, he served as the president of the Anaheim Union Water Company for almost 20 years. While he was president the company there were several suits and countersuits involving water in Orange County. The AUWD felt that they had done almost all of the development and protection of the Santa Ana River over a long period of time, and therefore should play the lead in water-related decisions. This long-lived water company was one of the most important influences on the growth and successful economy

(Continued)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement X
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
First American Title Insurance Company records; City Directories (1924 1950) Indexed Directory (1950); Placentia, A Pleasant Place Virginia Carpenter; Neighborhood interviews
22. Date form prepared June 1989
By (name) Diann Marsh
Organization City of Placentia consultant
Address: 321 East Eighth Street
City Santa Ana, CA Zip 92701
Phone: 714/541-2441

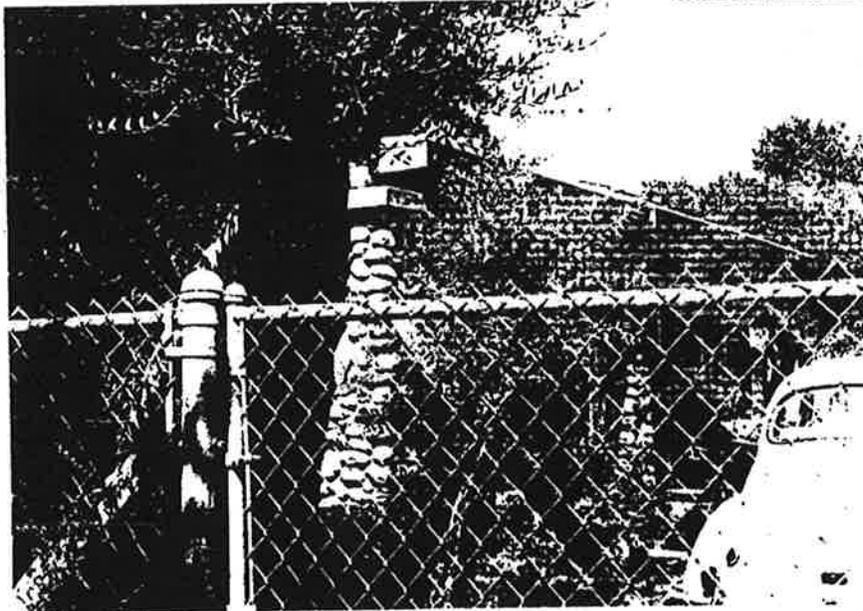


(Harrison Hale House description, continued)

A barn, covered with the same material, sits behind the garage. It is 1 and 1/2 stories high and has a barn door in the south side. The driveway is asphalt, bordered with concrete ledges. This house appears to have been built at least 10 years after the reputed 1902 construction date. It is possible there is a ca. 1902 house underneath this one, but even the shape and volumes indicate a possible later construction date.

(Harrison Hale House significance continued)

of the Placentia area, because the naturally arid land was not conducive to raising many kinds of trees and crops without irrigation. Harry served on the local school board for a number of years. He was very active in the Chamber of Commerce, taking over the presidency after A. S. Bradford, who had been present since its founding, died in 1934. Harry died in 1945, leaving each of his sons half of the ranch. Ray and his wife, the former Merle Van Ness, moved back to the ranch after they retired from teaching school in the San Joaquin Valley. The Harrison Hale House is significant as the home of a pioneer rancher and civic leader and for its part in the broad patterns of Placentia's economic and ranching history.



TENTATIVE PARCEL MAP NO. 2007-186

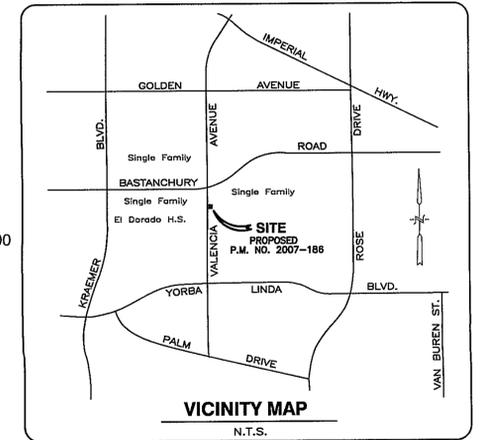
IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF LOT 37 OF TRACT NO. 7165, AS PER MAP RECORDED IN BOOK 295, PAGE 50,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

3 PARCELS 0.57 ACRES OCTOBER 2018

A.P.N. 336-361-50

NOTES:

- Existing Zoning: R-1
- Proposed Zoning: R-1
- Proposed Use: Single Family Residential.
- Development of Lots: For sale as lots.
- Water Supply: Yorba Linda Water District
1717 E. Miraloma Avenue, Placentia, CA 92870
- Sewage Disposal: City of Placentia Public Works (714) 993-8131
- Gas: Southern California Gas Co.
1919 S. State College Blvd., Anaheim, CA. 92806 (714) 634-3287
- Electricity: Southern California Edison Co.
14155 Bake Parkway, Irvine, CA. 92618 (949) 458-4414
- Telephone: AT&T
3939 E. Coronado St., 2nd. Floor, Anaheim, CA. 92807 (714) 666-5500
- Cable TV: Time-Warner Cable
7142 Chapman Ave., Garden Grove, CA. 92841 (714) 903-8245
- Flood Zone "X"
- Subdivider intends to comply with all requirements in Chapters 20,21,22.16 through 22.64 and other laws of the City in regards to construction and erosion control.



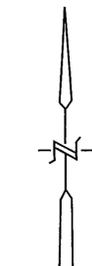
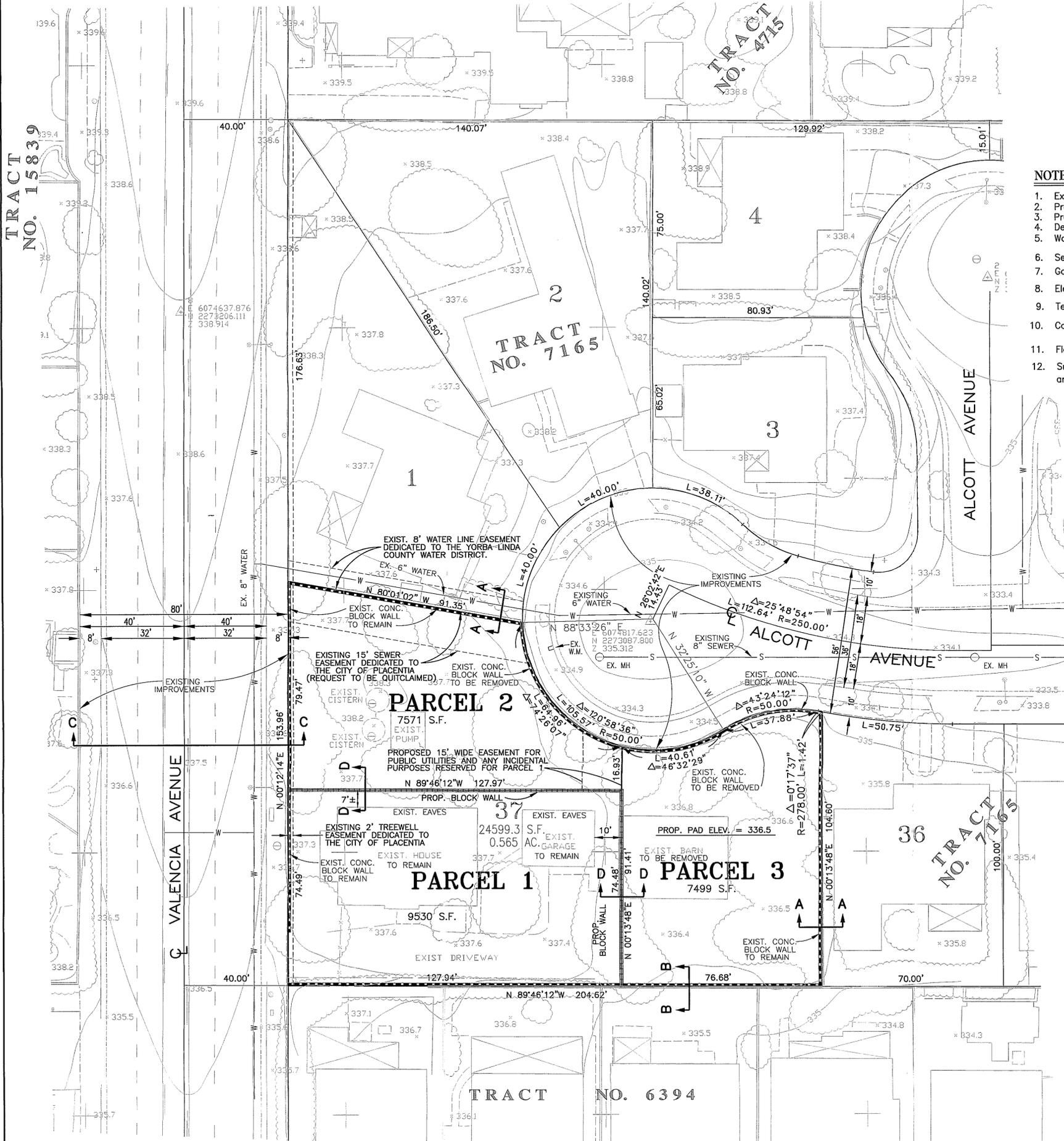
TRACT NO. 15839

TRACT NO. 4715

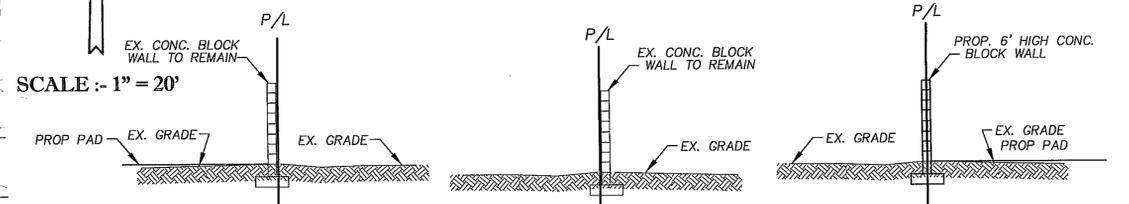
TRACT NO. 7165

TRACT NO. 7165

TRACT NO. 6394



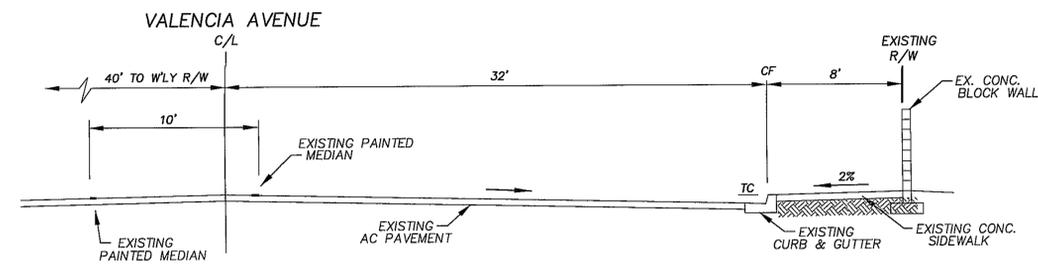
SCALE: 1" = 20'



SECTION A-A
N.T.S.

SECTION B-B
N.T.S.

SECTION D-D
N.T.S.



SECTION C-C
N.T.S.

LEGEND

- s- EXISTING SEWER LINE
- w- EXISTING WATER LINE
- o EXISTING FIRE HYDRANT
- o EXISTING VALVE
- EXISTING CONCRETE BLOCK WALL
- o* EXISTING STREET LIGHT

PREPARED BY:
KING CIVIL ENGINEERING CORP.
101 S. KRAEMER BLVD., SUITE 232
PLACENTIA, CALIF. 92870
TEL. (714) 996-7010 FAX (714) 996-0322
kingcivil@earthlink.net

PREPARED FOR:
OWNER/SUBDIVIDER
JAN HENDERSON
1802 NORTH VALENCIA AVENUE
PLACENTIA, CALIFORNIA 92870
TEL. (714) 392-3784

I, THOMAS A. KING, DEPOSE AND STATE THAT JAN HENDERSON, OWNER OF THIS PROPERTY COMPRISING LOT 37 OF TRACT NO. 7165 AS SHOWN ON THIS MAP, HAS CONSENTED TO THE PREPARATION AND SUBMISSION OF THIS MAP.

THOMAS A. KING R.C.E. NO. 16916
DATED THIS 19 DAY OF OCTOBER, 2018

