



Placentia Enhanced Infrastructure Financing District Public Financing Authority Agenda

**Regular Meeting
February 27, 2024
5:00 p.m.**

**City Council Chambers
401 E. Chapman Avenue, Placentia, CA 92870**

**Chad Wanke
Chair**

**Doug Chaffee
Vice Chair**

**Ward Smith
Authority Member**

**Rosalina Davis
Authority Member**

**Joe Rasic
Authority Member**

**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 Authority

Any person who wishes to speak regarding an item on the agenda or on a subject within the Placentia Enhanced Infrastructure Financing District Public Financing Authority's jurisdiction during the "**Oral Communications**" portion of the agenda should fill out a "**Speaker Request Form**" and give it to the Authority 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 Authority Secretary BEFORE the item is called.

The Authority 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 Authority discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC
EQUIPMENT WHILE THE AUTHORITY 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, Placentia Library Reference Desk and the internet at www.placentia.org/eifd under the Enhanced Infrastructure Financing District page. Persons who have questions concerning any agenda item may call the Economic Development Division at (714) 993-8264 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 Public Financing Authority 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.

REGULAR MEETING
5:00 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL: Authority Member Davis
Authority Member Rasic
Authority Member Smith
Vice Chair Chaffee
Chair Wanke

PLEDGE OF ALLEGIANCE: Authority Member Smith

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR: None

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Public Hearing to Hear all Written and Oral Comments on the Placentia Enhanced Infrastructure Financing District (Placentia EIFD) Amended Infrastructure Financing Plan (IFP), But Take No Action**

Recommended Actions: It is recommended that the Public Financing Authority take the following actions:

1. Open the Public Hearing concerning the Placentia Enhanced Infrastructure Financing District Amended Infrastructure Financing Plan; and
 2. Receive the Staff Report and consider all Public Testimony, including all written and oral comments on the IFP; and
 3. Close the Public Hearing; and
 4. Take no further action.
-
2. **Public Hearing to Hear all Written and Oral Comments on the Placentia Enhanced Infrastructure Financing District (Placentia EIFD) 2022-2023 Annual Report**

Recommended Actions: It is recommended that the Public Financing Authority take the following actions:

1. Open the Public Hearing concerning the Placentia Enhanced Infrastructure Financing District 2022-2023 Annual Report; and
2. Receive the Staff Report and consider all Public Testimony, including all written and oral comments on the 2022-2023 Annual Report; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PFA-2024-01, adopting “A Resolution of the Public Financing Authority of the Placentia Enhanced Infrastructure Financing District Adopting the Annual Report for the Placentia Enhanced Infrastructure Financing District for Fiscal Year 2022-2023.”

NEW BUSINESS: None

OLD BUSINESS: None

PUBLIC FINANCING AUTHORITY REQUESTS

Authority members may make requests or ask questions of Staff. If an Authority member would like to have formal action taken on a requested matter, it will be placed on a future Authority Agenda.

ADJOURNMENT

The Placentia Enhanced Infrastructure Financing District Public Financing Authority will adjourn to a regular Authority meeting on Tuesday, April 9, 2024 at 5:00 p.m.

CERTIFICATION OF POSTING

I, Jeannette Ortega, Secretary to the Public Financing Authority of the City of Placentia, hereby certify that the Agenda for the February 27, 2024 Regular Meeting of the Public Financing Authority of the City of Placentia was posted on February 22, 2024.

Jeannette Ortega, Secretary



Placentia Enhanced Infrastructure Financing District Public Financing Authority

AGENDA REPORT

TO: PUBLIC FINANCING AUTHORITY

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: FEBRUARY 27, 2024

SUBJECT: **PUBLIC HEARING TO HEAR ALL WRITTEN AND ORAL COMMENTS ON THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (PLACENTIA EIFD) AMENDED INFRASTRUCTURE FINANCING PLAN (IFP) PLAN, BUT TAKE NO ACTION**

FISCAL

IMPACT: Up to \$27,547,000 in Property Tax Increment Revenue Over Approximately 40 Years
Estimated \$59M in positive fiscal impact to City General Fund over District Lifetime
Estimated \$50M in positive fiscal impact to County General Fund over District Lifetime

SUMMARY:

In 2019 the Placentia Enhanced Infrastructure Financing District ("Placentia EIFD") was formed as a partnership between the City of Placentia and the County of Orange. The Placentia EIFD was established as a means to fund critical infrastructure of communitywide and regional significance with a focus on the Old Town Placentia Revitalization Plan area, by providing a means to capture property tax increment revenue ("TI") generated by new development within the district.

Unfortunately, since that time, a nascent EIFD bond market, the COVID pandemic, inflation, and related current economic conditions have contributed to delayed EIFD implementation and cost increases. As a result, the original Old Town Streetscape Master Plan cost estimate of approximately \$8 million is now approximately \$10.05 million (an increase of 25.6%). In addition, interest rates have risen, increasing cost of debt service (particularly to a "first-time" debt issuer such as the Placentia EIFD).

In addition, the City's goal is to install all aspects of the Old Town Streetscape Master Plan at one time (instead of in phases), which would better induce private investment to fulfil Tax Increment (TI) and economic benefit projections. This one-time phase will also accelerate our efforts to meet regional housing needs, including affordable housing. Ultimately, this one-time phase will save the EIFD on construction costs. As a result, there is a need to amend the IFP at this time to achieve a single-phase EIFD financing to fund the targeted infrastructure improvements.

This Public Hearing is intended as an opportunity for the PFA to hear written and oral comments on the amended IFP, but take no further action. Future Public Hearings will provide the opportunity for the PFA to take action to revise the IFP, terminate formation proceedings, or approve the amended IFP.

RECOMMENDATION:

It is recommended that the Public Financing Authority take the following actions:

1. Open the Public Hearing concerning the Placentia Enhanced Infrastructure Financing District Amended Infrastructure Financing Plan; and
2. Receive the Staff Report and consider all Public Testimony, including all written and oral comments on the Amended IFP; and
3. Close the Public Hearing; and
4. Take no further action.

DISCUSSION:

The Placentia Enhanced Infrastructure Financing District ("Placentia EIFD") was formed as a partnership between the City of Placentia and the County of Orange.

The Placentia EIFD is a governmental entity, separate and distinct from the City and the County, and is governed by the Placentia EIFD Public Financing Authority ("PFA"), which is comprised of two (2) members of the Placentia City Council, one (1) Orange County Supervisor, and two (2) members of the public appointed by the City Council and County Board of Supervisors.

The Placentia EIFD was established as a means to fund critical infrastructure of communitywide and regional significance with focus on the Old Town Placentia Revitalization Plan area, by providing a means to capture property tax increment revenue ("TI") generated by new development within the district. EIFDs provide an opportunity for agencies to issue bonds for an array of public infrastructure projects as well as supporting economic development efforts. At the time of the prior district formation proceedings, it was assumed that the PFA would seek authorization to issue debt in the future pursuant to the requirements of the EIFD statute that were then in effect, which stipulated a 55% voter approval by the landowners or registered voters, as applicable, within the EIFD boundary.

On January 1, 2020, California EIFD legislation was revised to incorporate Assembly Bill 116 ("AB 116"), which modified both the process by which EIFDs are formed and the requirements to achieve approval to issue debt secured by EIFD revenues. The AB 116 process required three (3) public hearings to be held at least 30 days apart so that the PFA staff could present the EIFD Infrastructure Financing Plan ("IFP") in a public forum and receive input from landowners and residents within the district. Landowners and registered voters would have the opportunity to protest the district formation at the last of the four (4) meetings and hearings. If there were no majority protest, the PFA would then be able to approve both district formation and future debt issuance by the EIFD with a majority vote of the PFA board, without a subsequent vote by the landowners or registered voters within the district.

On August 11, 2020 the City Council approved Resolution No. R-2020-52 which formally announced and set forth the future PFA meeting public meeting and hearing dates in order to comply with the updated EIFD statute and achieve authorization to issue EIFD debt in the future. The required public meetings and hearings were properly conducted between September 2020 and May 2021, and the IFP was approved (again) by the PFA on May 13, 2021.

Unfortunately, since that time, a nascent EIFD bond market, the COVID pandemic, inflation, and related current economic conditions have contributed to delayed EIFD implementation and cost increases. As a result, the original Old Town Streetscape Master Plan cost estimate of approximately \$8 million is now approximately \$10.05 million (an increase of 25.6%). In addition, interest rates have risen, increasing cost of debt service (particularly to a “first-time” debt issuer). Updated analysis concluded that multiple debt issuances over 7-8 years would be needed to fund key projects, as only \$3-5M would be available in the initial EIFD debt issuance.

In addition, the City’s goal is to install all aspects of the Old Town Streetscape Master Plan at one time (instead of in phases), which would better induce private investment to fulfil Tax Increment (TI) and economic benefit projections. This one-time phase will also accelerate our efforts to meet regional housing needs, including affordable housing. Ultimately, this one-time phase will save the EIFD on construction costs. As a result, there is a need to amend the IFP at this time to achieve a single-phase EIFD financing to fund the targeted infrastructure improvements.

Amended Infrastructure Financing Plan

The Amended Infrastructure Financing Plan (“IFP”) prepared by Kosmont Companies for the Placentia EIFD includes tax increment revenue projection updates, caps to the maximum tax increment revenue authorization, and analysis of the fiscal impacts of participation in the EIFD for the City and County. The PFA is responsible for final adoption of the Amended IFP for the Placentia EIFD, and the draft Amended IFP is a proposal that is provided for the PFA to consider.

The key changes in the Amended IFP:

- a) Recalibration of the duration (term) of tax increment allocation:
 - Increase City maximum term from 20 to 40 years
 - Could end earlier if interest rates level out prior to bond issuance
 - Increase County maximum term from 20 to 25 years, with option to extend to 30 only if needed
 - Provides adequate time for County to contribute its full share of tax increment (i.e., \$3.547 million)
 - Additional 5 years only triggered if tax increment receipt levels perform worse than suboptimal projections
 - EIFD to terminate upon extinguishment of all EIFD debt, even if repaid early
- b) Increase City’s maximum dollar allocation from \$9,100,000 in tax increment up to \$24,000,000 in increment (more likely \$17-19M over 33-35 years needed; could be as low as \$12M over 30 years in best-case interest rate scenarios)
 - Amount projected to enable full repayment of various financing structures evaluated, even under severely adverse issuance conditions

- c) Limitation / focus on use of funds: EIFD tax increment limited to repayment of IFP projects costs & associated debt; excess amount would flow to General Funds of City and County

Projected Tax Increment Analysis Updates

Kosmont prepared updated tax increment analysis to determine district revenue potential based on planned/proposed projects and future development potential. Actual TI revenues are subject to changes in the types and timing of development and the real estate market.

Development Type	Sq. Ft./Units	Assessed Value Factor (2023\$)	Estimated AV (2023\$)
Residential	1,600 units	\$250K per unit	\$400 million
Commercial	9,203 SF	\$250 PSF	\$2.3 million
Industrial	41,875 SF	\$150 PSF	\$6.3 million
Hotel	116 rooms	\$250K per room	\$29 million
TOTAL			\$438 million

Based on this analysis, the City's contribution is capped at 50% of its share of property tax increment (~6.8 out of 13.6 cents on the dollar) within the district boundary for a maximum of \$24,000,000 total over the approximately 40-year district lifetime. The County's contribution is capped at 50% of its share (~2.9 out of 5.9 cents) within the district boundary for a maximum of \$3,547,000 total over approximately 25 years.

While the Placentia area would benefit from a new dedicated revenue source for infrastructure improvements, formation of the Placentia EIFD would result in a reallocation of property tax increment revenue from the City's General Fund. Once the Placentia EIFD terminates, TI revenue would no longer be allocated to the Placentia EIFD and will flow back into the City's General Fund.

Financial Implication of Establishing Placentia EIFD

Kosmont concluded several regional financial implications for the establishment of the Placentia EIFD, including providing essential regional transportation infrastructure improvements, improved regional competitiveness for Federal/State grant funds, and support of the County's Comprehensive Economic Development Strategy (e.g. job creation, quality of life improvement, promotion of environmental sustainability). Locally, based on Kosmont economic impact analysis, approximately 5,000+ construction jobs will be created, 1,170+ permanent jobs will be created, \$690+ million in economic output from construction, and \$196+ million in annual ongoing economic output. The resulting establishment of the Placentia EIFD will have created an acceleration of development and related fiscal revenues in the amount of approximately \$59 million in net fiscal impact to the City and \$50 million in net fiscal benefit to the County over approximately 50 years.

Community Participation and Public Outreach Efforts

There are a number of steps in the Placentia EIFD process that require public outreach and participation. This regular meeting was posted on the Placentia EIFD website at www.placentia.org/EIFD and mailed to all property owners and/or property occupants within the

boundaries of the EIFD area. There are three forthcoming Public Hearings to be held by the PFA, each to be announced with mailing and newspaper notices at least 10 days in advance. The draft IFP will remain available for public inspection on the EIFD website at www.placentia.org/EIFD and on file in the office of the City Clerk located at 401 East Chapman Avenue, Placentia, California. Stakeholders will have the opportunity to voice their opinion to the PFA at the Public Hearings. Additionally, the issuance of bonds by the Placentia EIFD will involve public outreach.

FISCAL IMPACT:

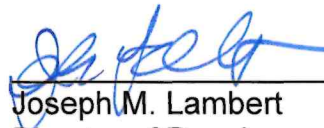
As described above, preliminarily, it is projected that approximately \$10 million could be generated in net bond/loan proceeds over the approximately 40-year term of the proposed Placentia EIFD, to help fund core public infrastructure needed to support Placentia's growth. Placentia's contribution is capped at 50% of its share of property tax increment (~6.8 out of 13.6 cents on the dollar) within the district boundary for a maximum of \$24,000,000 total over the approximately 40-year district lifetime. The County's contribution is capped at 50% of its share (~2.9 out of 5.9 cents) within the district boundary for a maximum of \$3,547,000 total over approximately 25 years.

Prepared by:



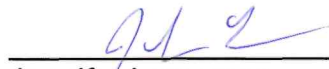
Jeannette Ortega
Deputy Director of Administrative Services

Reviewed and approved:



Joseph M. Lambert
Director of Development Services

Reviewed and approved:



Jennifer Lampman
Finance Director

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. Placentia Enhanced Infrastructure Financing District's Amended Infrastructure Financing Plan
2. PowerPoint Presentation

CITY OF PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Placentia and the County of Orange



Prepared By:



Kosmont Companies in Partnership with
The Southern California Association of Governments

REVISED OCTOBER 2023

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1.0 Introduction

1.1 Background & Purpose

The proposed Placentia Enhanced Infrastructure Financing District (“Placentia EIFD” or “District”) will serve as a catalyst for private development and critical regional transportation infrastructure with transformative potential for the City of Placentia (“City”) and the North Orange County region. The Placentia EIFD encompasses just over 300 acres of land, representing approximately 7% of the City. The Placentia EIFD includes the City’s Old Town Placentia Revitalization Plan area, a forthcoming Metrolink station, and the City’s Transit-oriented Development (“TOD”) Packing House District. The District represents a partnership between the City and the County of Orange (“County”), and as such, will be funded by property tax increment from both taxing entities. The Southern California Association of Governments (“SCAG”) has additionally provided funding assistance for the technical analysis associated with this Infrastructure Financing Plan through its Tax Increment Financing Pilot Project Program.

1.2 Contents and Overview of this Infrastructure Financing Plan (“IFP”)

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

- a) A map and legal description of the District, [included herein as Appendix A and Appendix B, respectively.](#)
- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. [This information is included in Section 3 of this IFP.](#)
- c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. [This information is included in Section 4 of this IFP.](#)
- d) A financing section ([included in Section 5 of this IFP](#)), which shall contain all of the following information:
 - i. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the

district for each year during which the district will receive incremental tax revenue. The maximum portion of the City's property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime, where the District lifetime is characterized in paragraph (e) below and Section 5.5 of this IFP. For the County, the maximum portion of the County's property tax increment to be committed to the District will be 50% throughout the duration of the County's Allocation Period, where the County's Allocation Period is defined as the earliest of (i) twenty-five (25) years (or thirty (30) years only upon Board of Supervisors approval) from the date on which the acquisition of a loan is approved by the Public Financing Authority ("PFA")¹, (ii) the allocation by the County of its total dollar maximum allocation described in paragraph (d) below and Section 5.4 of this IFP, or (iii) upon full repayment of all outstanding obligations pertaining to the approved infrastructure projects outlined in this IFP.

- ii. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District by year over the course of the District lifetime as attributable to each affected taxing entity. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.
- iii. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The PFA governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$10 million of loan proceeds (in current 2023 dollars) will be secured over the District lifetime. The financing strategy, consistent with Government Code Section 53398.87, is a loan by the City to the Placentia EIFD, which may be repaid at an interest rate that does not exceed the Local Agency Investment Fund ("LAIF") rate that is in effect on the date that such a loan is approved by the PFA. The District will inform County finance staff in writing of the terms and conditions of the loan, and provide any requested documents, before the loan is approved by the PFA. The loan will not be approved by the PFA if the County Executive Officer objects to the terms and conditions of the loan. The County shall not unreasonably withhold approval of such terms. If the City issues debt in connection with the loan given by the City to the Placentia EIFD, and the City and County's committed tax increment described

¹ 25 years subject to a possible five (5) year extension only upon approval by the County Board of Supervisors

in Sections 5.1 to 5.4 of this IFP is insufficient for the required debt payments, the City will pay the remaining amount of the debt payment. If the Placentia EIFD issues debt at a future date, the debt will only be issued with the purpose of repaying the loan made by the City to the Placentia EIFD. The issuance of any such future debt will not increase the County's Allocation Period or the County's total dollar maximum allocation or postpone the District's Termination Date as described in Sections 5.1-5.5 of this IFP.

- iv. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District shall not exceed \$27,547,000. This translates into a maximum allocation of \$24,000,000 million from the City and \$3,547,000 from the County over the District lifetime. This maximum has been set based on preliminary underwriting of various debt issuance alternatives evaluated to fund approximately \$10 million in required infrastructure improvements.
- v. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The District will cease to exist the earliest of: (i) 40 years from the date on which the acquisition of a loan from the City is approved by the PFA, (ii) upon full repayment of all outstanding obligations pertaining to the approved infrastructure projects outlined in this IFP, or (iii) June 30, 2064. This IFP assumes a District base year of Fiscal Year 2020-2021 and the first year of tax increment revenue flow in Fiscal Year 2021-2022. It is assumed in the financial projections that the first approval for acquisition of a loan will occur in Fiscal Year 2023-2024.
- vi. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime, annual costs to the City will be approximately \$2,223,100, and annual costs to the County will be approximately \$547,300 to service the area of the District.
- vii. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are allocating tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net

fiscal surplus of \$966,500 to the City and an annual net fiscal surplus of \$804,300 to the County.

- viii. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.
- e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.
- f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

2.0 Description of the Proposed District

The Placentia EIFD encompasses just over 300 acres of land, representing approximately 7% of the City's total 4,243 acres. The District can be characterized as a developing area of the City within the Old Town Placentia area, the TOD Packing House District, and parcels south of the TOD Packing House District and adjacent to the 57 freeway.

Land use designations in the District include residential, commercial, industrial, open space and parks. The newly established Old Town Revitalization Plan, the TOD Packing House District, the prime industrial lands, and the planned hospitality areas make this area the City's prime location for establishing an EIFD.

Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

DRAFT

3.0 Description of Proposed Facilities and Development

3.1 Anticipated Future Private Development

Anticipated future private development within the Placentia EIFD is summarized in Table 1 below. Buildout and absorption of these land uses are forecasted in the first 10-15 years of the District lifetime.

Table 1: Anticipated Future Private Development

Development Type	Units / SF	AV Factor	Estimated Total AV
Residential	1,600 DU	\$250K per DU	\$400.0 million
Commercial	9,203 SF	\$250 PSF	\$2.3 million
Industrial	41,875 SF	\$150 PSF	\$6.3 million
Hotel	116 rooms	\$250K per room	\$29.0 million
Estimated Total			\$437.6 million

3.2 Public Facilities to be Financed with Assistance from the Placentia EIFD

The PFA intends to utilize the District to assist the funding of transit-supportive public infrastructure, including improvements to bicycle and pedestrian connectivity, sidewalks, landscaping, signage, lighting, beautification, public safety access, parking, roadway, circulation, open space, water, sewer and other utility capacity improvements, with emphasis on implementation of the Old Town Placentia Revitalization Streetscape Master Plan, with an estimated cost of approximately \$10 million in current 2023 dollars.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, including City lease revenue financing, and potentially grant sources, impact fees, private sector investment incentivized by the Federal Opportunity Zones tax program, and/or other sources. The City intends to implement a Community Facilities District ("CFD") to assist with ongoing maintenance of public improvements installed in the District. Appendix E provides additional detail on anticipated public facilities to be financed with assistance from the District.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, and also some public infrastructure improvements within the TOD Packing House District. Some public facilities not included within the Old Town Placentia Revitalization Streetscape Master Plan are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities.

4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of the City's General Plan, supports essential regional transportation connectivity via the forthcoming Metrolink station, and supports the County's Comprehensive Economic Development Strategy, in pursuit of job creation, improvement of quality of life, and promotion of environmental sustainability within the County.

Specific communitywide and regional benefits anticipated to be generated by the District include:

- \$24 million in net fiscal impact to the City over 50 years (on a present-value basis)
- \$20 million in net fiscal impact to County over 50 years (on a present-value basis)
- 1,600 estimated housing units within the District
- 5,024 estimated construction jobs in the City and County
- 1,178 estimated permanent jobs in the City and County
- \$695 million in estimated economic output from construction in the City and County
- \$196 million in estimated annual ongoing economic output in the City and County
- Convenient transit to local universities
- Greenhouse Gas (GHG) and Vehicles Miles Travelled (VMT) reduction through public transit.

5.0 Financing Section

Projections included in this IFP are based on research and analysis of available data at the time of IFP for purposes of planning and illustration. Actual results may differ from those expressed in this document.

The Placentia EIFD represents a partnership between the City and County, and as such, will be funded by property tax increment from both taxing entities. No other taxing entity is allocating property tax increment to the District. It is anticipated that property tax increment will be utilized on both a “pay-as-you-go” basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the Placentia EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Placentia, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until all of the Successor Agency’s obligations are retired (currently anticipated in 2032). Redevelopment Property Tax Trust Fund (“RPTTF”) residual revenues are intended to be allocated by the City and County to the District as part of the maximum allocations outlined in the following sections.

While not anticipated to be allocated by the City, the City will retain the authority to dedicate incremental property tax revenue allocated to the City in lieu of motor vehicle license fees to the District pursuant to Government Code Section 53398.75(e)(1).

5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City’s property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime, where the District lifetime is characterized in Section 5.5 of this IFP. For the County, the maximum portion of the County’s property tax increment to be committed to the District will be 50% throughout the duration of the County’s Allocation Period, where the County’s Allocation Period is defined as the earliest of (i) twenty-five (25) years (thirty (30) years only upon Board of Supervisors approval) from the date on which the acquisition of a loan is approved by the PFA², (ii) the allocation by the County of its total dollar maximum allocation described in Section 5.4 of this IFP, or (iii) upon full repayment of all outstanding obligations pertaining to the approved infrastructure projects outlined in this IFP.

² 25 years subject to a possible five (5) year extension only if approved by the County Board of Supervisors

5.2 Projection of District Tax Revenues by Year

Table 2 provides an overview of the projected growth of assessed value, property tax increment, and City and County allocations to the District over the District lifetime. It is expected that a total of \$24,000,000 of incremental tax revenues will be allocated to the District by the City, and a total of \$3,547,000 of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the Placentia EIFD of \$27,547,000.

Table 2: Summary of Property Tax Increment Projections

District Year	Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	City Allocation				County Allocation				Total Taxes Allocated to EIFD
				Average City Share Available	City Increment Available	City Share Allocated	City Increment Allocated	Average County Share Available	County Increment Available	County Share Allocated	County Increment Allocated	
0	2020 / 2021	\$0	\$0	13.6%	\$0	50%	\$0	5.9%	\$0	50%	\$0	\$0
1	2021 / 2022	\$8,050,756	\$80,508	13.6%	\$10,949	50%	\$5,475	5.9%	\$4,750	50%	\$2,375	\$7,849
2	2022 / 2023	\$104,077,489	\$1,040,775	13.6%	\$141,545	50%	\$70,773	5.9%	\$61,406	50%	\$30,703	\$101,476
3	2023 / 2024	\$228,557,928	\$2,285,579	13.6%	\$310,839	50%	\$155,419	5.9%	\$134,849	50%	\$67,425	\$222,844
4	2024 / 2025	\$241,179,842	\$2,411,798	13.6%	\$328,005	50%	\$164,002	5.9%	\$142,296	50%	\$71,148	\$235,150
5	2025 / 2026	\$307,687,680	\$3,076,877	13.6%	\$418,455	50%	\$209,228	5.9%	\$181,536	50%	\$90,768	\$299,995
6	2026 / 2027	\$399,792,606	\$3,997,926	13.6%	\$543,718	50%	\$271,859	5.9%	\$235,878	50%	\$117,939	\$389,798
7	2027 / 2028	\$415,839,214	\$4,158,392	13.6%	\$565,541	50%	\$282,771	5.9%	\$245,345	50%	\$122,673	\$405,443
8	2028 / 2029	\$432,206,754	\$4,322,068	13.6%	\$587,801	50%	\$293,901	5.9%	\$255,002	50%	\$127,501	\$421,402
9	2029 / 2030	\$495,375,807	\$4,953,758	13.6%	\$673,711	50%	\$336,856	5.9%	\$292,272	50%	\$146,136	\$482,991
10	2030 / 2031	\$513,334,079	\$5,133,341	13.6%	\$698,134	50%	\$349,067	5.9%	\$302,867	50%	\$151,434	\$500,501
11	2031 / 2032	\$604,575,419	\$6,045,754	13.6%	\$822,223	50%	\$411,111	5.9%	\$356,699	50%	\$178,350	\$589,461
12	2032 / 2033	\$625,526,188	\$6,255,262	13.6%	\$850,716	50%	\$425,358	5.9%	\$369,060	50%	\$184,530	\$609,888
13	2033 / 2034	\$695,567,921	\$6,955,679	13.6%	\$945,972	50%	\$472,986	5.9%	\$410,385	50%	\$205,193	\$678,179
14	2034 / 2035	\$717,530,035	\$7,175,300	13.6%	\$975,841	50%	\$487,920	5.9%	\$423,343	50%	\$211,671	\$699,592
15	2035 / 2036	\$739,931,392	\$7,399,314	13.6%	\$1,006,307	50%	\$503,153	5.9%	\$436,560	50%	\$218,280	\$721,433
16	2036 / 2037	\$762,780,776	\$7,627,808	13.6%	\$1,037,382	50%	\$518,691	5.9%	\$450,041	50%	\$225,020	\$743,711
17	2037 / 2038	\$786,087,147	\$7,860,871	13.6%	\$1,069,079	50%	\$534,539	5.9%	\$463,791	50%	\$231,896	\$766,435
18	2038 / 2039	\$809,859,646	\$8,098,596	13.6%	\$1,101,409	50%	\$550,705	5.9%	\$477,817	50%	\$238,909	\$789,613
19	2039 / 2040	\$834,107,595	\$8,341,076	13.6%	\$1,134,386	50%	\$567,193	5.9%	\$492,123	50%	\$246,062	\$813,255
20	2040 / 2041	\$858,840,502	\$8,588,405	13.6%	\$1,168,023	50%	\$584,012	5.9%	\$506,716	50%	\$253,358	\$837,369
21	2041 / 2042	\$884,068,068	\$8,840,681	13.6%	\$1,202,333	50%	\$601,166	5.9%	\$521,600	50%	\$260,800	\$861,966
22	2042 / 2043	\$909,800,185	\$9,098,002	13.6%	\$1,237,328	50%	\$618,664	5.9%	\$536,782	31%	\$164,832	\$783,496
23	2043 / 2044	\$936,046,945	\$9,360,469	13.6%	\$1,273,024	50%	\$636,512	5.9%	\$552,268	0%	\$0	\$636,512
24	2044 / 2045	\$962,818,640	\$9,628,186	13.6%	\$1,309,433	50%	\$654,717	5.9%	\$568,063	0%	\$0	\$654,717
25	2045 / 2046	\$990,125,768	\$9,901,258	13.6%	\$1,346,571	50%	\$673,286	5.9%	\$584,174	0%	\$0	\$673,286
26	2046 / 2047	\$1,017,979,040	\$10,179,790	13.6%	\$1,384,451	50%	\$692,226	5.9%	\$600,608	0%	\$0	\$692,226
27	2047 / 2048	\$1,046,389,376	\$10,463,894	13.6%	\$1,423,090	50%	\$711,545	5.9%	\$617,370	0%	\$0	\$711,545
28	2048 / 2049	\$1,075,367,920	\$10,753,679	13.6%	\$1,462,500	50%	\$731,250	5.9%	\$634,467	0%	\$0	\$731,250
29	2049 / 2050	\$1,104,926,034	\$11,049,260	13.6%	\$1,502,699	50%	\$751,350	5.9%	\$651,906	0%	\$0	\$751,350
30	2050 / 2051	\$1,135,075,310	\$11,350,753	13.6%	\$1,543,702	50%	\$771,851	5.9%	\$669,694	0%	\$0	\$771,851
31	2051 / 2052	\$1,165,827,572	\$11,658,276	13.6%	\$1,585,525	50%	\$792,763	5.9%	\$687,838	0%	\$0	\$792,763
32	2052 / 2053	\$1,197,194,880	\$11,971,949	13.6%	\$1,628,185	50%	\$814,093	5.9%	\$706,345	0%	\$0	\$814,093
33	2053 / 2054	\$1,229,189,533	\$12,291,895	13.6%	\$1,671,698	50%	\$835,849	5.9%	\$725,222	0%	\$0	\$835,849
34	2054 / 2055	\$1,261,824,080	\$12,618,241	13.6%	\$1,716,081	50%	\$858,040	5.9%	\$744,476	0%	\$0	\$858,040
35	2055 / 2056	\$1,295,111,317	\$12,951,113	13.6%	\$1,761,351	50%	\$880,676	5.9%	\$764,116	0%	\$0	\$880,676
36	2056 / 2057	\$1,329,064,299	\$13,290,643	13.6%	\$1,807,527	50%	\$903,764	5.9%	\$784,148	0%	\$0	\$903,764
37	2057 / 2058	\$1,363,696,341	\$13,636,963	13.6%	\$1,854,627	50%	\$927,314	5.9%	\$804,581	0%	\$0	\$927,314
38	2058 / 2059	\$1,399,021,024	\$13,990,210	13.6%	\$1,902,669	50%	\$951,334	5.9%	\$825,422	0%	\$0	\$951,334
39	2059 / 2060	\$1,435,052,200	\$14,350,522	13.6%	\$1,951,671	50%	\$975,835	5.9%	\$846,681	0%	\$0	\$975,835
40	2060 / 2061	\$1,471,804,000	\$14,718,040	13.6%	\$2,001,653	50%	\$1,000,827	5.9%	\$868,364	0%	\$0	\$1,000,827
41	2061 / 2062	\$1,509,290,836	\$15,092,908	13.6%	\$2,052,636	50%	\$1,021,922	5.9%	\$890,482	0%	\$0	\$1,021,922
42	2062 / 2063	\$1,547,527,408	\$15,475,274	13.6%	\$2,104,637	0%	\$0	5.9%	\$913,041	0%	\$0	\$0
43	2063 / 2064	\$1,586,528,713	\$15,865,287	13.6%	\$2,157,679	0%	\$0	5.9%	\$936,052	0%	\$0	\$0
Total			\$384,346,383		\$52,271,108	46%	\$24,000,000		\$22,676,437	16%	\$3,547,000	\$27,547,000
Present Value			\$173,789,329		\$23,635,349	48%	\$11,227,338		\$10,253,570	22%	\$2,295,175	\$13,522,513

Note: It is assumed in these projections that the maximum District revenue allocation of \$27,547,000 is reached in Fiscal Year 2061-2062. Present value at 3% discount rate.

These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the improvements identified in Section 3.2, including District tax increment, City lease revenue financing, and potentially grant sources, impact fees, private sector investment incentivized by the Federal Opportunity Zones tax program, and/or other sources. Separate from its participation in the District, the City intends to implement a CFD to assist with ongoing maintenance of public improvements installed in the District.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$10 million of loan proceeds (in current 2023 dollars) will be secured over the District lifetime. It is assumed in the financial projections that the acquisition of a loan will occur in Fiscal Year 2023-2024. The financing strategy consistent with Government Code Section 53398.87 is a loan by the City to the Placentia EIFD, which may be repaid at an interest rate that does not exceed the Local Agency Investment Fund (LAIF) rate that is in effect on the date that such a loan is approved by the PFA.

The District will inform County Finance staff in writing of the terms and conditions of the loan, and provide any requested documents, before the loan is approved by the PFA. The loan will not be approved by the PFA if the County Executive Officer objects to the terms and conditions of the loan. The County shall not unreasonably withhold approval of such terms.

If the City issues debt in connection with the loan given by the City to the Placentia EIFD, and the City and County's committed tax increment described in Sections 5.1 to 5.4 of this IFP is insufficient for the required debt payments, the City will pay the remaining amount of the debt payment.

If the Placentia EIFD issues debt at a future date, the debt will only be issued with the purpose of repaying the loan made by the City to the Placentia EIFD. The issuance of any such future debt will not increase the County's Allocation Period or the County's total dollar maximum allocation or postpone the District's Termination Date as described in Sections 5.1-5.5 of this IFP. The District will inform County Finance Department staff in writing of the terms and conditions of any such debt issuance, and provide any requested documents, before the debt issuance is approved by the PFA. The debt issuance will not be approved by the PFA if the County Chief Executive Officer objects to the terms and conditions of the loan. The County shall not unreasonably withhold approval of such terms.

5.4 Limit on Total Dollars Allocated to the District

The total number of dollars or taxes that may be allocated to the District shall not exceed \$27,547,000. This translates into a maximum allocation of \$24,000,000 million from the City and \$3,547,000 from the County over the District lifetime. This maximum has been set based on

preliminary underwriting of various debt issuance alternatives evaluated to fund approximately \$10 million in required infrastructure improvements.

5.5 District Termination Date

The District will cease to exist the earliest of: (i) 40 years from the date on which the acquisition of a loan is approved by the PFA, (ii) upon full repayment of all outstanding obligations pertaining to the approved infrastructure projects outlined in this IFP, or (iii) June 30, 2044. This IFP assumes a District base year of Fiscal Year 2020-2021 and the first year of tax increment revenue flow in Fiscal Year 2021-2022. It is assumed in the financial projections that the approval for the acquisition of a loan will occur in Fiscal Year 2023-2024.

5.6 Analysis of Costs to Provide Facilities and Services

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime, annual costs to the City will be approximately \$2,223,100, and annual costs to the County will be approximately \$547,300 to service the area of the District.

5.7 Fiscal Impact Analysis

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are allocating tax increment revenues to the District. Table 3 presents an overview of fiscal impacts to the City and County.

Table 3: Overview of Fiscal Impacts to City and County

	Annual (Stabilized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Placentia			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$3,199,600	\$195,253,700	\$78,307,400
Estimated Fiscal Expenditures	\$2,233,100	\$136,336,500	\$53,812,300
Estimated Net Fiscal Impact to City	\$966,500	\$58,917,200	\$24,495,100
County of Orange			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$1,351,600	\$83,191,000	\$33,503,900
Estimated Fiscal Expenditures	\$547,300	\$33,408,800	\$13,184,500
Estimated Net Fiscal Impact to County	\$804,300	\$49,782,200	\$20,319,400

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$966,500 to the City and an annual net fiscal surplus of \$804,300 to the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$24 million for the City and \$20 million for the County on a present-value basis. This is in addition to

the Community economic benefits outlined in Section 4 of this IFP (e.g. jobs, housing, transit to educational facilities, GHG and VMT reduction).

5.8 Developer Reimbursement for Transit Priority Project

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

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6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipated that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

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7.0 Goals of the District

The goals of the District's implementation of the public facilities outlined in Section 3.2 is to support the City's General Plan, promote essential regional transportation connectivity via the Metrolink station, and implement the County's Comprehensive Economic Development Strategy. Furthermore, the District supports the SCAG Regional Transportation Plan and Sustainable Communities Strategy ("RTP/SCS") and Statewide policy goals of housing supply, sustainable infrastructure investment, and reduction of greenhouse gas emissions and vehicle miles travelled.

The underlying objectives include economic development in the form of fiscal revenue generation for the City and County, job creation, provision of new housing supply, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address a critical infrastructure funding shortfall of approximately \$10 million (in current 2023 dollars), which is needed to catalyze private sector investment and development and further improve the region's competitiveness for state and federal grant programs.

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8.0 Appendices

Appendix A: Map of Boundaries of the Placentia EIFD

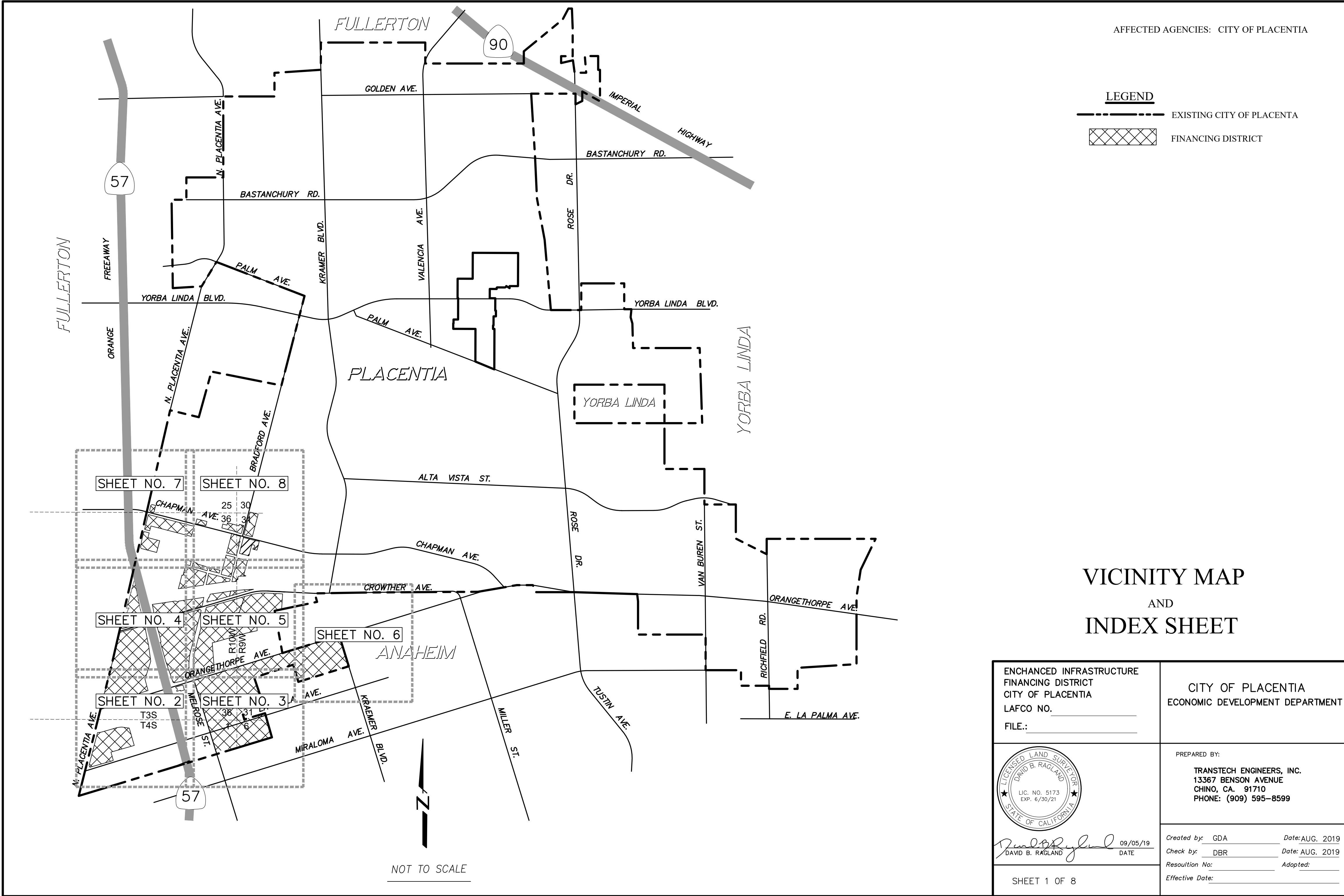
Appendix B: Legal Description of the Placentia EIFD

Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

Appendix E: Old Town Placentia Revitalization Streetscape Master Plan

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SEE SHEET NO. 4

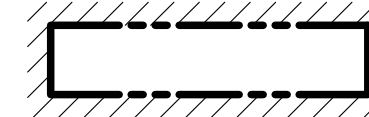
CITY OF FULLERTON



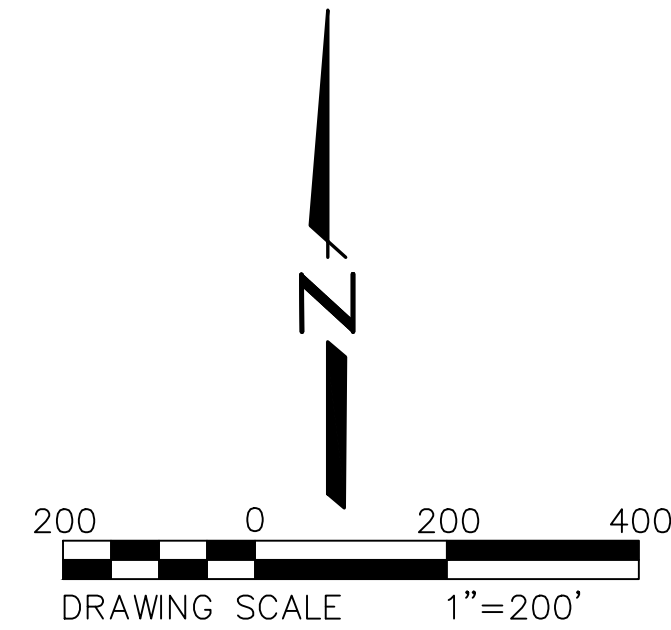
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA

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- AREA 4
- AREA 5
- AREA 6
- AREA 7

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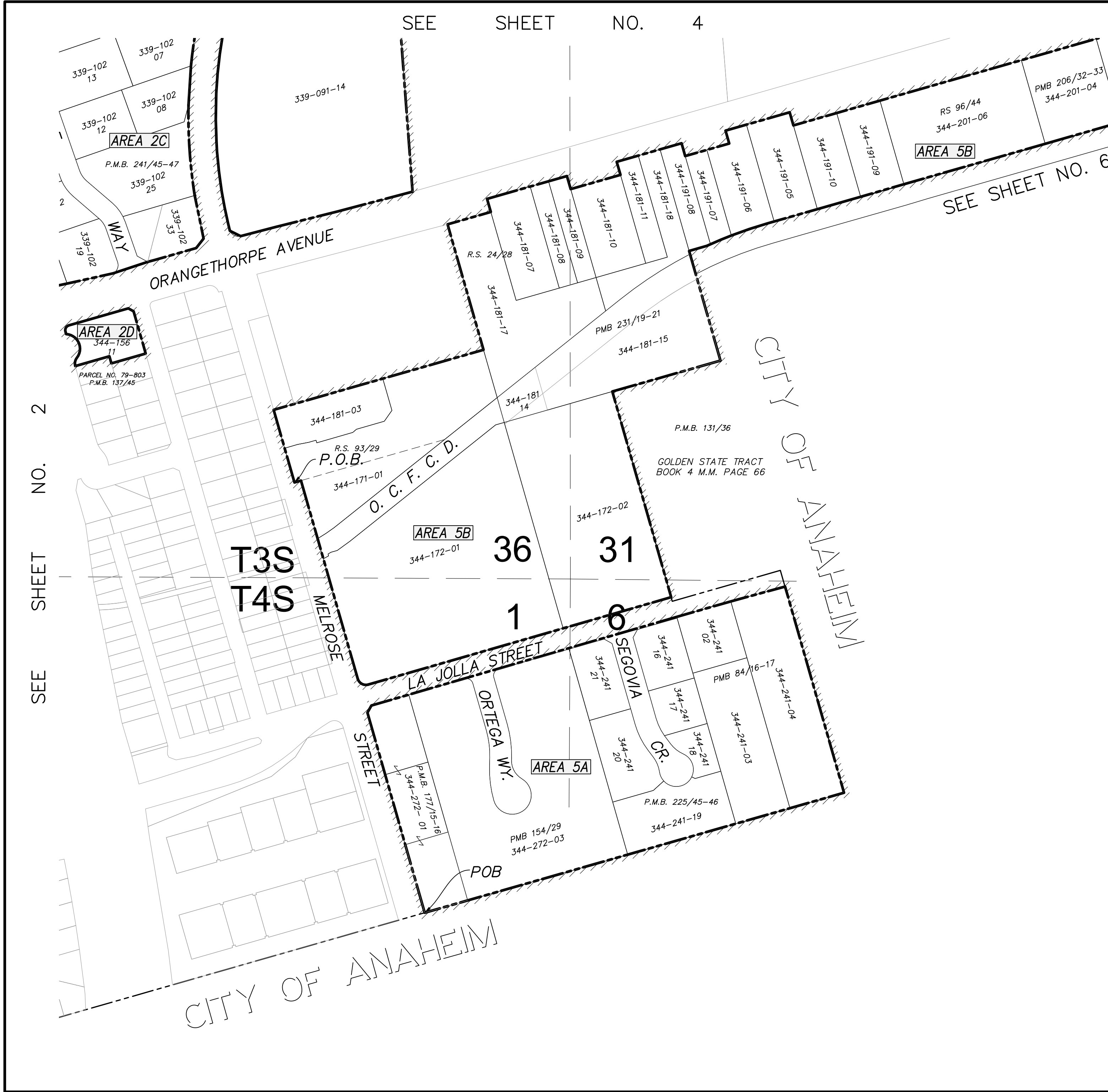


INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



SEE SHEET NO. 3

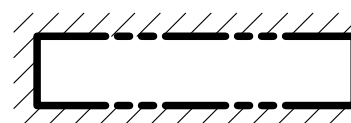
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AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE. AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS. AREA 3: GENERALLY LOCATED NORTH OF A.T.& S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET. AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57. AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD. AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE. AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNE DRIVE.	
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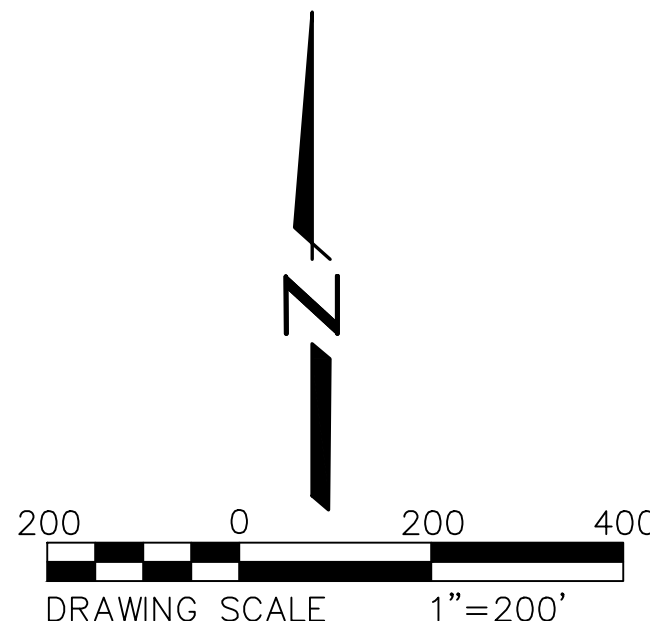


ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

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- AREA 7

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 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



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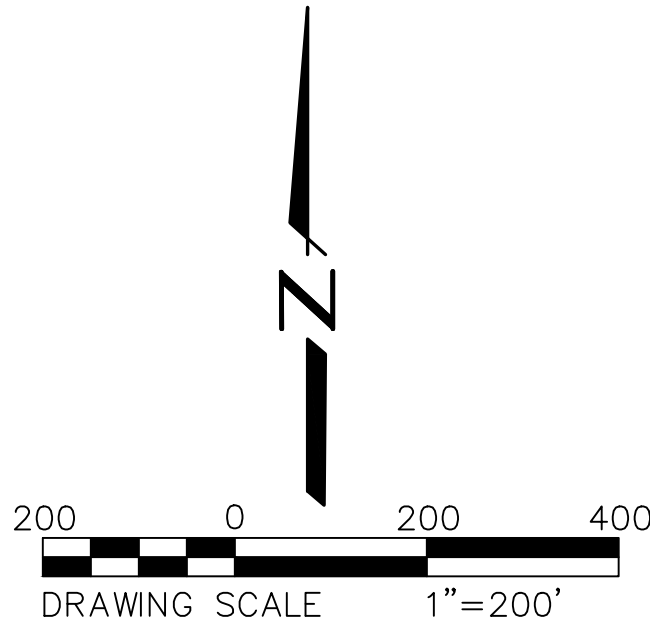
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ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

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- AREA 6
- AREA 7

LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



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ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA	
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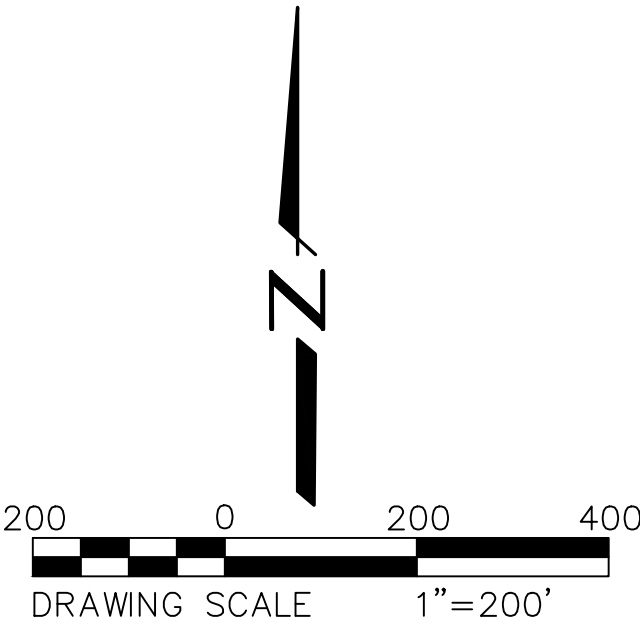
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ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

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AREA 7

LEGEND

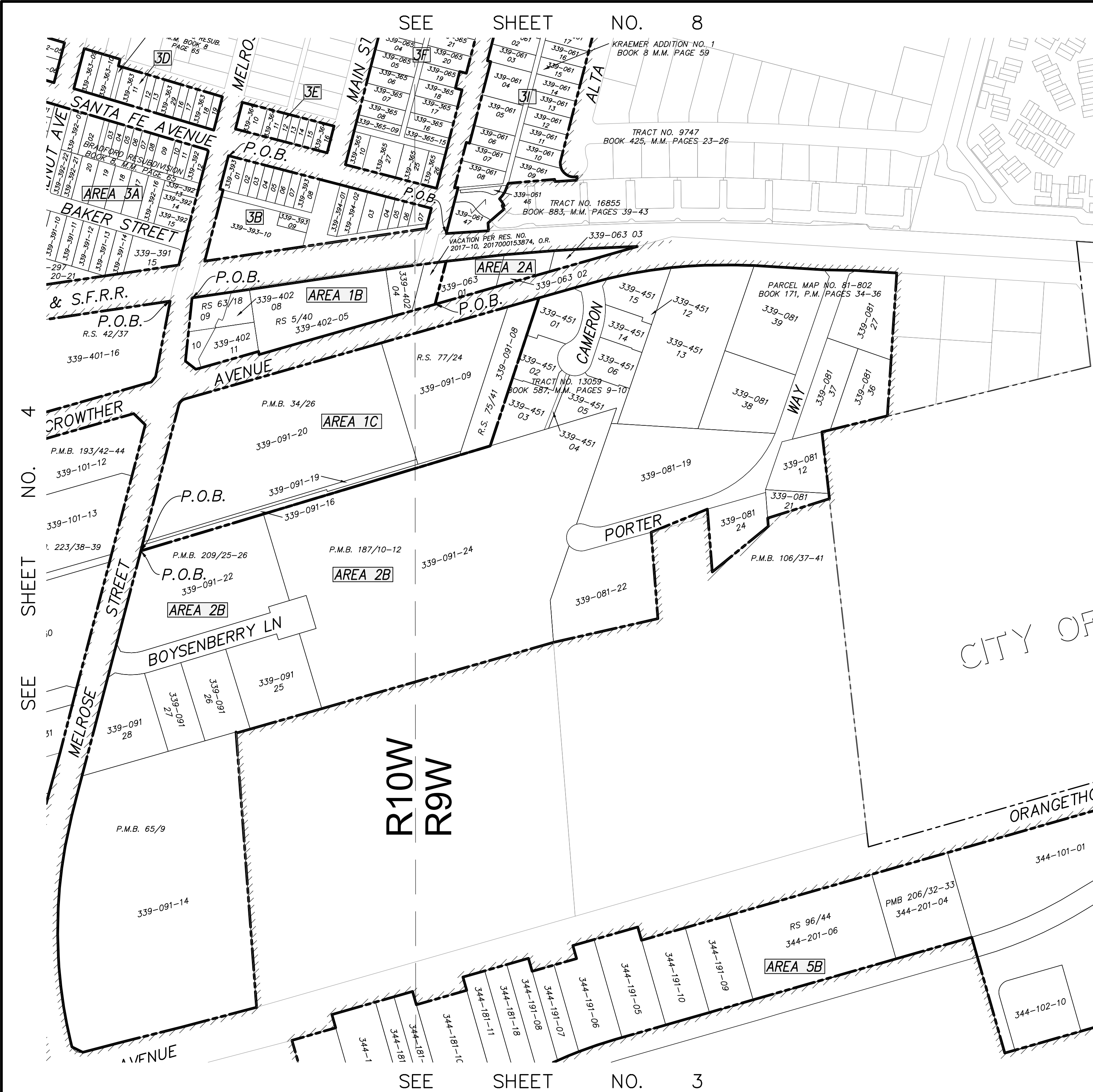
INDICATES ENHANCED INFRASTRUCTURE FINANCING
DISTRICT SUB AREA BOUNDARY.



SEE SHEET NO. 6

SEE SHEET NO. 3

CITY OF PLACENTIA	
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA	
LAFCO NO. _____	
FILE: _____	
AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE. AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS. AREA 3: GENERALLY LOCATED NORTH OF A.T.& S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET. AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57. AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD. AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE. AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.	
SHEET 5 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____

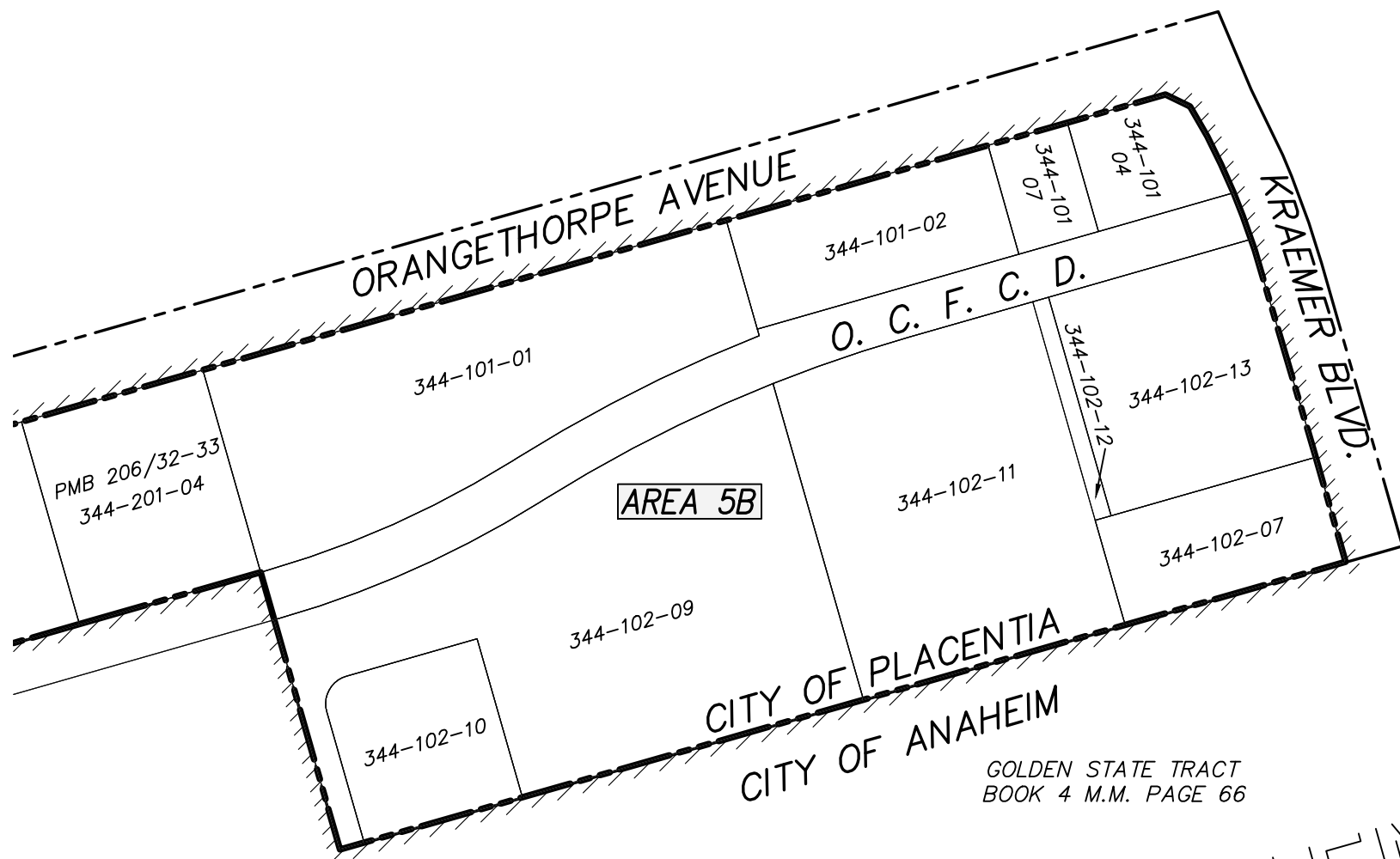


SEE SHEET NO. 5

SEE SHEET NO. 6



CITY OF ANAHEIM



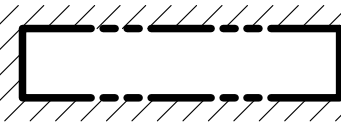
CITY OF ANAHEIM

GOLDEN STATE TRACT
BOOK 4 M.M. PAGE 66

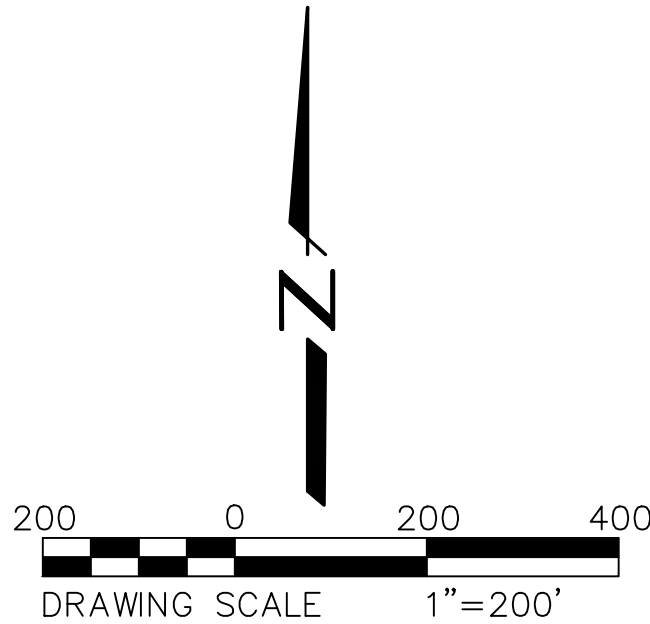
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND



INDICATES ENHANCED INFRASTRUCTURE FINANCING
DISTRICT SUB AREA BOUNDARY.

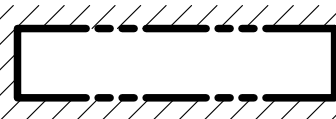


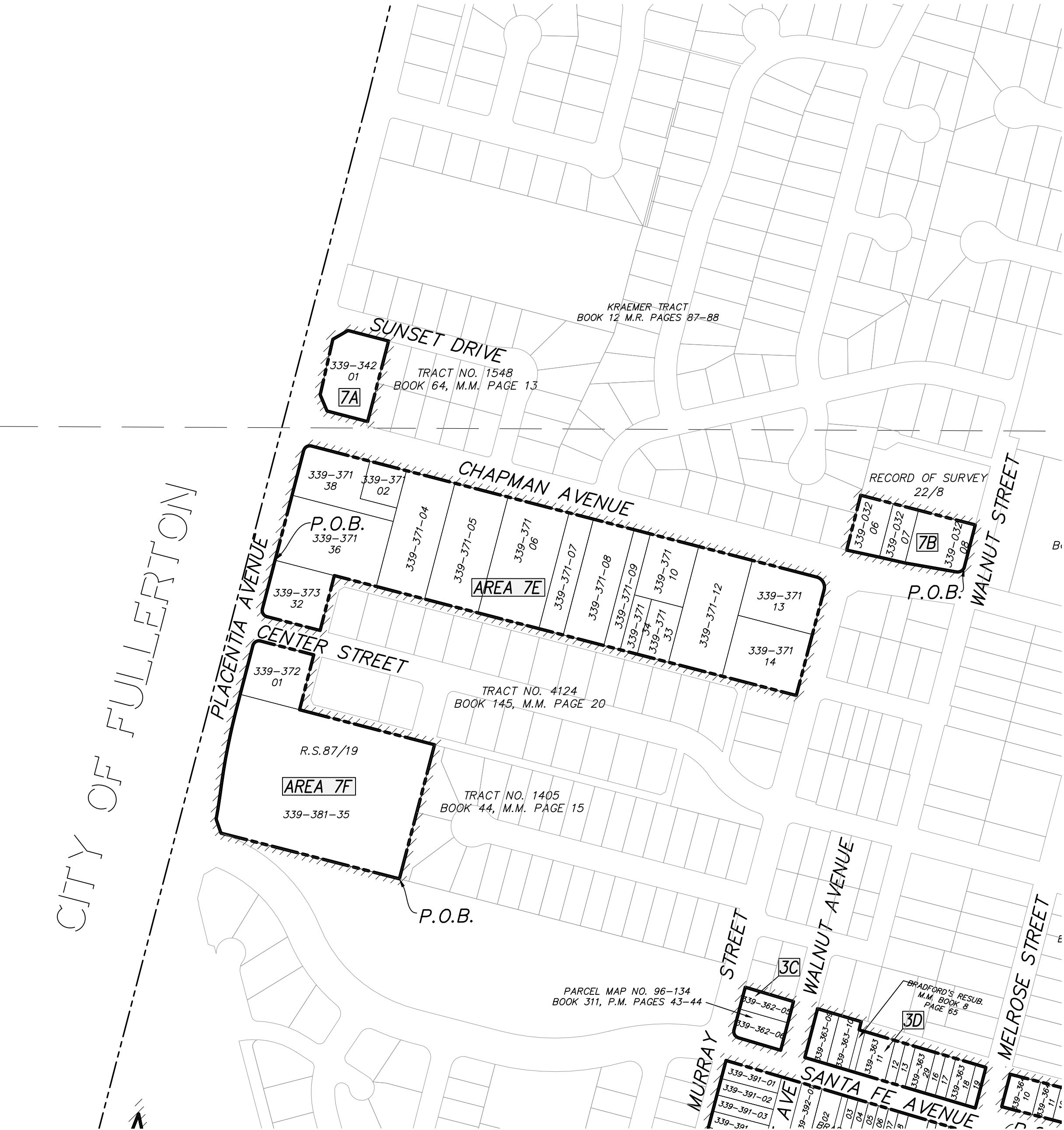
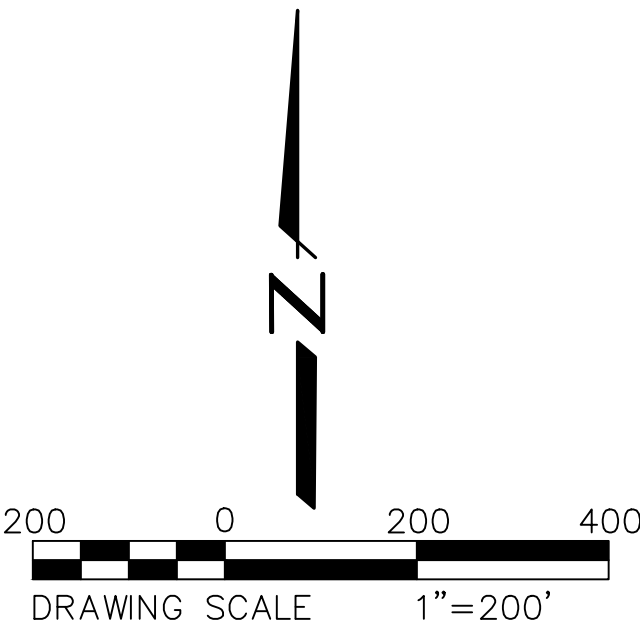
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SHEET 6 OF 8	Created by: GDA Date: AUG. 2019
	Check by: DBR Date: AUG. 2019
	Resolution No: _____ Adopted: _____
	Effective Date: _____

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

- AREA 1
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LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



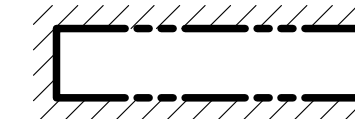
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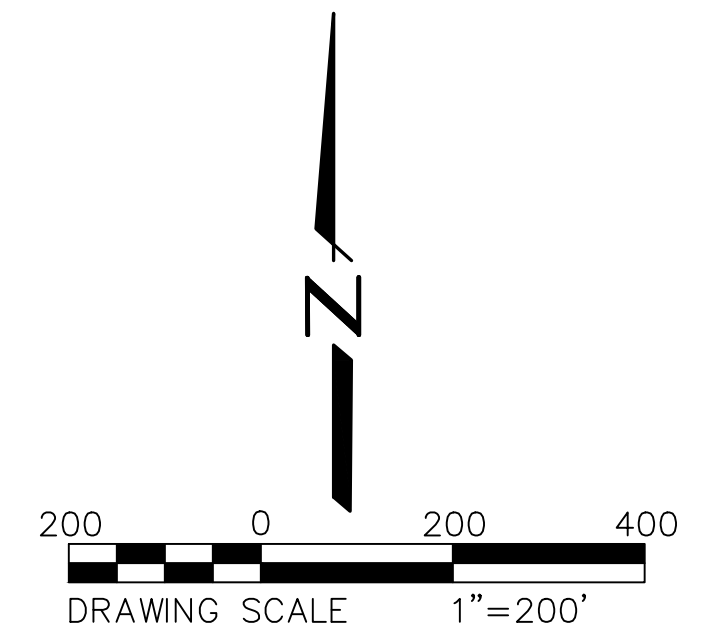
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA

- AREA 1
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- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND



INDICATES ENHANCED INFRASTRUCTURE FINANCING
DISTRICT SUB AREA BOUNDARY.



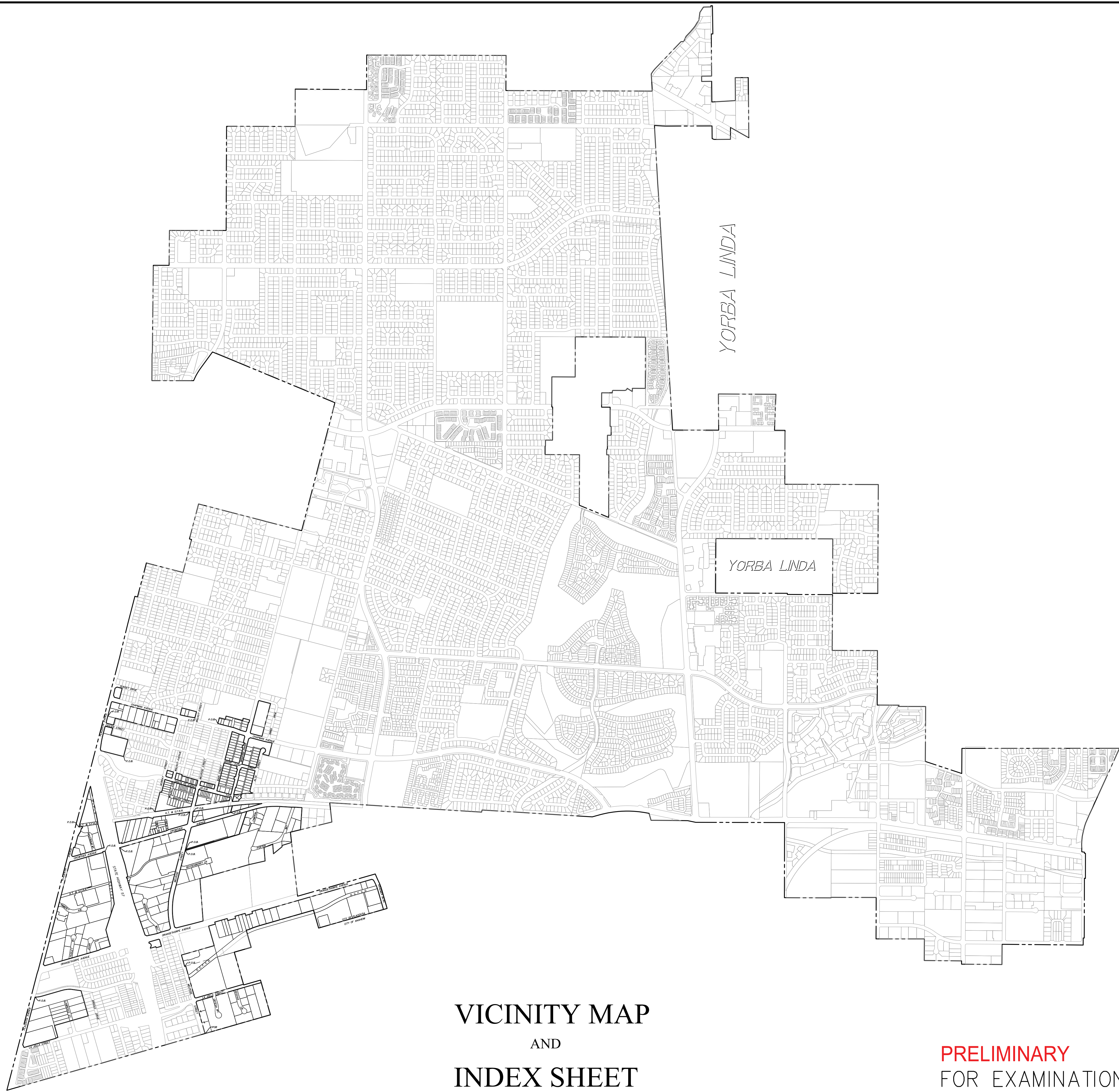
CITY OF PLACENTIA

ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA

LAFCO NO. _____

FILE: _____

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VICINITY MAP
AND
INDEX SHEET

PRELIMINARY
FOR EXAMINATION ONLY

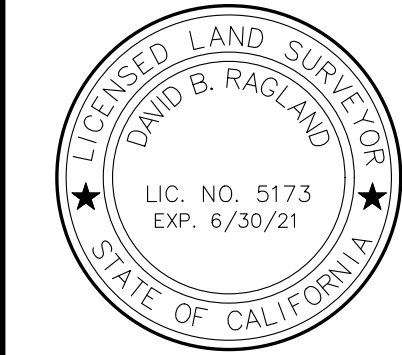
AFFECTED AGENCIES: CITY OF PLACENTIA

LEGEND

- EXISTING CITY OF PLACENTIA
- ANNEXED AREA

ENHANCED INFRASTRUCTURE
FINANCING DISTRICT
CITY OF PLACENTIA
LAFCO NO. _____
FILE.: _____

CITY OF PLACENTIA
ECONOMIC DEVELOPMENT DEPARTMENT



PREPARED BY:

TRANSTECH ENGINEERS, INC.
13367 BENSON AVENUE
CHINO, CA. 91710
PHONE: (909) 595-8599

DAVID B. RAGLAND DATE

Created by: _____ Date: _____
Check by: _____ Date: _____
Resolution NO: _____ Adopted: _____
Effective Date: _____

CITY OF PLACENTIA
Enhanced Infrastructure Financing District (EIFD)
Geographic Description

All that certain real property, situate in the City of Placentia incorporated territory, located in Section 31, Township 3 South, Range 9 West, Sections 25 and 36, Township 3 South, Range 10 West, Section 1, Township 4 South, Range 10 West and Section 6, Township 4 South, Range 9 West, San Bernardino Meridian, in the County of Orange, State of California, described as follows:

AREA 1A

BEGINNING at the point of intersection of the westerly Right of Way line of Melrose Street and the southerly Right of Way line of the Atchison Topeka and Santa Fe Railway as shown on Record of Survey recorded in Book 42, Page 37 of Records of Surveys in the office of the County Recorder of Orange County, State of California;

- 1) Thence, South 81°02'00" West along said southerly Right of Way line 690.32 feet to the northwest corner of Lot 10 of Tract 35, as per Map recorded in Book 9, Page 32 of Miscellaneous Maps in the office of the County Recorder of said County;
- 2) Thence, South 14°09'30" West along the west line of said Lot 10 and said southerly Right of Way line, a distance of 46.25 feet to the northeast corner of Lot 7, Block C of Kraemer Tract, as per Map recorded in Book 12, Page 87 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 3) Thence, continuing along said southerly Right of Way line, North 76°00'30" West 109.00 feet;
- 4) Thence, continuing along said southerly Right of Way line South 14°09'30" West 7.53 feet;
- 5) Thence, continuing along said southerly Right of Way line, South 81°01'30" West 626.15 feet, more or less to the east Right of Way line of California State Route 57;
- 6) Thence, South 11°04'33" East along said east Right of Way line, 406.71 feet to the north Right of Way line of Crowther Avenue;
- 7) Thence, North 74°04'31" East along said north Right of Way line 51.83 feet to an angle point;
- 8) Thence, continuing along said north Right of Way line South 14°42'36" West 28.89 feet to an angle point;
- 9) Thence, continuing along said north Right of Way line through its various courses and in a generally easterly and northeasterly direction to the westerly Right of Way line of Melrose Street;
- 10) Thence, continuing northeasterly along said westerly right of Way line of Melrose Street to the **POINT OF BEGINNING**.

AREA 1B

BEGINNING at the point of intersection of the easterly Right of Way line of Melrose Street and the southerly Right of Way line of the Atchison Topeka and Santa Fe Railway as shown on Record of Survey recorded in Book 63, Page 18 of Records of Surveys in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North $81^{\circ}02'00''$ East along said southerly Right of Way line 688.41 feet, more or less, to a point on the northeasterly Right of Way line of Bradford Avenue, 40-feet wide as shown on Plat of Townsite of Placentia as per Map recorded in Book 6, Page 38 of Miscellaneous Maps in the office of the County Recorder of said County;
- 2) Thence, South $13^{\circ}59'07''$ West along said northeasterly Right of Way line 139.30 feet to a point on a line parallel with and 5.00 feet northerly, measured at right angles to the easterly prolongation of the southerly line of Lot 1 of Block G of said Plat of Townsite of Placentia;
- 3) Thence, South $73^{\circ}30'24''$ West 479.22 feet to the southwest corner of Lot 6 as shown on Record of Survey recorded in Book 5, Page 40 of Records of Surveys in the office of the County Recorder of said County;
- 4) Thence North $8^{\circ}58'00''$ West along the west line of said Lot 6, a distance 9.07 feet to a point on a line parallel with and 34.00 feet northerly of the centerline of Crowther Avenue and being a point on the northerly Right of Way line of Crowther Avenue;
- 5) Thence, South $73^{\circ}29'26''$ West along said northerly Right of Way line 189.05 feet;
- 6) Thence continuing along said northerly right of Way line North $61^{\circ}30'34''$ West 36.92 feet to a point on the easterly Right of Way line of Melrose Street, 40-feet half width as shown on Record of Survey recorded in Book 63 Page 18 of Records of Surveys in the office of the County Recorder of said County;
- 7) Thence, North $7^{\circ}33'46''$ East along said easterly Right of Way line 167.62 feet to an angle point;
- 8) Thence, continuing along said easterly Right of Way line North $13^{\circ}58'10''$ East 25.70 feet to the **POINT OF BEGINNING**.

AREA 1C

BEGINNING at the point of intersection of the southerly line of Record of Survey recorded in Book 77, Page 24 of Records of Surveys, in the office of the County Recorder of Orange County and the easterly Right of Way line of Melrose Street as shown on Parcel Map recorded in Book 34, Page 26 of Parcel Maps in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North $14^{\circ}04'15''$ East along said easterly Right of Way line, 437.78 feet, more or less, to the beginning of a tangent curve, concave southeasterly, having a radius of 27.00 feet;
- 2) Thence, northeasterly along said curve and Right of Way line, through a central angle of $59^{\circ}25'45''$ a distance of 28.00 feet to a point on the southeasterly Right of Way line of Crowther Avenue;
- 3) Thence, North $73^{\circ}30'00''$ East along the said southeasterly Right of Way line of Crowther Avenue as shown on Parcel Map recorded in Book 34, Page 26 of Parcel Maps in the office

of the County Recorder of said County, 1067.39 feet, more or less to the east line of that certain parcel of land described in Book 6471, Page 471, Official Records of said County, and as shown on Record of Survey recorded in Book 75, Page 41, Records of Surveys in the office of the County Recorder of said County;

- 4) Thence, South 17°41'22" West 452.86 feet along said east line to a point on the southerly line of Record of Survey recorded in Book 77, Page 24 of Records of Surveys, in the office of the County Recorder of said County;
- 5) Thence, South 72°39'10" West along said southerly line, 1058.94 feet, more or less to the **POINT OF BEGINNING.**

AREA 2A

BEGINNING at the intersection of the easterly line of Bradford Avenue and the northeasterly extension of a line parallel with and 5.00 feet northerly, measured at right angles to the southerly line of Lot 1 of Block G as shown on Plat of Townsite of Placentia, as per Map recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 13°59'07" East along said easterly line of Bradford Avenue to a point on the southerly line of the Atchison Topeka and Santa Fe Railway Right of Way;
- 2) Thence, southeasterly along said southerly line to a point on the northeasterly extension of said parallel line;
- 3) Thence, southwesterly along the said parallel line to the **POINT OF BEGINNING.**

AREA 2B

BEGINNING at the northwest corner of Parcel 1 of Parcel Map No. 85-310, recorded in Book 209, Pages 25 and 26 of Parcel Maps in the office of the County Recorder of Orange County, State of California, said point being a point on the easterly Right of Way line of Melrose Street, and a point on the south line of Record of Survey recorded in Book 77, Page 24 of Records of Surveys in the office of the County Recorder of said County;

- 1) Thence, North 72°39'10" East along the north line of said Parcel 1 and the south line of said Record of Survey 1058.94 feet more or less to the southeast corner of that certain parcel of land described in Book 6471, Page 471 of Official Records, and as shown on Record of Survey recorded in Book 75, Page 41 of Records of Surveys in the office of the County Recorder of said County;
- 2) Thence, North 17°41'22 East along the east line of said Record of Survey 452.86 feet to a point on the southerly Right of Way line of Crowther Avenue as shown on Tract No. 13059 as per Plat recorded in Book 587, Pages 9 and 10 of Miscellaneous Maps in the office of the County Recorder of said County;
- 3) Thence, along the southerly Right of Way line of Crowther Avenue through its various courses, in a generally northeasterly direction to a point on the easterly line of Lot 8, of said Tract No. 13059, and being a point on the westerly line of Parcel Map No. 81-802, as per Parcel Map recorded in Book 171, Pages 34 through 36 of Parcel Maps in the office of the County Recorder of said County;

- 4) Thence, continuing along the southerly Right of Way line of Crowther Avenue through its various courses, in a generally easterly direction to the northeast corner of Parcel 1 of said Parcel Map No. 81-802;
- 5) Thence, South 02°41'00" West along the east lines of Lot 1 and Lot 9 of said Parcel Map No. 81-802, a distance of 415.05 feet to the southeast corner of said Lot 9, and being a point on the City of Placentia Corporate Limit Line;
- 6) Thence, South 75°20'25" West along the south line of said Parcel Map No. 81-802 and following the Corporate City Limit Line 196.78 feet to the northeast corner of Parcel 2 of Parcel Map recorded in Book 106, Pages 37 through 41 of Parcel Maps in the office of the County Recorder of said County;
- 7) Thence, South 06°54'12" East along the east line of said Parcel 2, a distance of 195.00 feet to the southeast corner of said Parcel 2;
- 8) Thence, South 72°02'51" West along the south line of said Parcel 2, a distance of 187.98 feet to the southwest corner of said Parcel 2, and being an angle point on the north line of Parcel 1 of Parcel Map recorded in Book 106, Pages 37 through 41 of Parcel Maps in the office of the County Recorder of said County;
- 9) Thence along the north line of said Parcel 1 the following courses and distances;
- 10) South 04°55'42" East 23.70 feet;
- 11) Thence, South 50°20'15" West 209.70 feet;
- 12) Thence, North 04°57'07" West 183.00 feet;
- 13) Thence, South 73°35'23" West 171.37 feet;
- 14) Thence, South 04°57'07" East 271.86 feet;
- 15) Thence, South 76°43'00" West 310.62 feet to the most westerly corner of said Parcel 1, and being the southeast corner of Parcel 3 of Parcel Map No. 83-803, recorded in Book 187, Pages 10 through 12 of Parcel Maps in the office of the County Recorder of said County;
- 16) Thence, South 73°32'00" West along the south line of said Parcel Map No. 83-803 a distance of 957.14 feet to a point on the easterly line of Parcel 2 of Parcel Map recorded in Book 65, Page 9 of Parcel Maps in the office of the County Recorder of said County;
- 17) Thence, South 04°39'24" East along the easterly line of said Parcel 2, a distance of 797.97 feet, more or less, to a point on the north Right of Way line of Orangethorpe Avenue, and being a point of beginning of a non-tangent curve, concave southeasterly, having a radius of 9489.34 feet, a radial to said point bears North 16°03'24" West;
- 18) Thence, southwesterly along said curve and north Right of Way line, through a central angle of 01°51'39" a distance of 308.19 feet to the beginning of a reverse curve, having a radius of 9609.34 feet; thence along said reverse curve and north Right of Way line, through a central angle of 01°16'19", a distance of 213.32 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 27.00 feet;
- 19) Thence, along said curve and Right of Way line, through a central angle of 91°10'20", a distance of 42.96 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1393.79 feet, and being a point on the easterly Right of Way line of Melrose Street;
- 20) Thence, along said curve and easterly Right of Way line, through a central angle of 28°26'04", a distance of 691.70 feet;
- 21) Thence, continuing along said easterly Right of Way line, North 14°08'20" East 100.54 feet to a point on the north line of Parcel 1 of Parcel Map recorded in Book 65, Page 9 of

Parcel Maps in the office of the County Recorder of said County, and being the southwest corner of Parcel 2 of Parcel Map No. 85-310 recorded in Book 209, Pages 25 and 26 of Parcel Maps in the office of the County Recorder of said County;

- 22) Thence, continuing along said easterly Right of Way line North $14^{\circ}09'01''$ East 675.32 feet to the **POINT OF BEGINNING**.

AREA 2C

BEGINNING at the intersection of the easterly Right of Way line of State Highway 57 and the southerly Right of Way line of Crowther Avenue as shown on Record of Survey No. 2010-1021, recorded in Book 248, Pages 1 through 14 inclusive, Records of Surveys in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North $73^{\circ}06'40''$ East along the southerly Right of Way line of said Crowther Avenue 1260 feet, more or less to an angle point in the southerly Right of Way line of Crowther Avenue and a point on the northerly line of Parcel 2 of Parcel Map No. 84-805 as per Map recorded in Book 193, Pages 42 through 44 of Parcel Maps in the office of the County Recorder of said County;
- 2) Thence, South $46^{\circ}36'13''$ East 46.90 feet to a point on the westerly Right of Way line of Melrose Street;
- 3) Thence, South $13^{\circ}41'40''$ West along said westerly Right of Way 1132.00 feet more or less to the beginning of a tangent curve, concave southeasterly, having a radius of 1471.75 feet;
- 4) Thence, continuing along said westerly Right of Way line and along said curve, through a central angle of $28^{\circ}26'45''$ a distance of 730.68 feet more or less to an angle point in said Right of Way line;
- 5) Thence, continuing along said westerly Right of Way line South $30^{\circ}44'40''$ West 36.89 feet to a point on the north Right of Way line of Orangethorpe Avenue, said point being the beginning of a non-tangent curve, concave southerly, having a radius of 9609.34 feet, a radial to said point bears North $16^{\circ}15'54''$ West;
- 6) Thence, westerly along said curve and north Right of Way line, through a central angle of $00^{\circ}12'06''$ a distance of 33.82 feet;
- 7) Thence, continuing along said north Right of Way line South $73^{\circ}32'00''$ West 110.67 feet;
- 8) Thence, continuing along said north Right of Way line South $14^{\circ}08'42''$ West 5.81 feet;
- 9) Thence, continuing along said north Right of Way line South $74^{\circ}01'47''$ West 99.43 feet;
- 10) Thence, continuing along said north Right of Way line South $77^{\circ}50'39''$ West 188.22 feet;
- 11) Thence, continuing along said north Right of Way line North $63^{\circ}58'58''$ West 36.59 feet to a point on the easterly Right of Way line of State Highway 57 and as shown on said Record of Survey No. 2010-1021;
- 12) Thence, North $19^{\circ}07'23''$ West along said easterly Right of Way line 682.38 feet;
- 13) Thence, continuing along said easterly State Highway 57 Right of Way line northerly the following courses and distances,
- 14) North $15^{\circ}23'15''$ West 129.84 feet;
- 15) North $15^{\circ}32'00''$ West 187.48 feet;

- 16) North 14°25'34" West 109.33 feet;
- 17) North 14°26'33" West 14.00 feet;
- 18) South 74°04'41" West 43.30 feet;
- 19) North 14°18'17" West 20.00 feet;
- 20) North 74°04'41" East 63.70 feet;
- 21) North 13°06'02" West 238.67 feet;
- 22) North 17°43'30" West 328.75 feet to the **POINT OF BEGINNING**.

AREA 2D

Parcel 1 of Parcel Map No. 79-803 as per Parcel Map recorded in Book 137, Page 45 of Parcel Maps, in the office of the County Recorder of Orange County, State of California.

AREA 3A

BEGINNING at the southwest corner of Parcel 1 of Parcel Map No. 86-297, as per Parcel Map recorded in Book 218, Pages 20 and 21 of Parcel Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 14°08'20" East along the west line of said Parcel Map No. 86-297, a distance of 384.69 feet;
- 2) Thence, South 74°05'20" East 30.02 feet;
- 3) Thence, North 14°08'20" East 250.24 feet to a point on the southerly Right of Way line of Santa Fe Avenue, 30-feet half width;
- 4) Thence, South 74°01'56" East along said southerly Right of Way line 603.73 feet to a point on the westerly Right of Way line of Melrose Street, 30-feet half width;
- 5) Thence, South 13°59'31" West along said westerly Right of Way line 344.31 feet to a point on the northerly Right of Way line of the Atchison Topeka and Santa Fe Railway Right of Way;
- 6) Thence, South 81°03'02" West along said northerly Right of Way line 689.53 feet to the **POINT OF BEGINNING**.

AREA 3B

BEGINNING at the northwest corner of Lot 10, Block F of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, South 76°00'43" East 608.01 feet to the northeast corner of Lot 10, Block E of said Plat of Townsite of Placentia;
- 2) Thence, South 13°59'07" West 61.10 feet to the southeast corner of said Lot 10, Block E;
- 3) Thence, South 81°02'00" West 660.25 feet to the southwest corner of Lot 17 of said Block F of Plat of Townsite of Placentia;
- 4) Thence, North 13°58'18" East 317.36 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the northwesterly 10.00 feet of Lots 11 through 17, Block F of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

ALSO EXCEPTING THEREFROM any portion lying within Main Street.

AREA 3C

Parcel 1 and Parcel 2 of Parcel Map No. 96-134, as per Parcel Map recorded in Book 311, Pages 43 and 44 of Parcel Maps, in the office of the County Recorder of Orange County, State of California.

AREA 3D

Lots 1 through 12 and Lots 78 and 79 of Plat of Bradford's Resubdivision of Blocks H and I Townsite of Placentia, as per Plat recorded in Book 8, Page 65 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

AREA 3E

Lots 10 through 21, Block D of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

EXCEPTING THEREFROM the south 20.00 feet of said Lots 10 through 21.

AREA 3F

Block C of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

AREA 3G

Block A of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

EXCEPTING THEREFROM any portion lying within Chapman Avenue and Bradford Avenue.

AREA 3H

BEGINNING at the intersection of the easterly Right of Way line of Bradford Avenue with the northerly Right of Way line of Center Street, as shown on Map of Tract No. 708, as per Map recorded in Book 22, Page 8 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 13°59'25" East along said easterly Right of Way line 493.07 feet;

- 2) Thence, continuing along said easterly Right of Way line North 58°58'33" East 38.17 feet to a point on the southerly Right of Way line of Chapman Avenue;
- 3) Thence, Southeasterly along said southerly Right of Way line and its various courses to the northeast corner of Parcel 2 of Parcel Map No. 81-803, as per Parcel Map recorded in Book 168, Pages 8 and 9 of Parcel Maps, in the office of the County Recorder of Orange County, State of California;
- 4) Thence, along the east and south lines of said Parcel 2 the following courses and distances;
- 5) South 13°57'35" West 249.35 feet;
- 6) Thence, North 75°55'09" West 119.88 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 94.00 feet, a radial to said point bears North 59°15'19" West;
- 7) Thence, northeasterly along said curve, through a central angle of 27°38'34" a distance of 45.35 feet to the beginning of a reverse curve, having a radius of 46.00 feet, thence northerly, westerly and southwesterly along said reverse curve, through a central angle of 218°40'11" a distance of 175.56 feet;
- 8) Thence, North 76°02'19" West 4.24 feet to a point of the westerly Right of Way line of Alta Street;
- 9) Thence, leaving said south line of said Parcel 2, South 13°58'25" West along said westerly Right of Way line of Alta Street 350 feet, more or less, to a point on the northerly Right of Way line of Center Street;
- 10) Thence, North 76°00'53" West along said northerly Right of Way line 267.50 feet to the **POINT OF BEGINNING.**

AREA 3I

BEGINNING at the southwest corner of Lot 10, Tract No. 16855, as per Map recorded in Book 883, Pages 39 through 43 of Miscellaneous Maps in the office of the County Recorder of Orange County, State of California, and being a point on the easterly Right of Way line of Bradford Avenue;

- 1) Thence, northeasterly along said easterly Right of Way line of Bradford Avenue and its various courses to the northwest corner of Lot 1 of Map of Kraemers Addition No. 1 to Placentia Townsite, as per Map recorded in Book 8, Page 59 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California, and being a point on the southerly Right of Way line of Center Street;
- 2) Thence, South 76°00'00" East along said southerly Right of Way line of Center Street 267.5 feet, more or less, to the northeast corner of Lot 19 of said Map of Kraemers Addition No. 1, and being a point on the westerly Right of Way line of Alta Street;
- 3) Thence, South 13°58'20" West along said westerly Right of Way line of Alta Street 374 feet more or less, to the beginning of a tangent curve, concave northeasterly, having a radius of 40.00 feet;
- 4) Thence, southeasterly and continuing along said Right of Way line and curve, through a central angle of 119°59'58" a distance of 83.77 feet to a point on the west line of Lot 1, Tract No. 9747, as per Map recorded in Book 425, Pages 23 through 26 of Miscellaneous Maps in the office of the County Recorder of said County;

- 5) Thence, South $13^{\circ}58'20''$ West 11.44 feet to a point on the north line of Tract No. 16855, as per Map recorded in Book 883, Pages 39 through 43 of Miscellaneous Maps and being a point on a non-tangent curve, concave southwesterly, having a radius of 5886.77 feet, a radial to said point bears North $03^{\circ}42'05''$ West;
- 6) Thence, westerly along said curve and north line of Tract No. 16855 to the northwest corner of Lot 1 of said Tract No. 16855, and being a point on a non-tangent curve, concave northwesterly, having a radius of 85.50 feet, a radial to said point bears South $73^{\circ}10'29''$ East;
- 7) Thence, southwesterly along said curve, through a central angle of $31^{\circ}04'13''$ a distance of 46.36 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 79.00 feet, a radial to said point bears North $46^{\circ}50'14''$ East;
- 8) Thence, southeasterly along said curve, through a central angle of $16^{\circ}42'44''$ a distance of 23.04 feet;
- 9) Thence, South $85^{\circ}57'33''$ West 5.61 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 29.50 feet, a radial to said point bears North $72^{\circ}47'45''$ East;
- 10) Thence, southeasterly along said curve, through a central angle of $23^{\circ}34'13''$ a distance of 12.14 feet;
- 11) Thence, South $49^{\circ}13'32''$ West 61.72 feet;
- 12) Thence, South $03^{\circ}43'01''$ East 22.58 feet to a point of the south line of said Tract No. 16855;
- 13) Thence, South $86^{\circ}16'59''$ West along said south line 123.16 feet to the **POINT OF BEGINNING.**

AREA 4A

BEGINNING at the northwest corner of Lot 6 of Tract No. 5836, as per Map recorded in Book 217, Pages 22 and 23 of Miscellaneous Maps in the office of the County Recorder of Orange County, State of California, said point being the intersection of the easterly Right of Way line of Placentia Avenue, 40-foot half width, with the southerly Right of Way line of the Atchison Topeka and Santa Fe Railway Right of Way;

- 1) Thence, North $14^{\circ}04'00''$ East 54.33 feet to the northerly Right of Way line of said Atchison Topeka and Santa Fe Right of Way;
- 2) Thence, North $81^{\circ}01'30''$ East along said northerly Right of Way line 10.87 feet to a point on a line parallel with and 50.00 feet easterly of the centerline of Placentia Avenue, and being the easterly Right of Way line of Placentia Avenue;
- 3) Thence northeasterly along said easterly Right of Way line of Placentia Avenue following its various courses, 738 feet, more or less, to the intersection with the northeasterly line of the Orange County Flood Control District Channel (Placentia Channel) Right of Way;
- 4) Thence, southeasterly along said northeasterly Right of Way line of said Orange County Flood Control District Channel Right of Way and following its various courses, 1185 feet, more or less, to the intersection with the northerly Right of Way line of Crowther Avenue;

- 5) Thence, southwesterly along said northerly Right of Way line of Crowther Avenue and following its various courses, 648 feet, more or less, to a point on the easterly Right of Way line of Placentia Avenue;
- 6) Thence, North 14°04'00" East along said easterly Right of Way line and following its various courses, 585 feet, more or less, to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM, any portion lying within Placentia Avenue and Crowther Avenue.

AREA 4B

BEGINNING at the point of intersection of the southerly Right of Way line of Crowther Avenue with the easterly Right of Way line of the Orange County Flood Control District Channel (Placentia Channel);

- 1) Thence, southeasterly along said easterly Right of Way line of said Orange County Flood Control District Channel and following its various courses, 1208 feet, more or less, to an angle point on the easterly line of Parcel 4 of Parcel Map 86-310, as per Parcel Map recorded in Book 219, Pages 5 through 7 of Parcel Maps in the office of the County Recorder of Orange County, State of California, said point being on the westerly Right of Way line of State Highway 57;
- 2) Thence, South 17°09'53" West along said easterly line of Parcel 4 and said westerly line of State Highway 57, a distance of 65.07 feet to the southeast corner of said Parcel 4;
- 3) Thence, continuing along said westerly Right of Way line of State Highway 57, South 17°10'36" West 245.73 feet;
- 4) Thence, continuing along said westerly Right of Way line of State Highway 57, South 16°04'49" East 322.63 feet to a point on the northerly Right of Way line of Orangethorpe Avenue, said point being the southeast corner of Parcel 1 of Parcel Map recorded in Book 16, Page 28 of Parcel Maps, in the office of the County Recorder of Orange County;
- 5) Thence, leaving said westerly Right of Way line of State Highway 57, southwesterly along said northerly Right of Way line of Orangethorpe Avenue, following its various courses to the southwest corner of Parcel 3 of Parcel Map recorded in Book 16, Page 28 of Parcel Maps, in the office of the County Recorder of Orange County;
- 6) Thence, continuing along said northerly line of Orangethorpe Avenue and along the southerly line of Lots 1 through 3 of Parcel Map recorded in Book 55, Page 48 of Parcel Maps, in the office of the County Recorder of Orange County, South 73°03'55" West 632.17 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 22.00 feet;
- 7) Thence, continuing along said northerly Right of Way line, through a central angle of 120°30'00", a distance of 46.27 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 8) Thence, northeasterly along said easterly Right of Way line of Placentia Avenue and its various courses, 2001 feet, more or less, to a point on the southerly right of Way line of Crowther Avenue;
- 9) Thence, northeasterly along said southerly Right of Way line of Crowther Avenue and its various courses, 680 feet, more or less, to the **POINT OF BEGINNING**.

AREA 5A

BEGINNING at a point on the east Right of Way line of Melrose Street, 40-feet half width and the south line of Lot 6, Block 7 of Golden State Tract as shown on Map recorded in Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North $16^{\circ}17'00''$ West along said east Right of Way line 610.60 feet to an angle point;
- 2) Thence, continuing along said Right of Way line, North $28^{\circ}42'36''$ East 24.04 feet to a point on the south Right of Way line of La Jolla Street, 32-feet half width as shown on Parcel Map No. 82-801, recorded in Book 117, Pages 15 and 16 of Parcel Maps, in the office of the County Recorder of said County;
- 3) Thence, North $73^{\circ}42'28''$ East along said south Right of Way line of La Jolla Street 603.00 feet, more or less, to a point on the westerly line of Lot 5, Block 7 of said Golden State Tract;
- 4) Thence, continuing along said south Right of Way North $73^{\circ}42'15''$ East 329.93 feet to the east line of Parcel 1 of Parcel Map 86-353, recorded in Book 225, Pages 45 and 46 of Parcel Maps, in the office of the County Recorder of said County;
- 5) Thence, North $16^{\circ}15'57''$ West along the northerly prolongation of the east line of said Parcel 1, a distance of 2.00 feet to a point on the south Right of Way line of La Jolla Street, 30-feet wide;
- 6) Thence, North $73^{\circ}42'15''$ East along said south Right of Way line 330.00 feet, more or less, to the easterly line of Lot 5, Block 7 of said Golden State Tract;
- 7) Thence, South $16^{\circ}16'00''$ East along said easterly line of Lot 5, a distance of 660.00 feet, to the southeast corner of said Lot 5;
- 8) Thence, South $75^{\circ}43'27''$ West along the south line of said Lot 5, a distance of 660.00 feet to the southwest corner of said Lot 5;
- 9) Thence, South $73^{\circ}43'27''$ West along the south line of Lot 6, Block 7 of said Golden State Tract, 620.00 feet, more or less, to the **POINT OF BEGINNING**.

AREA 5B

BEGINNING at the southwest corner of Lot 2, Block 7 of Golden State Tract as shown on Map recorded in Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of said County, and being a point on the east Right of Way line of Melrose Street;

- 1) Thence, North $16^{\circ}17'00''$ West along said east Right of Way line of Melrose Street, 221.71 feet to a point on the north line of the land dedicated to the City of Placentia per Book 7545, Page 680, Official Records of said County;
- 2) Thence, North $73^{\circ}43'00''$ East along the north line of said land dedicated to the City of Placentia, 639.93 feet to a point on the westerly line of Lot 1, Block 7 of said Golden State Tract;
- 3) Thence, North $16^{\circ}17'00''$ West along the westerly line of said Lot 1, a distance of 383.00 feet to the south Right of Way line of Orangethorpe Avenue (Formally Yorba Street);

- 4) Thence, in a northeasterly direction, along said south Right of Way line of Orangethorpe Avenue, and following its various courses, as established by street dedications to the City of Placentia, to the westerly Right of Way line of Kraemer Boulevard;
- 5) Thence, in a southeasterly direction, along said westerly Right of Way line of Kraemer Boulevard. 585 feet, more or less, to a point on the southerly line of Lot 1, Block 5 of said Golden State Tract, and being a point of the City of Placentia Corporate City Limit Line;
- 6) Thence, along said Corporate City Limit Line South $73^{\circ}43'00''$ West 1269.00 feet, more or less, to the southeast corner of Lot 1, Block 6 of said Golden State Tract;
- 7) Thence, continuing along said Corporate City Limit Line, through its various courses, in a generally northerly and westerly direction to a point on the easterly line of Lot 1, Block 7 of said Golden State Tract;
- 8) Thence, continuing along said Corporate City Limit Line South $16^{\circ}16'33''$ East and along the easterly line of said Lot 1, a distance of 334.78 feet, more or less, to the southeast corner of said Lot 1;
- 9) Thence, continuing along said Corporate City Limit Line South $73^{\circ}43'00''$ West and along the northerly line of Lot 3, Block 7 of said Golden State Tract 329.96 feet to the northwest corner of Parcel 1 as shown on Parcel Map recorded in Book 131, Page 36 of Parcel Maps in the office of the County Recorder of said County;
- 10) Thence, continuing along said Corporate City Limit Line and along the westerly line of said Parcel 1 South $16^{\circ}16'16''$ East 628 feet, more or less, to a point in the north Right of Way line of La Jolla Street, as shown on Parcel Map recorded in Book 131, Page 36 of Parcel Maps in the office of the County Recorder of said County;
- 11) Thence, South $73^{\circ}43'00''$ West along the north Right of Way line of La Jolla Street 330.00 feet to a point on the easterly line of Lot 4, Block 7 of said Golden State Tract;
- 12) Thence, continuing along said Right of Way line, southerly and perpendicular to the centerline of La Jolla Street 2.00 feet;
- 13) Thence, continuing along said Right of Way line South $73^{\circ}43'00''$ West 595.00 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 25.00 feet;
- 14) Thence, continuing along said Right of Way line northwesterly along said curve, through a central angle of $90^{\circ}00'00''$ a distance of 39.27 feet to a point of tangency with the easterly Right of Way line of Melrose Street;
- 15) Thence, North $16^{\circ}17'00''$ West along said easterly Right of Way line 605.00 feet, more or less, to the southerly line of said land dedicated to the City of Placentia;
- 16) Thence, North $73^{\circ}43'00''$ West 20.00 feet **POINT OF BEGINNING.**

AREA 6

BEGINNING at the point of intersection of the easterly Right of Way line of Placentia Avenue, 45-foot half width, and the southerly Right of Way line of the Orange County Flood Control District Right of Way as set forth by Orange County Flood Control District Map No. 801-14A and Orange County Flood Control Field Book 81, Page 826, and as shown on Map of Parcel Map No. 84-816 recorded in Book 208, Pages 38 through 41 of Parcel Maps in the office of the County Recorder of Orange County, State of California, said point being on a non-tangent curve, concave northerly, having a radius of 462.00 feet, a radial to said point bears South $00^{\circ}16'47''$ East;

- 1) Thence, easterly along said curve and southerly Right of Way line, through a central angle of $16^{\circ}01'38''$, a distance of 129.23 feet;
- 2) Thence, continuing along said southerly Right of Way line North $73^{\circ}41'35''$ East 395.76 feet to the beginning of a tangent curve, concave southerly, having a radius of 563.00 feet;
- 3) Thence, continuing along said southerly Right of Way line, through a central angle of $16^{\circ}30'09''$, a distance of 162.16 feet;
- 4) Thence continuing along said southerly Right of Way line South $82^{\circ}09'46''$ East 198.56 feet to a point on the easterly line of Lot 2, Block 9 of Golden State Tract, per map recorded in Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 5) Thence, South $16^{\circ}21'30''$ East along said easterly line 96.29 feet to the southeast corner of said Lot 2, and being the northeast corner of Lot 7 of Tract No. 558, as per Map recorded in Book 19, Page 20 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 6) Thence, South $16^{\circ}52'20''$ East along the easterly line of said Tract No. 558, a distance of 395.00 feet to the southeast corner of Lot 5 of said Tract No. 558;
- 7) Thence, South $73^{\circ}07'40''$ West 660.28 feet to the southwest corner of Lot 10 of said Tract No. 558;
- 8) Thence, South $16^{\circ}52'20''$ East along the westerly line of Lot 1 of said Tract No. 558, a distance of 234.00 feet to a point on the northerly Right of Way line of La Jolla Street, 30-feet half width;
- 9) Thence, South $73^{\circ}07'40''$ West along said northerly Right of Way line 662.99 feet to an angle point;
- 10) Thence, continuing along said northerly Right of Way line North $53^{\circ}44'55''$ West 37.79 feet to a point on the easterly Right of Way line of Placentia Avenue, 45-feet half width;
- 11) Thence North $14^{\circ}13'30''$ East along said easterly Right of Way line 948.28 feet, more or less, to the **POINT OF BEGINNING**.

AREA 7A

All that portion of Lot 10, Block B of Kraemer Tract, as per Map recorded in Book 12, Pages 87 and 88 of Miscellaneous Records, in the office of the County Recorder of the County of Los Angeles, State of California, bounded as follows:

On the north, east and south by Sunset Drive and Lots 64 and 65 and Chapman Avenue as shown on Tract No. 1548 as per Map recorded in Book 64, Page 13 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California and bounded on the west by the easterly Right of Way line of Placentia Avenue.

AREA 7B

All that portion of Lot 9, Block B of Kraemer Tract, as per Map recorded in Book 12, Pages 87 and 88 of Miscellaneous Records, in the office of the County Recorder of the County of Los Angeles, State of California, described as follows:

BEGINNING at the point of intersection of the westerly Right of Way line of Walnut Avenue and the northerly Right of Way line of Chapman Avenue as shown on Record of Survey recorded in Book 22, Page 8 of Records of Surveys, in the office of the County Recorder of the County of Orange, State of California;

- 1) Thence, North 76°02'08" West 281.62 feet to the southwest corner of said Lot 9;
- 2) Thence, North 13°51'37" East along the westerly line of said Lot 9, a distance of 170.00 feet;
- 3) Thence, South 76°02'08" East 282.02 feet to a point on the westerly Right of Way line of Walnut Avenue;
- 4) Thence, South 13°58'07" West along said westerly Right of Way line 170.00 feet to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM any portion lying within Chapman Avenue and Walnut Avenue.

AREA 7C

All those portions of Block A and Block B of Tract No. 22, Johnston and Wickett Subdivision, as per Map recorded in Book 10, Page 2 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California, described as follows:

BEGINNING at a point on the northerly Right of Way line of Chapman Avenue, said point being the most southerly corner of Lot 4, Tract No. 485, per Map recorded in Book 32, Pages 31 and 32 of Miscellaneous Maps, in the office of the County Recorder of said County:

- 1) Thence, North 13°58'07" East along the easterly line of said Lot 4 and being along the easterly line of Lot 1 of Tract No. 1514 as per Map recorded in Book 49, Page 41 of Miscellaneous Maps in the office of the County Recorder of said County 160.00 feet;
- 2) Thence, continuing along the east and south lines of said Lot 1 the following courses and distances;
- 3) Thence, South 76°02'08" East 115.00 feet;
- 4) Thence, North 13°58'07" East 50.00 feet;
- 5) Thence, South 76°02'08" East 135.00 feet;
- 6) Thence, North 13°58'07" East 5.00 feet;
- 7) Thence, South 76°02'08" East 174.00 feet;
- 8) Thence, North 13°58'07" East 35.00 feet;
- 9) Thence, South 76°02'08" East 149.00 feet to a point on the westerly Right of Way line of Bradford Avenue;
- 10) Thence, South 13°58'07" West along said westerly Right of Way line 244.00 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 6.00 feet;
- 11) Thence, along said curve and said Right of Way line, through a central angle of 90°00'15", a distance of 9.42 feet to a point on the northerly Right of Way line of Chapman Avenue;
- 12) Thence, North 76°02'08" West along said northerly Right of Way line 567.00 feet to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM any portion lying within Main Street, Chapman Avenue and Bradford Avenue.

AREA 7D

Lot 25 and Lot 26 of Tract No. 1118 as per Map recorded in Book 35, Pages 37 and 38 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California.

AREA 7E

BEGINNING at the northwest corner of Lot 18 of Tract No. 4124, as per Map recorded in Book 145, Page 20 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California, said point being a point on the easterly Right of Way line of Placentia Avenue, 40-feet half width;

- 1) Thence, North 13°42'55" East along said easterly Right of Way line 255.53 feet to an angle point;
- 2) Thence, continuing along said easterly Right of Way line North 58°40'36" East 41.70 feet to a point on the southerly Right of Way line of Chapman Avenue, 45-feet half width;
- 3) Thence, South 76°21'42" East along said southerly Right of Way line 1226.70 feet, more or less, to the beginning of a tangent curve, concave southwesterly, having a radius of 25.00 feet;
- 4) Thence continuing along said southerly Right of Way line, through a central angle of 90°09'15", a distance of 39.34 feet to a point on the westerly Right of Way line of Murray Street, 30-feet half width;
- 5) Thence, South 13°47'33" West along said westerly Right of Way line 259.85 feet to a point on the north line of said Tract No. 4124;
- 6) Thence, North 76°21'42" West along the north line of said Tract No. 4124 a distance of 1125.06 feet to the northeast corner of said Lot 18;
- 7) Thence, South 13°38'29" West 134.93 feet to the southeast corner of said Lot 18;
- 8) Thence, North 76°21'31" West 130.94 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 15.00 feet;
- 9) Thence, along said curve, through a central angle of 90°04'44", a distance of 23.58 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 10) Thence, North 13°43'13" East 119.90 feet to the **POINT OF BEGINNING**.

AREA 7F

BEGINNING at the southwest corner of Lot 16 of Tract No. 1405, as per Map recorded in Book 44, Page 15 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 14°09'30" East along the west line of said Tract No. 1405, a distance of 330.00 feet to the northwest corner of Lot 15 of said Tract No. 1405, and being a point on the south line of Tract No. 4124, as per Map recorded in Book 145, Page 20 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 2) Thence, North 76°21'31" West along said south line of Tract No. 4124, a distance of 332.20 feet to the southeast corner of Lot 19 of said Tract No. 4124;
- 3) Thence, North 13°38'29" East 135.00 feet;
- 4) Thence, North 76°21'31" West 131.06 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 15.00 feet;
- 5) Thence, along said curve, through a central angle of 89°55'16", a distance of 23.54 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 6) Thence, South 13°43'13" West along said easterly Right of Way line 120.02 feet to the southwest corner of said Lot 19, and being the northwest corner of Record of Survey recorded in Book 87, Page 19 of Records of Surveys, in the office of the County Recorder of said County;
- 7) Thence, South 14°05'40" West 15.69 feet to the beginning of a tangent curve, concave easterly, having a radius of 1890.00 feet;
- 8) Thence, along said curve, through a central angle of 6°26'36", a distance of 212.54 feet to the beginning of a reverse curve, having a radius of 1910.00 feet;
- 9) Thence, along said reverse curve, through a central angle of 2°18'22", a distance of 76.87 feet;
- 10) Thence South 31°48'42" East 41.83 feet to a point on the south line of said Record of Survey;
- 11) Thence, South 75°59'10" East along the south line of said Record of Survey 432.20 feet to the **POINT OF BEGINNING**.

This description of land is for assessment purposes only. This description is not to be considered a survey of land or used for the establishment of property lines. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale or the land described.

Prepared by:
TRANSTECH ENGINEERS, INC.



David B. Ragland, L.S. 5173

9/9/2019
Date



Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

DRAFT

		BASE	1	2	3	4	5	6	7	8	9
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Value / Unit	Total	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Construction inflator		1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
New Development											
1,600 Res Units	1,600			215	418		189	248			150
\$400,000,000 \$250,000 per unit	\$462,700,424			\$57,039,930	\$113,114,161		\$53,211,174	\$71,218,511			\$45,712,291
9,203 Commercial SF	9,203						1,500	2,703			2,500
\$2,300,750 \$250 PSF	\$2,768,911						\$422,311	\$776,224			\$761,872
41,875 Industrial SF	41,875				7,600			34,275			
\$6,281,250 \$150 PSF	\$7,139,653				\$1,233,973			\$5,905,680			
116 Hotel Rooms	116			116							
\$29,000,000 \$250,000 per unit	\$30,775,032			\$30,775,032							
Subtotal Value Add	\$503,384,020		\$0	\$87,814,962	\$114,348,133	\$0	\$53,633,485	\$77,900,416	\$0	\$0	\$46,474,162
Total Assessed value		\$402,537,793	\$410,588,549	\$506,615,282	\$631,095,721	\$643,717,635	\$710,225,473	\$802,330,398	\$818,377,006	\$834,744,546	\$897,913,600
Incremental AV			\$8,050,756	\$104,077,489	\$228,557,928	\$241,179,842	\$307,687,680	\$399,792,606	\$415,839,214	\$432,206,754	\$495,375,807
Total tax increment			\$80,508	\$1,040,775	\$2,285,579	\$2,411,798	\$3,076,877	\$3,997,926	\$4,158,392	\$4,322,068	\$4,953,758
City Share Available	13.6%	\$52,271,108	\$10,949	\$141,545	\$310,839	\$328,005	\$418,455	\$543,718	\$565,541	\$587,801	\$673,711
Percent Allocated*	50.0%	\$24,000,000	\$5,475	\$70,773	\$155,419	\$164,002	\$209,228	\$271,859	\$282,771	\$293,901	\$336,856
County Share Available	5.9%	\$22,676,437	\$4,750	\$61,406	\$134,849	\$142,296	\$181,536	\$235,878	\$245,345	\$255,002	\$292,272
Percent Allocated**	50.0%	\$3,547,000	\$2,375	\$30,703	\$67,425	\$71,148	\$90,768	\$117,939	\$122,673	\$127,501	\$146,136
Total EIFD Funds Available***	\$27,547,000		\$7,849	\$101,476	\$222,844	\$235,150	\$299,995	\$389,798	\$405,443	\$421,402	\$482,991

Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

DRAFT

		10	11	12	13	14	15	16	17	18	19
		2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Value / Unit	Total	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Construction inflator		1.243	1.268	1.294	1.319	1.346	1.373	1.400	1.428	1.457	1.486
New Development											
1,600 Res Units	1,600		230		150						
\$400,000,000 \$250,000 per unit	\$462,700,424		\$72,923,903		\$49,480,454						
9,203 Commercial SF	9,203			2,500							
\$2,300,750 \$250 PSF	\$2,768,911			\$808,504							
41,875 Industrial SF	41,875										
\$6,281,250 \$150 PSF	\$7,139,653										
116 Hotel Rooms	116										
\$29,000,000 \$250,000 per unit	\$30,775,032										
Subtotal Value Add	\$503,384,020	\$0	\$72,923,903	\$808,504	\$49,480,454	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed value		\$915,871,872	\$1,007,113,212	\$1,028,063,981	\$1,098,105,714	\$1,120,067,828	\$1,142,469,185	\$1,165,318,568	\$1,188,624,940	\$1,212,397,438	\$1,236,645,387
Incremental AV		\$513,334,079	\$604,575,419	\$625,526,188	\$695,567,921	\$717,530,035	\$739,931,392	\$762,780,776	\$786,087,147	\$809,859,646	\$834,107,595
Total tax increment		\$5,133,341	\$6,045,754	\$6,255,262	\$6,955,679	\$7,175,300	\$7,399,314	\$7,627,808	\$7,860,871	\$8,098,596	\$8,341,076
City Share Available	13.6%	\$52,271,108	\$698,134	\$822,223	\$850,716	\$945,972	\$975,841	\$1,006,307	\$1,037,382	\$1,069,079	\$1,101,409
Percent Allocated*	50.0%	\$24,000,000	\$349,067	\$411,111	\$425,358	\$472,986	\$487,920	\$503,153	\$518,691	\$534,539	\$550,705
County Share Available	5.9%	\$22,676,437	\$302,867	\$356,699	\$369,060	\$410,385	\$423,343	\$436,560	\$450,041	\$463,791	\$477,817
Percent Allocated**	50.0%	\$3,547,000	\$151,434	\$178,350	\$184,530	\$205,193	\$211,671	\$218,280	\$225,020	\$231,896	\$238,909
Total EIFD Funds Available***	\$27,547,000	\$500,501	\$589,461	\$609,888	\$678,179	\$699,592	\$721,433	\$743,711	\$766,435	\$789,613	\$813,255

Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

DRAFT

		20	21	22	23	24	25	26	27	28	29
		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Value / Unit	Total	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Construction inflator		1.516	1.546	1.577	1.608	1.641	1.673	1.707	1.741	1.776	1.811
New Development											
1,600 Res Units	1,600										
\$400,000,000 \$250,000 per unit	\$462,700,424										
9,203 Commercial SF	9,203										
\$2,300,750 \$250 PSF	\$2,768,911										
41,875 Industrial SF	41,875										
\$6,281,250 \$150 PSF	\$7,139,653										
116 Hotel Rooms	116										
\$29,000,000 \$250,000 per unit	\$30,775,032										
Subtotal Value Add		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed value		\$1,261,378,295	\$1,286,605,861	\$1,312,337,978	\$1,338,584,738	\$1,365,356,432	\$1,392,663,561	\$1,420,516,832	\$1,448,927,169	\$1,477,905,712	\$1,507,463,827
Incremental AV		\$858,840,502	\$884,068,068	\$909,800,185	\$936,046,945	\$962,818,640	\$990,125,768	\$1,017,979,040	\$1,046,389,376	\$1,075,367,920	\$1,104,926,034
Total tax increment		\$8,588,405	\$8,840,681	\$9,098,002	\$9,360,469	\$9,628,186	\$9,901,258	\$10,179,790	\$10,463,894	\$10,753,679	\$11,049,260
City Share Available 13.6%	\$52,271,108	\$1,168,023	\$1,202,333	\$1,237,328	\$1,273,024	\$1,309,433	\$1,346,571	\$1,384,451	\$1,423,090	\$1,462,500	\$1,502,699
Percent Allocated*	50.0%	\$584,012	\$601,166	\$618,664	\$636,512	\$654,717	\$673,286	\$692,226	\$711,545	\$731,250	\$751,350
County Share Available 5.9%	\$22,676,437	\$506,716	\$521,600	\$536,782	\$552,268	\$568,063	\$584,174	\$600,608	\$617,370	\$634,467	\$651,906
Percent Allocated**	50.0%	\$253,358	\$260,800	\$164,832							
Total EIFD Funds Available***	\$27,547,000	\$837,369	\$861,966	\$783,496	\$636,512	\$654,717	\$673,286	\$692,226	\$711,545	\$731,250	\$751,350

Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

DRAFT

		30	31	32	33	34	35	36	37	38	39
		2050	2051	2052	2053	2054	2055	2056	2057	2058	2059
Value / Unit	Total	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060
Construction inflator		1.848	1.885	1.922	1.961	2.000	2.040	2.081	2.122	2.165	2.208
New Development											
1,600 Res Units	1,600										
\$400,000,000 \$250,000 per unit	\$462,700,424										
9,203 Commercial SF	9,203										
\$2,300,750 \$250 PSF	\$2,768,911										
41,875 Industrial SF	41,875										
\$6,281,250 \$150 PSF	\$7,139,653										
116 Hotel Rooms	116										
\$29,000,000 \$250,000 per unit	\$30,775,032										
Subtotal Value Add		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed value		\$1,537,613,103	\$1,568,365,365	\$1,599,732,672	\$1,631,727,326	\$1,664,361,872	\$1,697,649,110	\$1,731,602,092	\$1,766,234,134	\$1,801,558,817	\$1,837,589,993
Incremental AV		\$1,135,075,310	\$1,165,827,572	\$1,197,194,880	\$1,229,189,533	\$1,261,824,080	\$1,295,111,317	\$1,329,064,299	\$1,363,696,341	\$1,399,021,024	\$1,435,052,200
Total tax increment		\$11,350,753	\$11,658,276	\$11,971,949	\$12,291,895	\$12,618,241	\$12,951,113	\$13,290,643	\$13,636,963	\$13,990,210	\$14,350,522
City Share Available 13.6%	\$52,271,108	\$1,543,702	\$1,585,525	\$1,628,185	\$1,671,698	\$1,716,081	\$1,761,351	\$1,807,527	\$1,854,627	\$1,902,669	\$1,951,671
Percent Allocated*	50.0%	\$771,851	\$792,763	\$814,093	\$835,849	\$858,040	\$880,676	\$903,764	\$927,314	\$951,334	\$975,835
County Share Available 5.9%	\$22,676,437	\$669,694	\$687,838	\$706,345	\$725,222	\$744,476	\$764,116	\$784,148	\$804,581	\$825,422	\$846,681
Percent Allocated**	50.0%	\$3,547,000									
Total EIFD Funds Available***	\$27,547,000	\$771,851	\$792,763	\$814,093	\$835,849	\$858,040	\$880,676	\$903,764	\$927,314	\$951,334	\$975,835

		40	41	42	43
		2060	2061	2062	2063
Value / Unit	Total	2061	2062	2063	2064
Construction inflator		2.252	2.297	2.343	2.390
New Development					
1,600 Res Units	1,600				
\$400,000,000 \$250,000 per unit	\$462,700,424				
9,203 Commercial SF	9,203				
\$2,300,750 \$250 PSF	\$2,768,911				
41,875 Industrial SF	41,875				
\$6,281,250 \$150 PSF	\$7,139,653				
116 Hotel Rooms	116				
\$29,000,000 \$250,000 per unit	\$30,775,032				
Subtotal Value Add		\$0	\$0	\$0	\$0
Total Assessed value		\$1,874,341,793	\$1,911,828,629	\$1,950,065,201	\$1,989,066,505
Incremental AV		\$1,471,804,000	\$1,509,290,836	\$1,547,527,408	\$1,586,528,713
Total tax increment		\$14,718,040	\$15,092,908	\$15,475,274	\$15,865,287
City Share Available	13.6%	\$2,001,653	\$2,052,636	\$2,104,637	\$2,157,679
Percent Allocated*	50.0%	\$1,000,827	\$1,021,922		
County Share Available	5.9%	\$868,364	\$890,482	\$913,041	\$936,052
Percent Allocated**	50.0%				
Total EIFD Funds Available***	\$27,547,000	\$1,000,827	\$1,021,922	\$0	\$0

Overview of Fiscal Impacts

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Placentia			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$3,199,600	\$195,253,700	\$78,307,400
Estimated Fiscal Expenditures	\$2,233,100	\$136,336,500	\$53,812,300
Estimated Net Fiscal Impact to City	\$966,500	\$58,917,200	\$24,495,100
County of Orange			
Estimated Fiscal Revenues (Net of Allocation to EIFD)	\$1,351,600	\$83,191,000	\$33,503,900
Estimated Fiscal Expenditures	\$547,300	\$33,408,800	\$13,184,500
Estimated Net Fiscal Impact to County	\$804,300	\$49,782,200	\$20,319,400

Key Land Use Assumptions (Stabilized Year 20)

Project Component	
Commercial / Retail	125,000 SF
Hotel	116 rooms
Residential	1,600 DU
Industrial	41,875 SF

Notes:

Assumes installation of necessary public infrastructure

Values in 2023 dollars

Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2026	2031	2041	2051	2061	2071			
City of Placentia Revenues									
Property Tax	\$504,200	\$804,700	\$1,252,600	\$1,526,912	\$1,861,298	\$2,268,912	2.0%	\$68,202,600	\$28,369,900
Property Tax Allocation to EIFD	(\$179,500)	(\$286,500)	(\$445,900)	(\$543,550)	(\$662,584)	\$0	2.0%	(\$17,555,100)	(\$8,425,200)
Property Tax In-Lieu of MVL	\$185,100	\$296,000	\$461,800	\$562,932	\$686,211	\$836,487	2.0%	\$25,135,100	\$10,451,600
Property Transfer Tax	\$7,200	\$11,500	\$17,900	\$21,820	\$26,598	\$32,423	2.0%	\$974,200	\$405,100
Sales and Use Tax - Direct / On-Site	\$5,900	\$30,500	\$56,400	\$75,797	\$101,865	\$136,898	3.0%	\$3,366,000	\$1,294,900
Sales and Use Tax - Indirect / Off-Site	\$153,800	\$263,000	\$461,300	\$619,949	\$833,159	\$1,119,696	3.0%	\$28,167,200	\$11,119,500
Measure U Transactions and Use Tax	\$141,300	\$259,800	\$458,100	\$615,648	\$827,380	\$1,111,929	3.0%	\$27,902,700	\$10,985,000
Transient Occupancy Tax	\$429,500	\$497,900	\$669,100	\$899,214	\$1,208,469	\$1,624,081	3.0%	\$42,659,500	\$17,624,200
Fines and Forfeitures	\$12,800	\$22,000	\$38,600	\$51,875	\$69,716	\$93,692	3.0%	\$2,356,700	\$930,200
Franchise Fees	\$69,700	\$120,100	\$210,500	\$282,894	\$380,186	\$510,939	3.0%	\$12,851,300	\$5,072,400
Business Licenses	\$7,300	\$13,100	\$19,200	\$25,803	\$34,677	\$46,603	3.0%	\$1,193,500	\$479,800
Estimated Total Revenues	\$1,337,300	\$2,032,100	\$3,199,600	\$4,139,295	\$5,366,975	\$7,781,660		\$195,253,700	\$78,307,400
City of Placentia Expenditures									
Public Safety - Police	\$258,600	\$445,600	\$780,900	\$1,049,464	\$1,410,392	\$1,895,449	3.0%	\$47,677,100	\$18,818,800
Public Safety - Fire	\$147,700	\$254,500	\$446,000	\$599,387	\$805,526	\$1,082,559	3.0%	\$27,229,900	\$10,747,900
Public Safety - Animal Control	\$8,300	\$14,300	\$25,100	\$33,732	\$45,333	\$60,924	3.0%	\$1,532,100	\$604,600
Community Services	\$38,100	\$65,600	\$115,700	\$155,491	\$208,967	\$280,834	3.0%	\$7,060,000	\$2,785,100
Legislative	\$20,900	\$36,100	\$63,200	\$84,936	\$114,146	\$153,403	3.0%	\$3,858,800	\$1,523,100
Administration	\$47,300	\$81,500	\$142,800	\$191,911	\$257,913	\$346,613	3.0%	\$8,718,800	\$3,441,500
Finance	\$28,600	\$49,200	\$86,300	\$115,980	\$155,867	\$209,473	3.0%	\$5,269,000	\$2,079,800
Development Services	\$24,000	\$41,400	\$72,500	\$97,434	\$130,943	\$175,977	3.0%	\$4,426,300	\$1,747,100
Public Works	\$72,100	\$124,200	\$217,600	\$292,436	\$393,010	\$528,172	3.0%	\$13,285,900	\$5,244,300
General Government	\$93,700	\$161,500	\$283,000	\$380,328	\$511,129	\$686,915	3.0%	\$17,278,600	\$6,820,100
Estimated Total Expenditures	\$739,300	\$1,273,900	\$2,233,100	\$3,001,100	\$4,033,227	\$5,420,320		\$136,336,500	\$53,812,300
Estimated Annual Net Fiscal Impact	\$598,000	\$758,200	\$966,500	\$1,138,196	\$1,333,748	\$2,361,340		\$58,917,200	\$24,495,100
Revenue / Cost Ratio	1.81	1.60	1.43	1.38	1.33	1.44		1.43	1.46

Notes:

Assumes installation of necessary public infrastructure

Values in 2023 dollars

Select years shown for illustration

Summary of Estimated Fiscal Impacts to County

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2026	2031	2041	2051	2061	2071			
County of Orange Revenues									
Property Tax - County General	\$155,700	\$248,600	\$386,900	\$471,629	\$574,913	\$700,816	2.0%	\$21,066,500	\$8,763,000
Property Tax - County Sanitation	\$81,800	\$130,600	\$203,300	\$247,822	\$302,093	\$368,250	2.0%	\$11,069,400	\$4,604,500
Property Tax - County Flood Control	\$50,200	\$80,100	\$124,600	\$151,887	\$185,149	\$225,696	2.0%	\$6,784,500	\$2,822,100
Property Tax - County Parks	\$39,600	\$63,200	\$98,400	\$119,949	\$146,217	\$178,238	2.0%	\$5,357,500	\$2,228,500
Property Tax - County Allocation to EIFD	(\$77,900)	(\$124,300)	(\$193,500)	\$0	\$0	\$0	2.0%	(\$2,927,300)	(\$1,895,200)
Property Tax in Lieu of MVLF	\$162,200	\$259,400	\$404,700	\$493,327	\$601,363	\$733,058	2.0%	\$22,027,300	\$9,159,300
Property Transfer Tax	\$7,200	\$11,500	\$17,900	\$21,820	\$26,598	\$32,423	2.0%	\$974,200	\$405,100
Sales Tax (County Transportation) - Direct / On-Site	\$3,500	\$18,300	\$33,700	\$45,290	\$60,866	\$81,799	3.0%	\$2,011,300	\$773,800
Sales Tax (County Transportation) - Indirect / Off-Site	\$91,900	\$157,100	\$275,600	\$370,383	\$497,764	\$668,954	3.0%	\$16,827,600	\$6,642,800
Estimated County Revenues	\$514,200	\$844,500	\$1,351,600	\$1,922,107	\$2,394,964	\$2,989,233		\$83,191,000	\$33,503,900
County of Orange Expenditures									
Public Protection [1]	\$85,000	\$146,500	\$256,800	\$345,118	\$463,809	\$623,321	3.0%	\$15,678,700	\$6,188,600
Community Services	\$54,600	\$93,900	\$165,500	\$222,418	\$298,911	\$401,712	3.0%	\$10,098,800	\$3,983,900
General Government Services	\$41,400	\$71,300	\$125,000	\$167,990	\$225,764	\$303,408	3.0%	\$7,631,300	\$3,012,000
Estimated County Expenditures	\$181,000	\$311,700	\$547,300	\$735,525	\$988,485	\$1,328,441		\$33,408,800	\$13,184,500
Estimated County Net Fiscal Impact	\$333,200	\$532,800	\$804,300	\$1,186,581	\$1,406,479	\$1,660,792		\$49,782,200	\$20,319,400

Notes:

Assumes installation of necessary public infrastructure

[1] Public Protection cost basis includes probation, district attorney, and public defender services to incorporated areas.

Additional potential County revenues (e.g. court fines, penalties, interest and costs on delinquent taxes) not included

Values in 2023 dollars

Select years shown for illustration

Project Description

Project Component	Year 5 2026	Year 10 2031	Year 20 2041
Total Residential - Units	822 DU	1,220 DU	1,600 DU
Total Hotel - Rooms	116 rooms	116 rooms	116 rooms
Total Commercial / Retail - SF	1,500 SF	6,703 SF	9,203 SF
Total Industrial - SF	7,600 SF	41,875 SF	41,875 SF
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>
Estimated A/V - Residential	<i>\$250K Per Unit</i>	\$226,888,605	\$371,793,298
Estimated A/V - Hotel	<i>\$250K Per Room</i>	\$32,018,343	\$35,350,838
Estimated A/V - Commercial / Retail	<i>\$250 PSF</i>	\$414,030	\$2,042,730
Total Estimated Assessed Value	\$260,579,631	\$416,843,675	\$650,223,833

Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).

Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers

Select years shown for illustration

Values in 2023 dollars

Project Employment and Occupants

Project Component	Year 5 2026	Year 10 2031	Year 20 2041
Commercial / Retail - SF	1,500 SF	6,703 SF	9,203 SF
Industrial - SF	7,600 SF	41,875 SF	41,875 SF
Hotel - Rooms	116 Rooms	116 Rooms	116 Rooms
Apartments - Units	822 DU	1,220 DU	1,600 DU
<u>Estimated # Employees (FTE)</u>			
Retail	333 SF / emp 5	20	28
Industrial	1,000 SF / emp 8	42	42
Hotel	1.5 room / emp 77	77	77
Apartments	50 DU / emp 16	24	32
Total Estimated # Employees (FTE)	106	164	179
Occupied Dwelling Units	95% 781 DU	1,159 DU	1,520 DU
Residents	2.0 per DU 1,562	2,318	3,040
Employees Weighted at 50%	50% 53	82	89
Total Service Population (Residents + Empl.)	1,615	2,400	3,129
Occupied Hotel Rooms	75% 87 rooms	87 rooms	87 rooms
Hotel Guests	1.5 per room 131	131	131

Notes:

Average household size reflects City average household size and mix of single family and multifamily units

Select years shown for illustration

Values in 2023 dollars

Property Tax

		Year 5 2026	Year 10 2031	Year 20 2041
Estimated Assessed Value - Residential		\$226,888,605	\$371,793,298	\$594,378,958
Estimated Assessed Value - Non-Residential		\$33,691,026	\$45,050,377	\$55,844,875
Total Estimated Assessed Value		\$260,579,631	\$416,843,675	\$650,223,833
Total Secured Property Tax General Levy	1.00%	\$2,605,796	\$4,168,437	\$6,502,238
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$33,691	\$45,050	\$55,845
Total Estimated Secured + Unsecured Property Tax		\$2,639,487	\$4,213,487	\$6,558,083
Distributions to Taxing Entities				
City of Placentia General Fund	13.60%	\$359,000	\$573,000	\$891,900
Placentia Library District	3.80%	\$100,300	\$160,100	\$249,200
Placentia Lighting District	1.70%	\$44,900	\$71,600	\$111,500
City Allocation to EIFD	(6.80%)	(\$179,500)	(\$286,500)	(\$445,900)
Net Property Tax to City	12.30%	\$324,700	\$518,200	\$806,700
Orange County General	5.90%	\$155,700	\$248,600	\$386,900
Orange County Sanitation	3.10%	\$81,800	\$130,600	\$203,300
Orange County Flood Control	1.90%	\$50,200	\$80,100	\$124,600
Orange County Parks	1.50%	\$39,600	\$63,200	\$98,400
County Allocation to EIFD	(2.95%)	(\$77,900)	(\$124,300)	(\$193,500)
Net Orange County Distributions	9.45%	\$249,400	\$398,200	\$619,700

Notes:

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2023 dollars

Source: Orange County Auditor-Controller (2023)

Property Tax In-Lieu of Motor Vehicle License Fees (MVLf)

Total AV within CITY (FY 2017-18)	\$6,778,268,541			
Current Property Tax In-Lieu of MVLf (2017-2018)	\$4,813,706			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$710			
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 20</i>
	2022	2026	2031	2041
Estimated Project Assessed Value	\$0	\$260,579,631	\$416,843,675	\$650,223,833
Incremental Property Tax In-Lieu of MVLf to City	\$0	\$185,100	\$296,000	\$461,800
Net Incremental Property Tax In-Lieu of MVLf to City	\$0	\$185,100	\$296,000	\$461,800
Total AV within COUNTY (FY 2017-18)	\$598,901,015,542			
Current Property Tax In-Lieu of MVLf (2017-2018)	\$372,727,800			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$622			
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 20</i>
	2022	2026	2031	2041
Estimated Project Assessed Value	\$0	\$260,579,631	\$416,843,675	\$650,223,833
Incremental Property Tax In-Lieu of MVLf to County	\$0	\$162,200	\$259,400	\$404,700

Notes:

Although property tax in lieu of MVLf revenues are available for allocation to the EIFD by both the City and the County, no property tax in lieu of MVLf revenues are being pledged to the EIFD.

Select years shown for illustration

Values in 2023 dollars

Source: Orange County Auditor-Controller (2023)

Property Transfer Tax

	Year 5 2026	Year 10 2031	Year 20 2041
Estimated Assessed Value	\$260,579,631	\$416,843,675	\$650,223,833
Estimated Property Turnover Rate	5.0%	5.0%	5.0%
Estimated Value of Property Transferred	\$13,028,982	\$20,842,184	\$32,511,192
Total Transfer Tax	\$1.10 per \$1,000 \$14,300	\$22,900	\$35,800
Transfer Tax to City	\$0.55 per \$1,000 \$7,200	\$11,500	\$17,900
Transfer Tax to County	\$0.55 per \$1,000 \$7,200	\$11,500	\$17,900

Notes:

Select years shown for illustration

Values in 2023 dollars

Source: Orange County Auditor-Controller (2023)

Sales Tax - Direct / On-Site

Project Component		Year 5	Year 10	Year 20
		2026	2031	2041
Retail SF		1,500 SF	6,703 SF	9,203 SF
Total Sales-Generating SF		1,500 SF	6,703 SF	9,203 SF
Estimated Taxable Sales	\$300 PSF	\$521,673	\$2,702,481	\$4,986,493
Sales Tax to City	1.00%	\$5,217	\$27,025	\$49,865
Use Tax as % of Sales Tax	13.01%	\$678	\$3,515	\$6,485
Sales and Use Tax to City - Direct		\$5,900	\$30,500	\$56,400
Measure U Transactions and Use Tax	1.00%	\$5,200	\$27,000	\$49,900
Sales Tax to County (Transportation)	0.75%	\$3,900	\$20,300	\$37,400
Net of Sales Transfer within County	(10%)	(\$390)	(\$2,030)	(\$3,740)
Sales Tax to County (Transportation)		\$3,500	\$18,300	\$33,700

Notes:

County sales tax for transportation per OC Go / Measure M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)

Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)

Taxable sales PSF factor escalated 3% annually

Select years shown for illustration.

Values in 2023 dollars.

Sales Tax - Indirect / Off-Site

		Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Employees		106	164	179
Estimated Annual Taxable Retail Spending / Empl.		\$5,602	\$6,494	\$8,727
Estimated Employee Taxable Retail Spending		\$593,087	\$1,063,279	\$1,560,803
Estimated Capture within City	25.0%	\$148,272	\$265,820	\$390,201
Estimated # Occupied Dwelling Units		781 DU	1,159 DU	1,520 DU
Estimated Annual Taxable Retail Spending / HH		\$35,598	\$41,268	\$55,460
Estimated Resident Taxable Retail Spending		\$27,798,251	\$47,829,033	\$84,299,306
Estimated Capture within City	50.0%	\$13,899,125	\$23,914,517	\$42,149,653
Estimated # Occupied Hotel Rooms		87 rooms	87 rooms	87 rooms
Estimated Annual Taxable Retail Spending / Room		\$21,157	\$24,526	\$32,962
Estimated Resident Taxable Retail Spending		\$1,840,637	\$2,133,803	\$2,867,653
Estimated Capture within City	15.0%	\$276,096	\$320,070	\$430,148
Total Estimated Indirect Taxable Sales		\$14,323,493	\$24,500,407	\$42,970,002
Less Estimated Capture Within District Retail	(5.0%)	(\$716,175)	(\$1,225,020)	(\$2,148,500)
Net Indirect Taxable Sales		\$13,607,318	\$23,275,386	\$40,821,502
Sales Tax to City	1.00%	\$136,073	\$232,754	\$408,215
Use Tax as % of Sales Tax	13.01%	\$17,697	\$30,271	\$53,091
Sales and Use Tax to City - Indirect		\$153,800	\$263,000	\$461,300
Measure U Transactions and Use Tax	1.00%	\$136,100	\$232,800	\$408,200
Sales Tax to County (Transportation)	0.75%	\$102,100	\$174,600	\$306,200
Net of Sales Transfer within County	(10%)	(\$10,210)	(\$17,460)	(\$30,620)
Sales Tax to County (Transportation)		\$91,900	\$157,100	\$275,600

Notes:

County sales tax for transportation per OC Go / Measure M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)

Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)

Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).

Household spending based on average household income within City.

Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2023 dollars.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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Transient Occupancy Tax ("TOT") to City

	Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Hotel Rooms	116 rooms	116 rooms	116 rooms
Average Daily Room Rate (ADR)	\$145	\$168	\$226
Average Occupancy Rate	70%	70%	70%
Annual Hotel Room Receipts	\$4,294,821	\$4,978,874	\$6,691,191
TOT to City	10.0%	\$429,500	\$669,100

Notes:

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2023 dollars.

Use Tax as Percentage of Sales Tax Calculation (City of Placentia)

City of Placentia	2017
County Pool	\$757,044
State Pool	\$2,721
Use Tax Total	\$759,765
Point-of-Sale	\$5,841,840
Use Tax as % of Sales Tax	13.01%

Source: HdL Companies (2018)

City Service Population

City Population	52,755
City Employee Population	16,579
Employee Weighting for Service Population	0.5
Weighted # Employees	8,290
Total City Service Population	61,045

Source: CA Department of Finance, CA Employment Development Department (2018)

City Multiplier Revenue and Expenditure Factors

						Year 5	Year 10	Year 20
Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Per Capita Factor	Annual Escalation	2026	2031	2041
Revenues								
Fines and Forfeitures	\$417,000	Service Population	61,045	\$6.83	3.0%	\$7.92	\$9.18	\$12.34
Franchise Fees	\$2,273,000	Service Population	61,045	\$37.24	3.0%	\$43.17	\$50.04	\$67.25
Business Licenses	\$987,000	Per Employee	16,579	\$59.53	3.0%	\$69.02	\$80.01	\$107.52
Total Selected Revenues	\$3,677,000							
Expenditures								
Public Safety - Police	\$11,245,134	Service Population	61,045	\$138.16	3.0%	\$160.16	\$185.67	\$249.53
Public Safety - Fire	\$6,421,986	Service Population	61,045	\$78.90	3.0%	\$91.47	\$106.04	\$142.50
Public Safety - Animal Control	\$360,970	Service Population	61,045	\$4.43	3.0%	\$5.14	\$5.96	\$8.01
Community Services	\$1,481,995	Per Resident	52,755	\$21.07	3.0%	\$24.42	\$28.32	\$38.05
Legislative	\$910,216	Service Population	61,045	\$11.18	3.0%	\$12.96	\$15.03	\$20.20
Administration	\$2,056,935	Service Population	61,045	\$25.27	3.0%	\$29.30	\$33.96	\$45.64
Finance	\$1,242,742	Service Population	61,045	\$15.27	3.0%	\$17.70	\$20.52	\$27.58
Development Services	\$1,043,733	Service Population	61,045	\$12.82	3.0%	\$14.87	\$17.23	\$23.16
Public Works	\$3,133,850	Service Population	61,045	\$38.50	3.0%	\$44.64	\$51.74	\$69.54
General Government	\$4,075,540	Service Population	61,045	\$50.07	3.0%	\$58.05	\$67.29	\$90.44
Total Selected Expenditures	\$31,973,101							

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2023 dollars.

Source: City of Placentia 2018-2019 Adopted Budget

City Multiplier Revenues and Expenditures

	<i>Year 5</i>	<i>Year 10</i>	<i>Year 20</i>
	2026	2031	2041
Estimated # Residents	1,562	2,318	3,040
Estimated # Employees	106	164	179
Total Project Service Population	1,615	2,400	3,129
Budget Category	2026	2031	2041
<i>Revenues</i>			
Fines and Forfeitures	\$12,800	\$22,000	\$38,600
Franchise Fees	\$69,700	\$120,100	\$210,500
Business Licenses	\$7,300	\$13,100	\$19,200
Total Multiplier Revenues	\$89,800	\$155,200	\$268,300
<i>Expenditures</i>			
Public Safety - Police	\$258,600	\$445,600	\$780,900
Public Safety - Fire	\$147,700	\$254,500	\$446,000
Public Safety - Animal Control	\$8,300	\$14,300	\$25,100
Community Services	\$38,100	\$65,600	\$115,700
Legislative	\$20,900	\$36,100	\$63,200
Administration	\$47,300	\$81,500	\$142,800
Finance	\$28,600	\$49,200	\$86,300
Development Services	\$24,000	\$41,400	\$72,500
Public Works	\$72,100	\$124,200	\$217,600
General Government	\$93,700	\$161,500	\$283,000
Total Multiplier Expenditures	\$739,300	\$1,273,900	\$2,233,100

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2023 dollars.

Source: City of Placentia 2018-2019 Adopted Budget

County Service Population

County Population	3,221,103
County Employee Population	1,443,968
Employee Weighting for Service Population	0.5
Weighted # Employees	721,984
Total County Service Population	3,943,087

Source: CA Department of Finance, CA Employment Development Department (2018)

County Multiplier Revenue and Expenditure Factors

							Year 5	Year 10	Year 20
Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	2026	2031	2041
Primary Expenditures - Net County Cost									
Public Protection [1]	\$238,861,139	Service Population	3,943,087	25%	\$45.43	3.0%	\$52.67	\$61.06	\$82.06
Community Services	\$129,428,329	Resident Population	3,221,103	25%	\$30.14	3.0%	\$34.94	\$40.50	\$54.43
General Government Services	\$116,247,148	Service Population	3,943,087	25%	\$22.11	3.0%	\$25.63	\$29.72	\$39.93
Infrastructure & Environmental	\$37,104,879	N/A							
Capital Improvements	\$22,933,197	N/A							
Debt Service	\$236,347	N/A							
Insurance, Reserves & Miscellaneous	(\$747,617,162)	N/A							
Total Net County Cost	(\$202,806,123)								

Notes:

[1] Public Protection cost basis includes probation, district attorney, and public defender services to incorporated areas.

Infrastructure & Environmental county costs omitted as these are services provided only to unincorporated areas.

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2023 dollars.

Source: County of Orange 2018-2019 Adopted Budget

County Multiplier Revenues and Expenditures

	Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Residents	1,562	2,318	3,040
Estimated # Employees	106	164	179
Total Project Service Population	1,615	2,400	3,129
Budget Category	2026	2031	2041
<i>Primary Expenditures - Net County Cost</i>			
Public Protection [1]	\$85,000	\$146,500	\$256,800
Community Services	\$54,600	\$93,900	\$165,500
General Government Services	\$41,400	\$71,300	\$125,000
Total Primary Expenditures	\$181,000	\$311,700	\$547,300

Notes:

[1] Public Protection cost basis includes probation, district attorney, and public defender services to incorporated areas.

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2023 dollars.

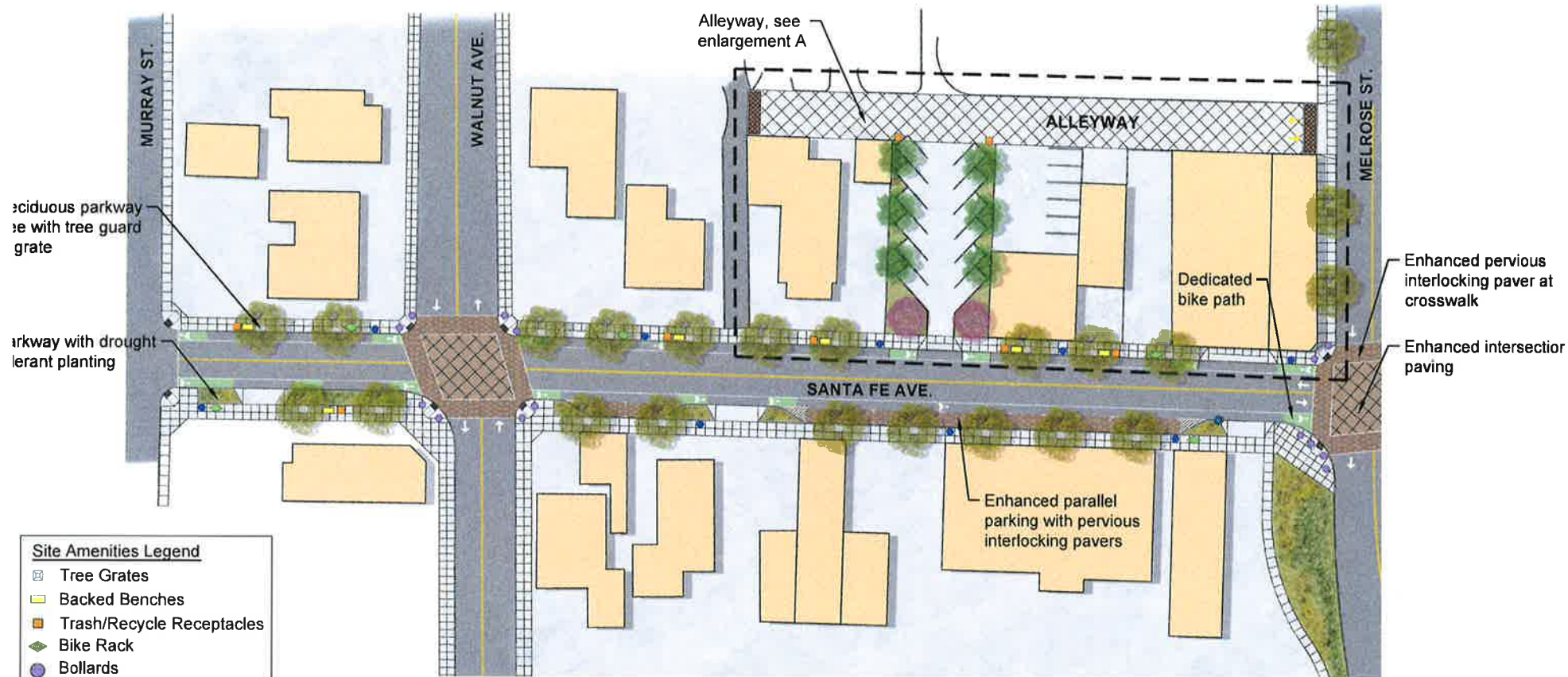
Source: County of Orange 2018-2019 Recommended Budget

Old Town Placentia Revitalization Streetscape Master Plan

*Prepared by NUVIS Landscape Architecture
for the City of Placentia*

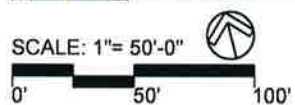


City of Placentia ♦ 401 E. Chapman Avenue ♦ Placentia, CA 92870 ♦ (714) 993-8117

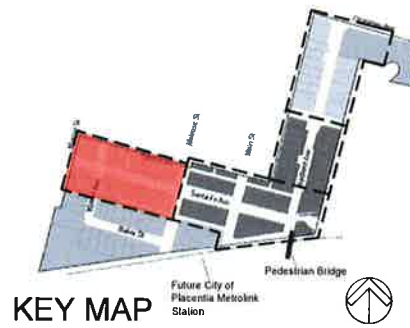


Site Amenities Legend

- Tree Grates
- Backed Benches
- Trash/Recycle Receptacles
- Bike Rack
- Bollards
- Removable Bollards
- Street/Pedestrian Lights with Banners
- Decorative Traffic Signals
- Mosaic Art Pieces
- Cantilever Gateway Signage



Santa Fe - Walnut Ave. to Melrose St.
Old Town Placentia
Placentia, CA



NUVIS
LANDSCAPE
ARCHITECTURE

ATTACHMENT 2
EXHIBIT A

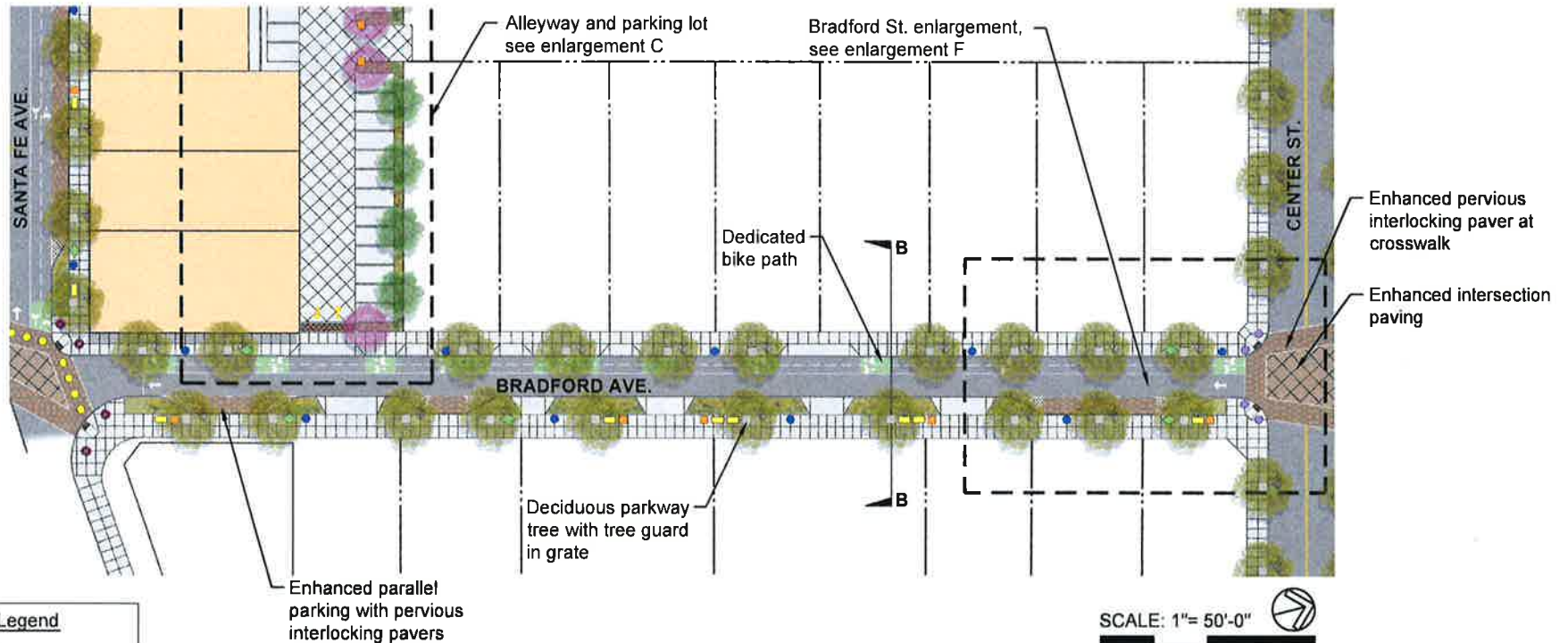


SCALE: 1"= 50'-0"

0' 50' 100'

Santa Fe - Melrose St. to Bradford Ave.
 Old Town Placentia
 Placentia, CA



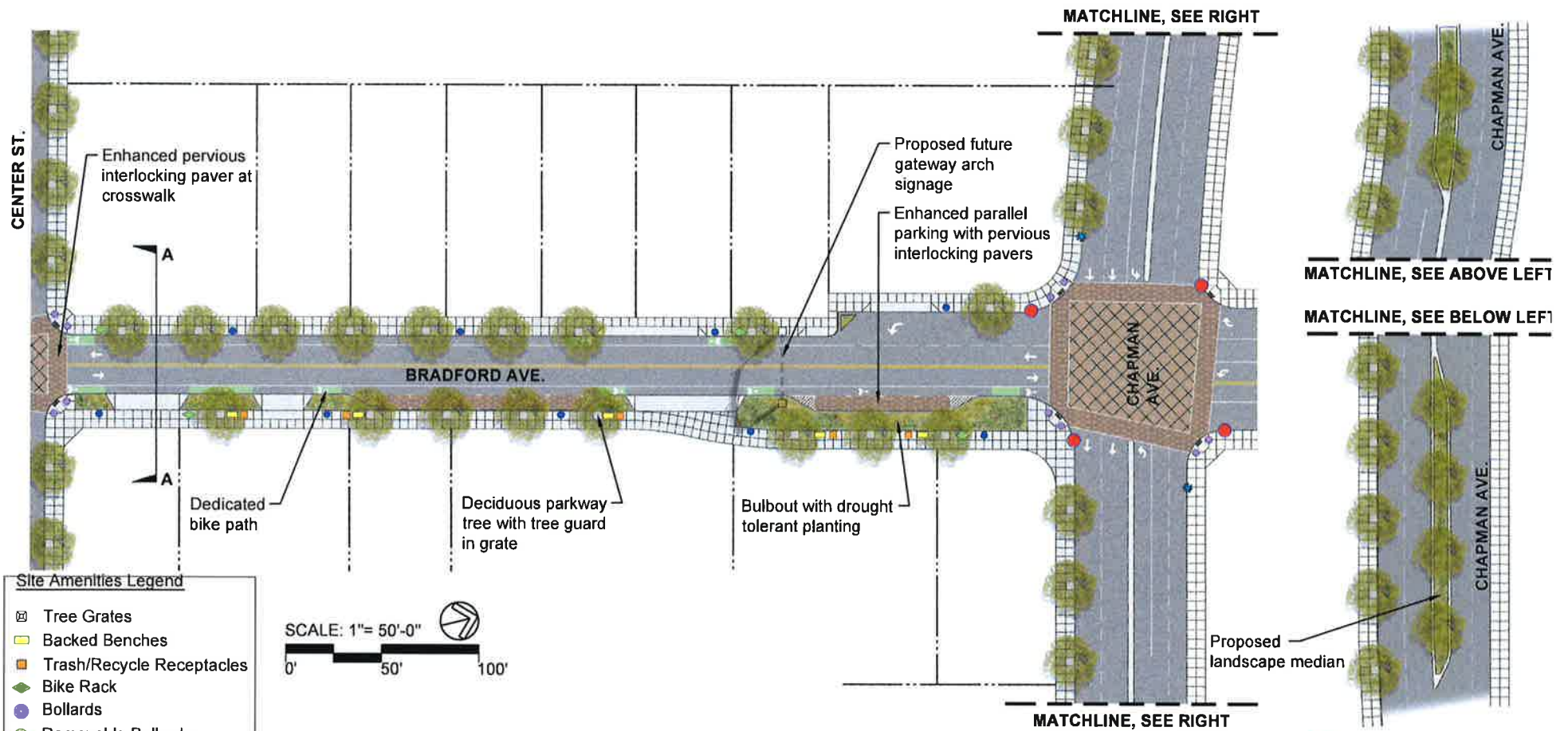


Site Amenities Legend

- Tree Grates
- Backed Benches
- Trash/Recycle Receptacles
- Bike Rack
- Bollards
- Removable Bollards
- Street/Pedestrian Lights with Banners
- Decorative Traffic Signals
- Mosaic Art Pieces
- Cantilever Gateway Signage

Bradford Avenue - Santa Fe to Center St.
Old Town Placentia
Placentia, CA

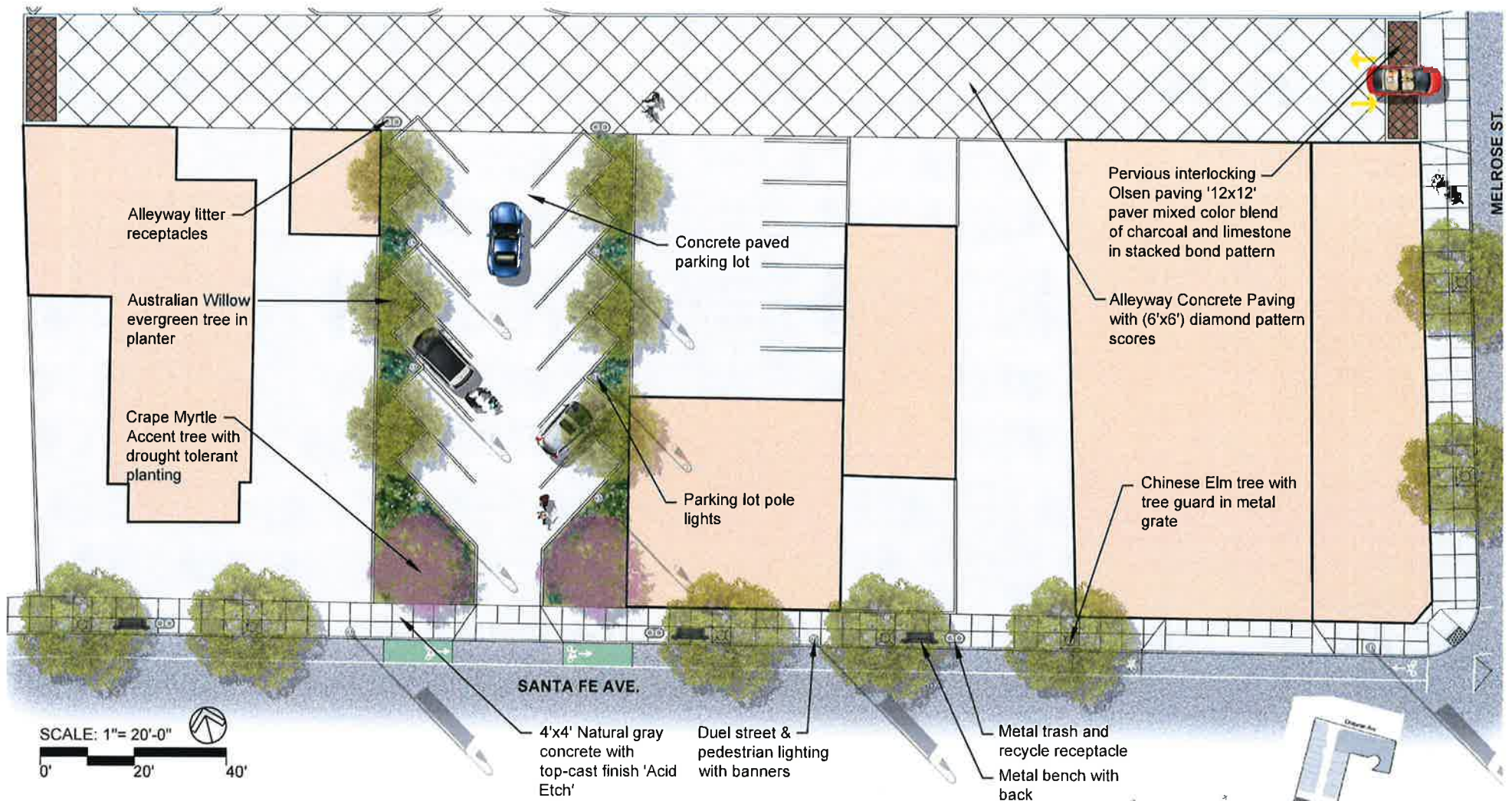




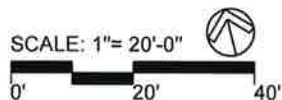
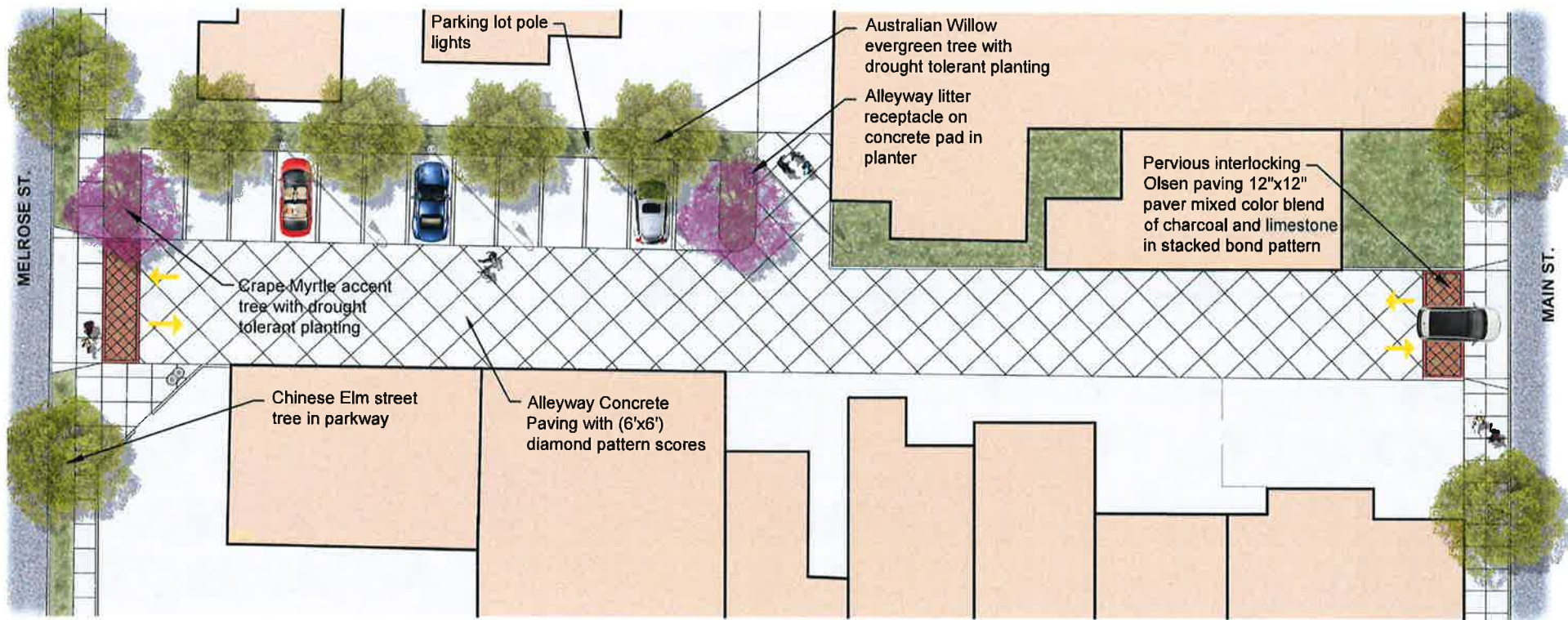
Bradford Ave. - Center St. to Chapman Avenue
Old Town Placentia
Placentia, CA



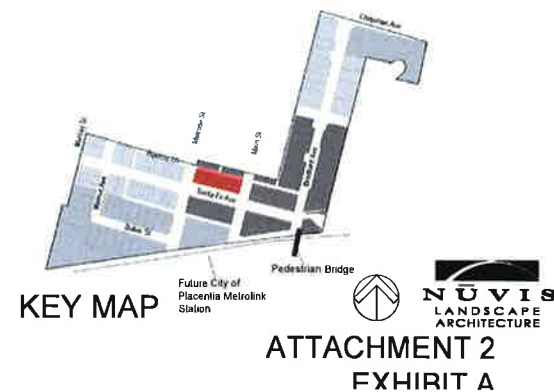
ATTACHMENT 2
EXHIBIT A



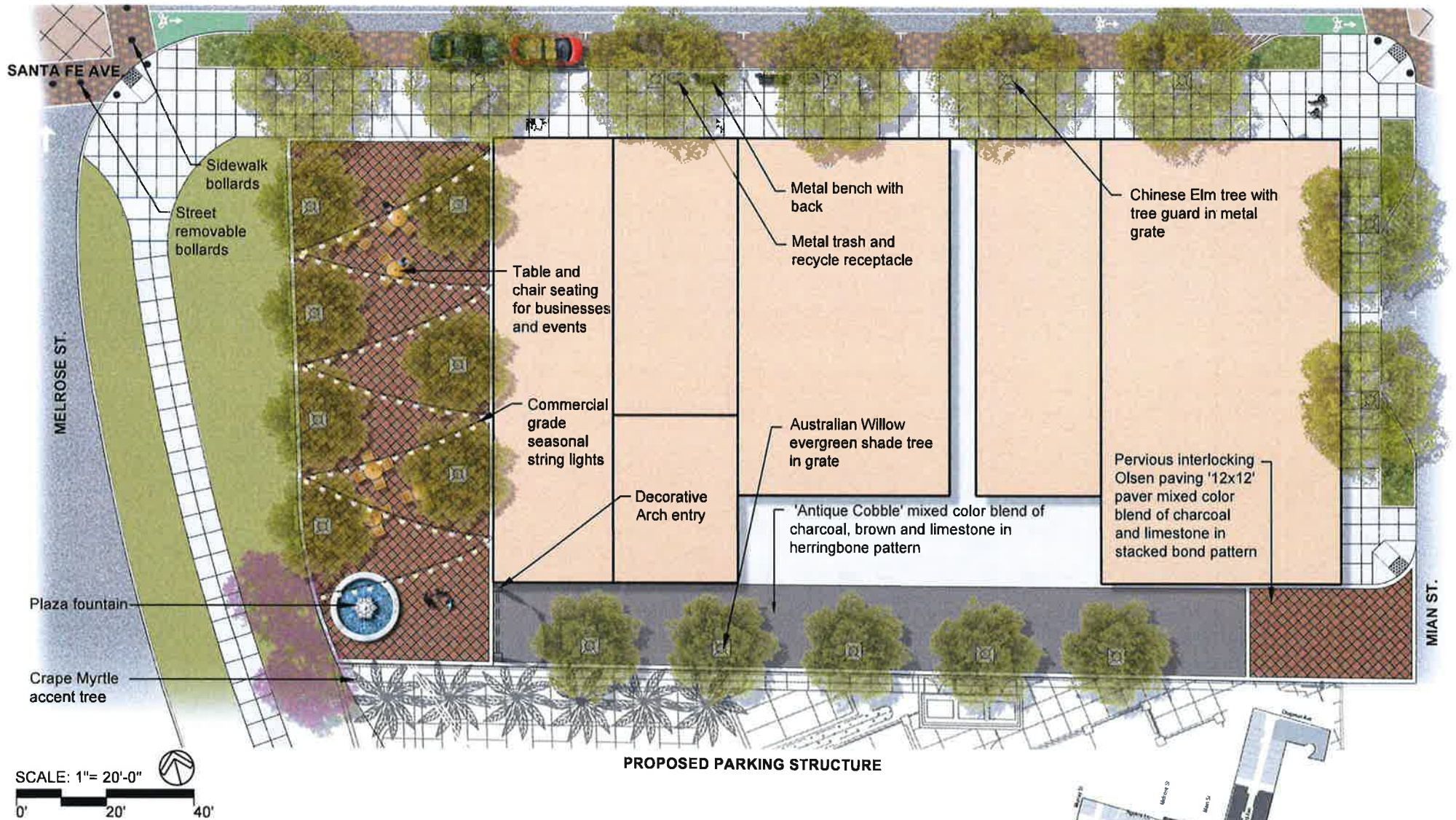
Enlargement A - Alleyway & Parking Lot
Old Town Placentia
Placentia, CA



Enlargement B - Alleyway and Parking Lot
Old Town Placentia
Placentia, CA

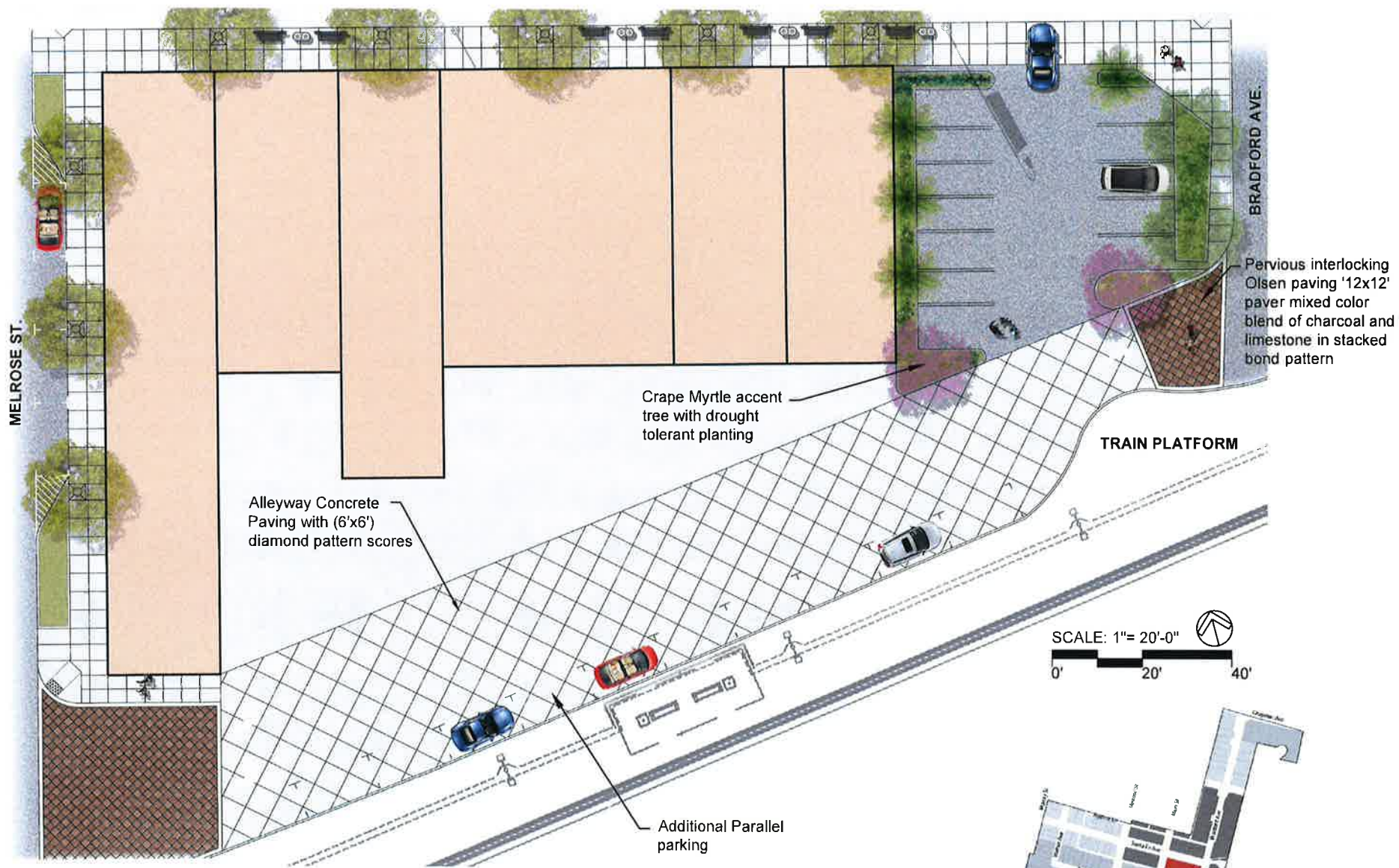






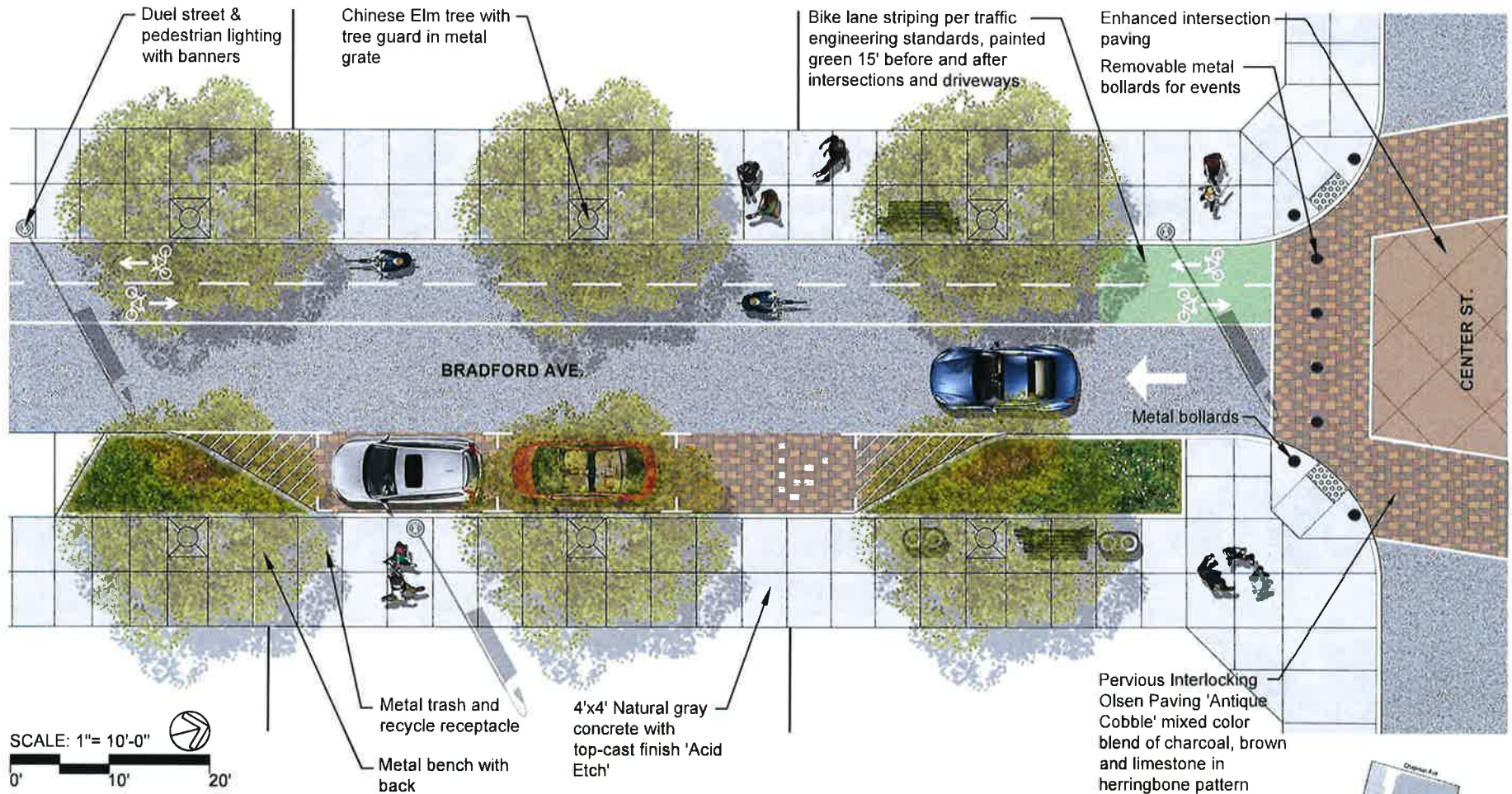
Enlargement D - Plaza Space and Alleyway
Old Town Placentia
Placentia, CA





Enlargement E - One way street and Alleyway
Old Town Placentia
Placentia, CA

ATTACHMENT 2
EXHIBIT A



Enlargement F - Bradford Avenue
 Old Town Placentia
 Placentia, CA

Detailed description: This block contains a 'KEY MAP' showing the project location within the 'Future City of Placentia Metrolink Station' area. The map highlights the intersection of Bradford Ave and Center St. Other nearby streets shown include Main St, Mission St, Santa Fe Ave, and Alton St. A 'Pedestrian Bridge' is also indicated. To the right of the map is the logo for 'NUVIS LANDSCAPE ARCHITECTURE' and the project title 'ATTACHMENT 2 EXHIBIT A'.

KEY MAP

Future City of Placentia Metrolink Station

Pedestrian Bridge

NUVIS LANDSCAPE ARCHITECTURE

ATTACHMENT 2
 EXHIBIT A



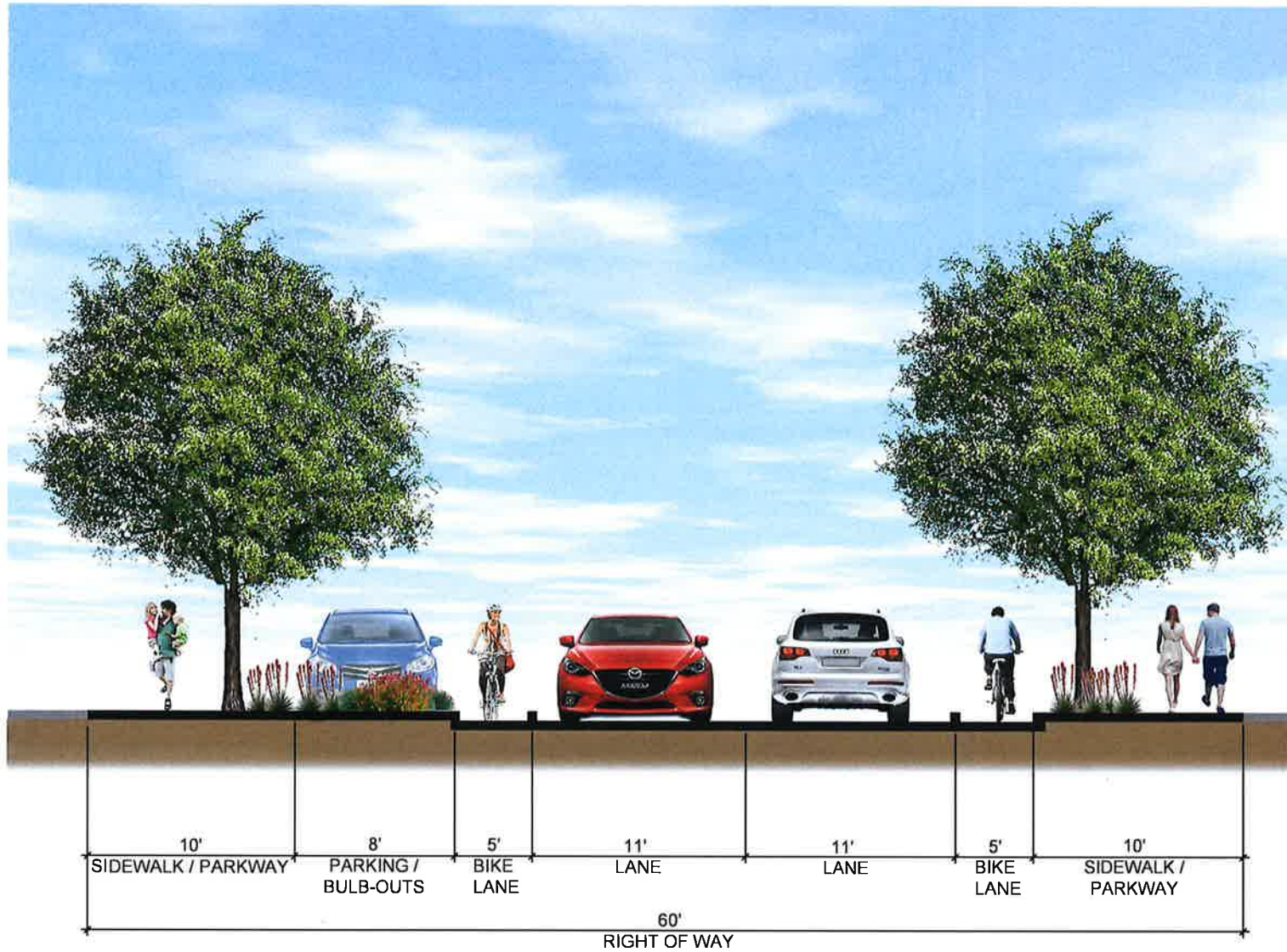
Simulation 1 - Bradford Avenue (Southbound)
OLD TOWN PLACENTIA
 Placentia, CA



Simulation 2 - Bradford mid-way (Southbound)
OLD TOWN PLACENTIA
Placentia, CA

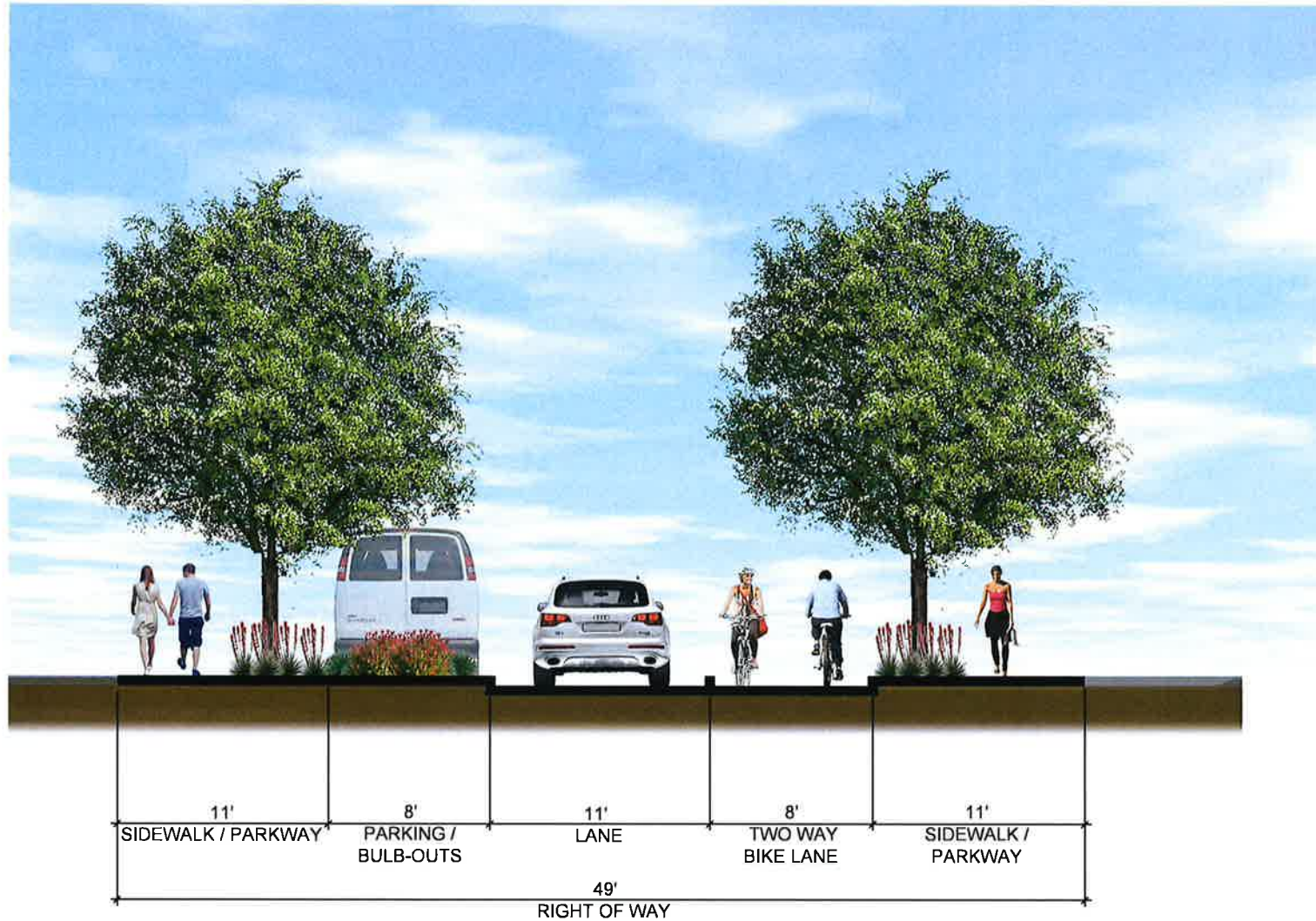


Simulation 3 (Alternative) - Santa Fe looking west
OLD TOWN PLACENTIA
Placentia, CA



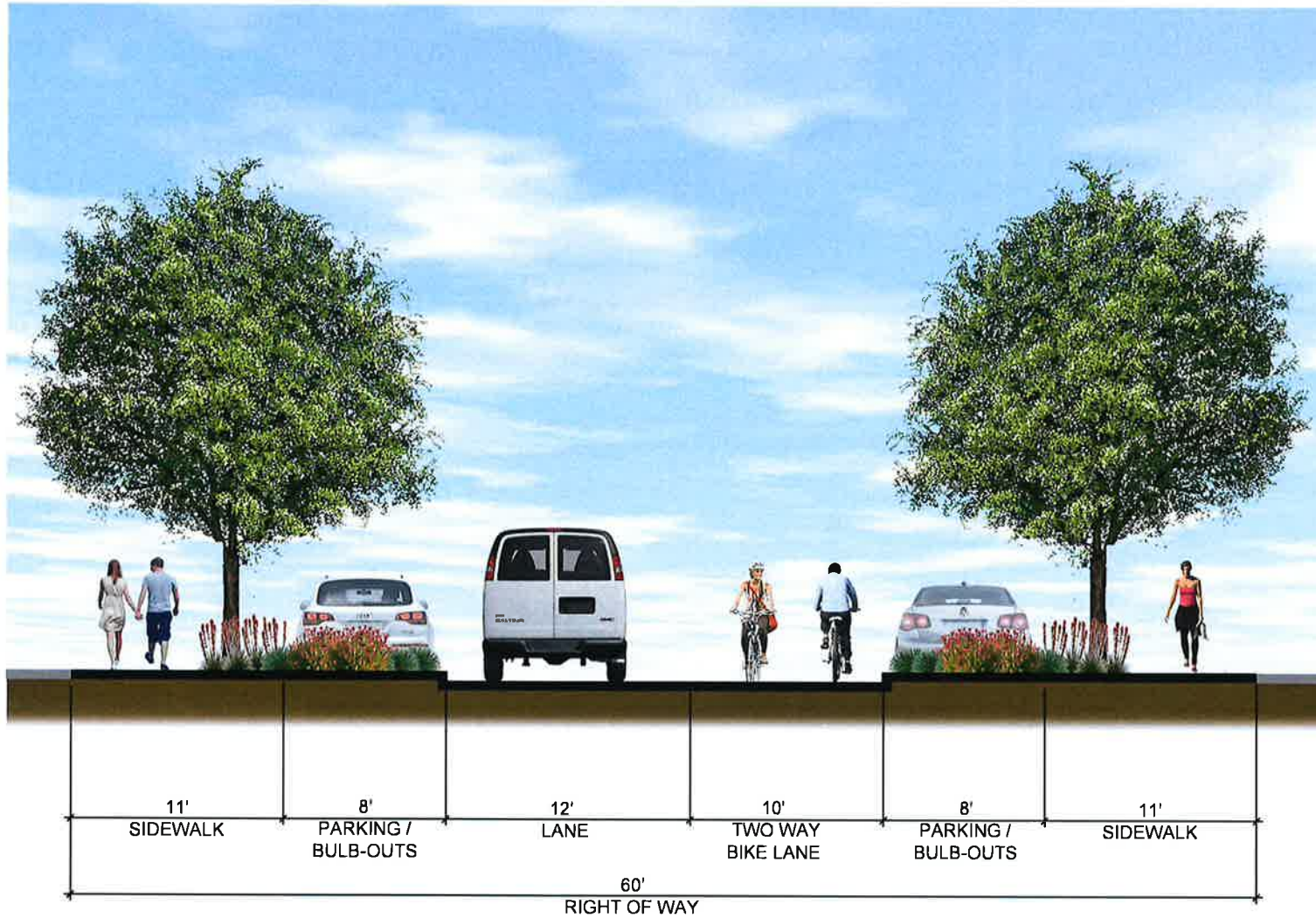
Section A - Bradford Avenue
 OLD TOWN PLACENTIA
 Placentia, CA

BRADFORD AVENUE
 CHAPMAN AVE. TO CENTER ST. (SOUTHBOUND)



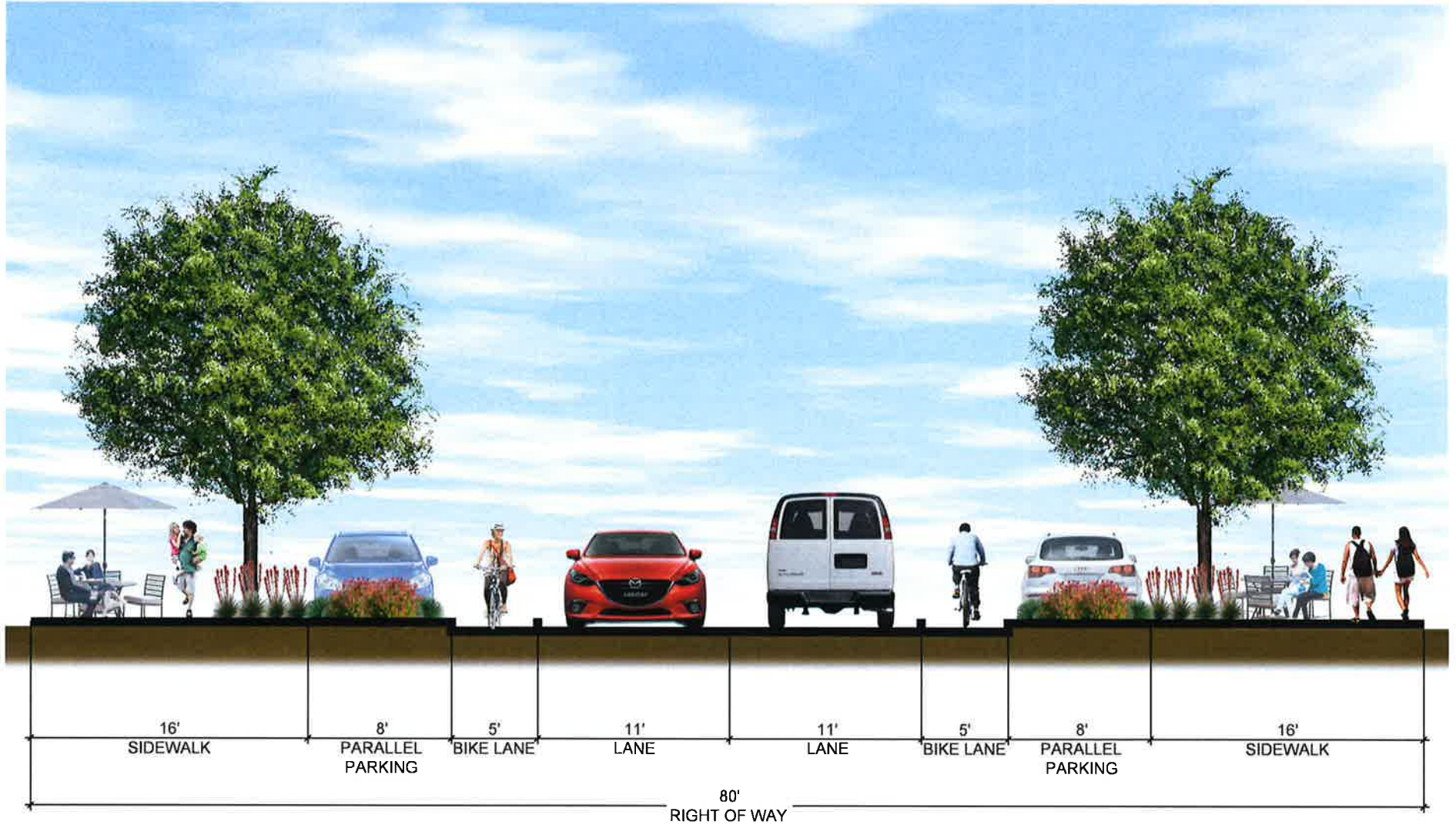
**BRADFORD AVENUE
CENTER ST. TO SANTA FE AVE. (SOUTHBOUND)**

Section B- Bradford Avenue
OLD TOWN PLACENTIA
Placentia, CA



**SANTA FE AVENUE
BRADFORD AVE. TO TO MAIN ST. (WESTBOUND)**

Section C - Santa Fe Avenue
OLD TOWN PLACENTIA
Placentia, CA



**SANTA FE AVENUE
MAIN ST. TO MELROSE AVE. (WESTBOUND)**

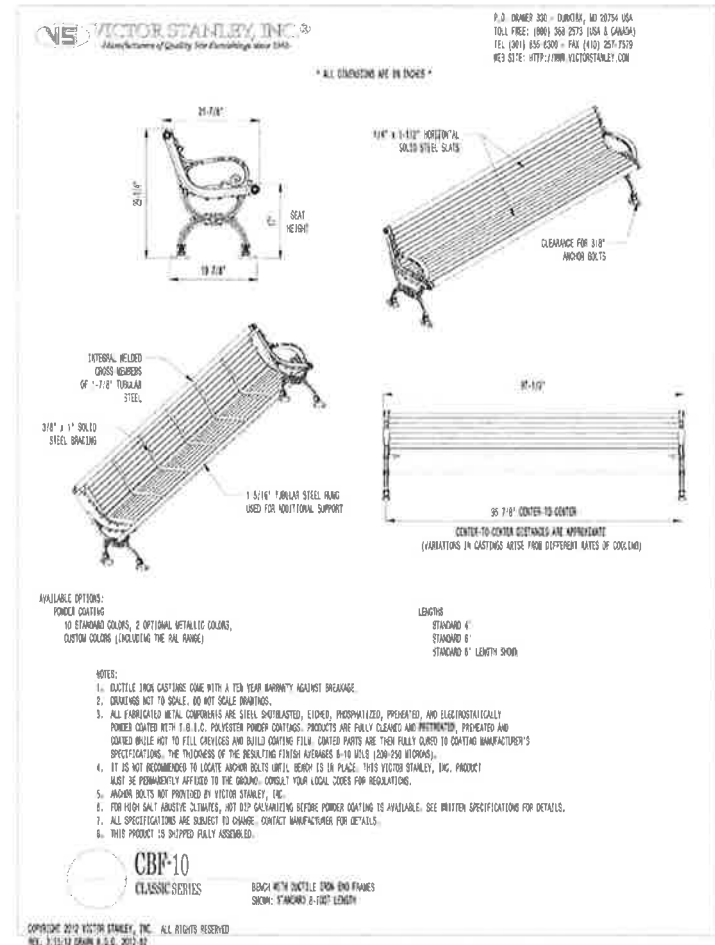
Section D - Santa Fe Avenue
OLD TOWN PLACENTIA
Placentia, CA



CBF-10
DUCTILE-IRON CASTING
RECYCLED SOLID STEEL BAR

4' LENGTHS - STANDARD
 6' AND 8' LENGTHS WITH INTERMEDIATE ARMREST

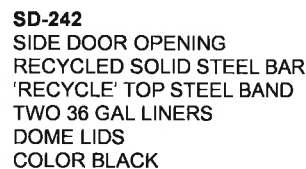
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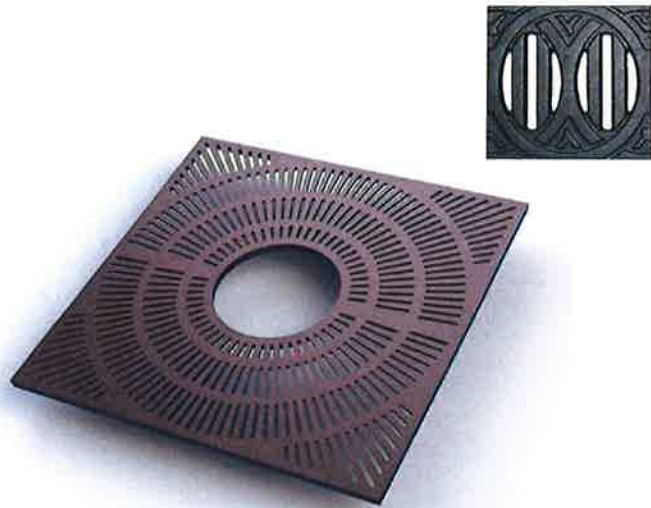
BENCHES
OLD TOWN PLACENTIA
 City of Placentia, CA

VICTOR STANLEY®

ATTACHMENT 2
EXHIBIT A

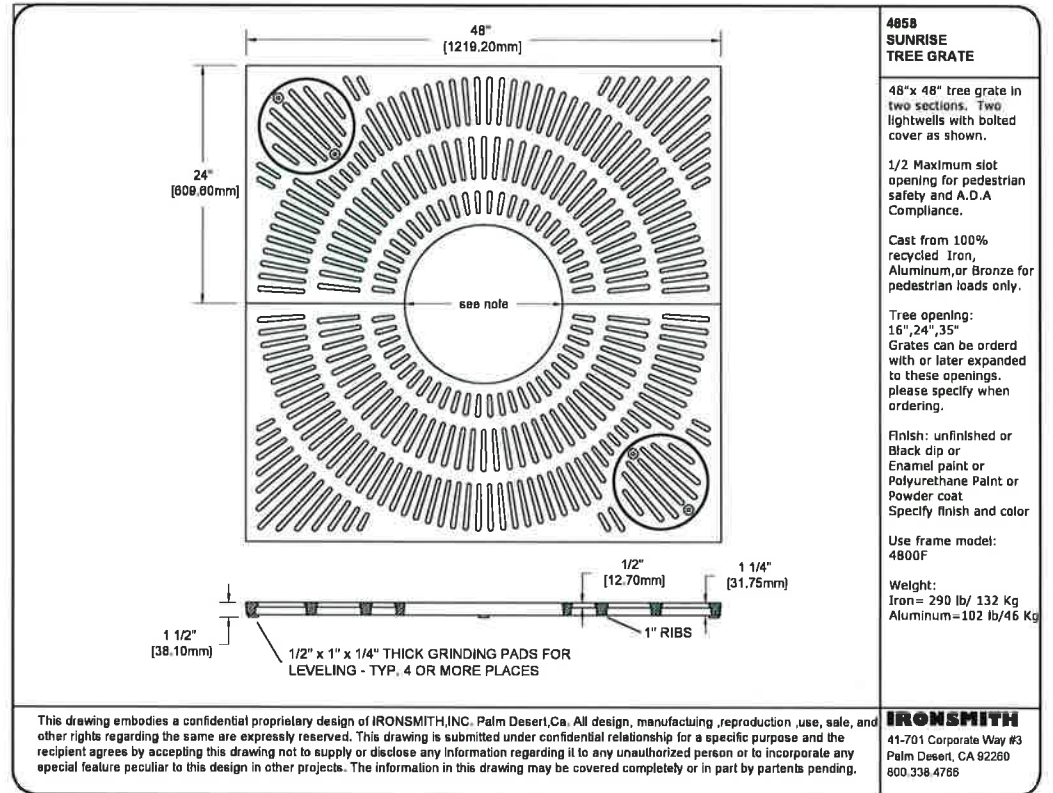


VICTOR STANLEY®
ATTACHMENT 2
EXHIBIT A



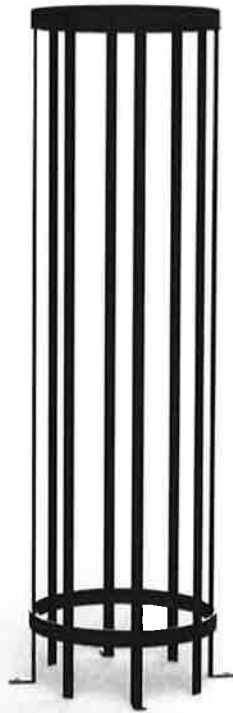
SUNRISE MODEL 48" SQUARE TREE GRATES
 TREE OPENINGS TO BE 24" WITH OPTION FOR EXPANSION TO 35"
 2 UP-LIGHTWELLS FLUSH OR BELOW GRADE
 PLUMBED WITH CONDUIT TO ACCOMODATE APPROX. 4 PLUGS
 COLOR TO BLACK POWDERED

TREE GRATE
 OLD TOWN PLACENTIA
 City of Placentia, CA



IRONSMITH

ATTACHMENT 2
 EXHIBIT A



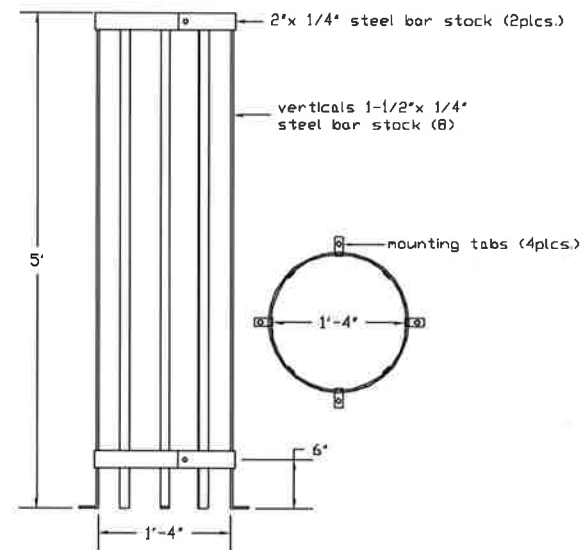
M6 TREE GUARD

BLACK POWDER
COAT FINISH

TREE GUARD
OLD TOWN PLACENTIA
City of Placentia, CA

TREE GUARD

M-6



- Jig welded from hot rolled steel.
- Guards are constructed in halves and bolt together
- 60" height and 16" tree opening standard
other dimensions available for additional cost
- Alternate attachment methods available
- All hardware provided by IRONSMITH
- Black powder coat standard finish
other finish options available

IRONSMITH TREE GUARDS
FOR LANDSCAPE ARCHITECTURE

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IRONSMITH
ATTACHMENT 2
EXHIBIT A



SALEM - 9023
35" HIGH / 15" BASE
FIXED OR REMOVABLE

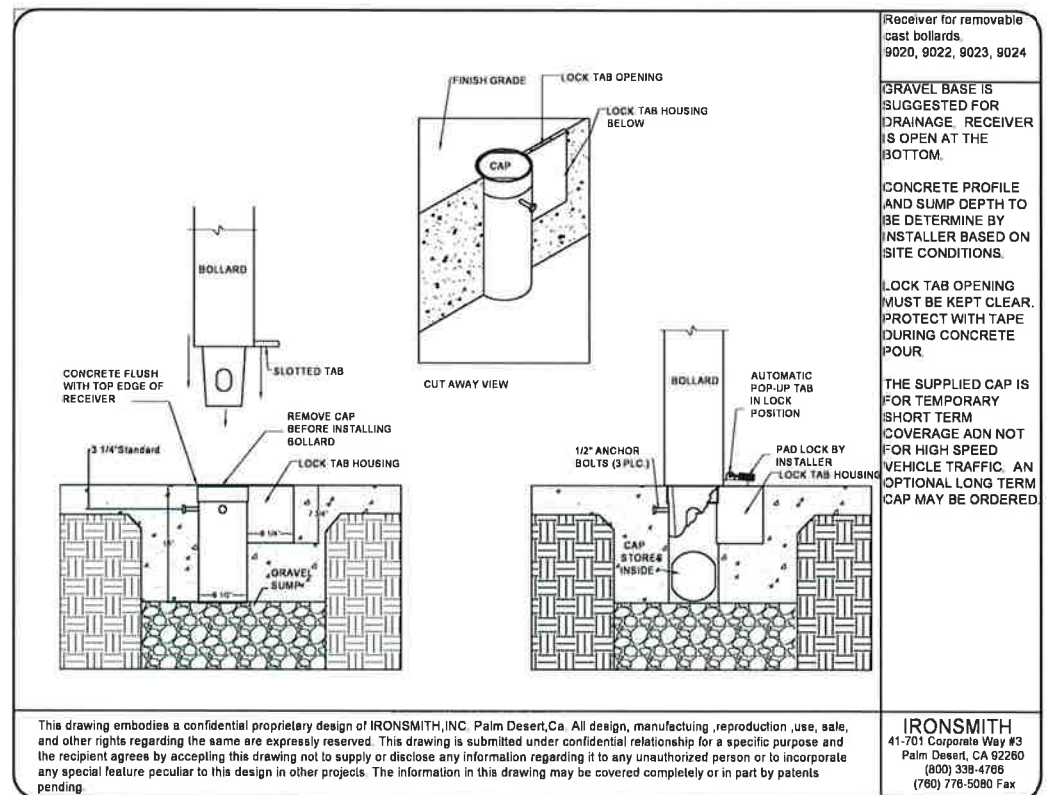
BLACK POWDER
COAT FINISH



FIXED INSTALL

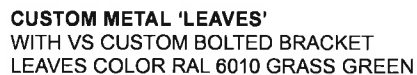
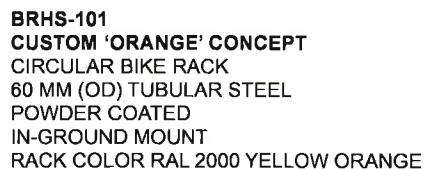


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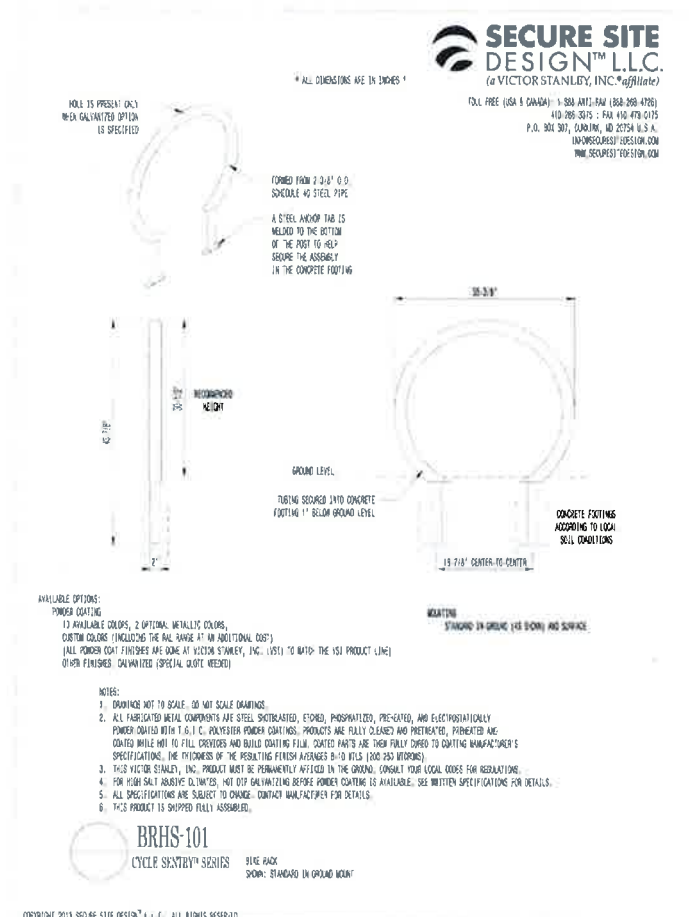


BOLLARDS
OLD TOWN PLACENTIA
City of Placentia, CA

IRONSMITH
ATTACHMENT 2
EXHIBIT A



LEAVES & STEM
BRACKET CONNECTION
'STAR-SHAPED' QUARTER ROUND BRACKET
BOLTED ONTO FRAME



CUSTOM BIKE RACK
OLD TOWN PLACENTIA
 City of Placentia, CA

VICTOR  **STANLEY®**

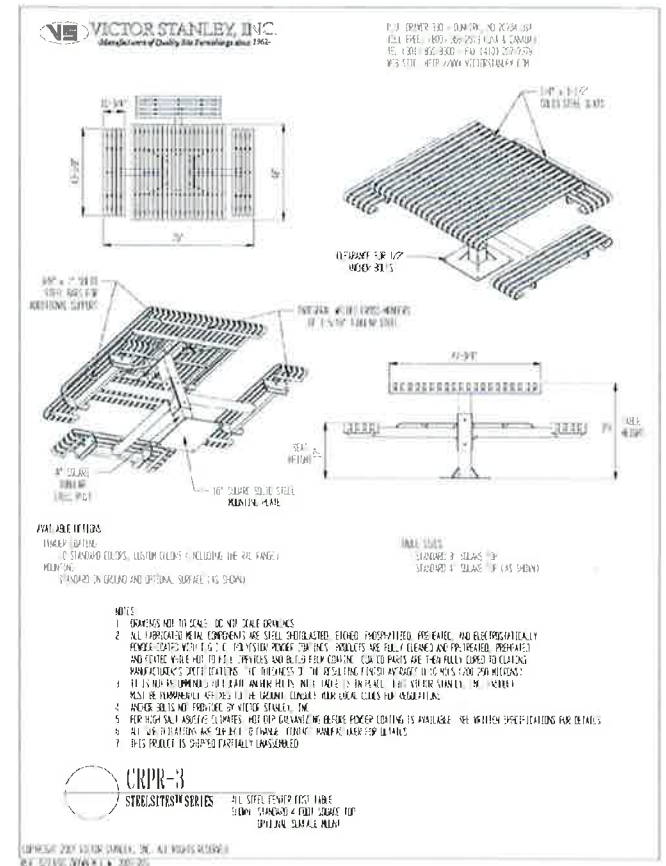
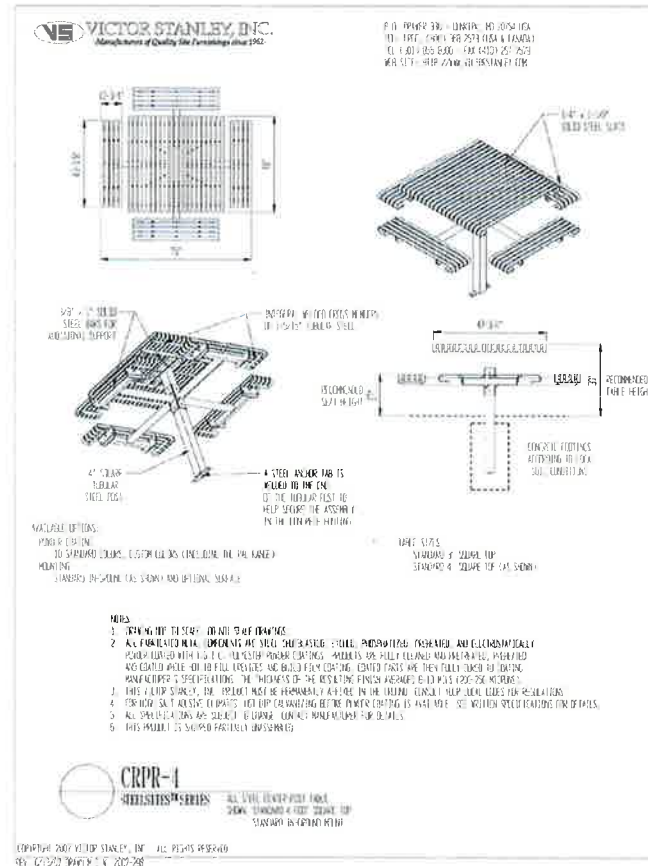
ATTACHMENT 2
EXHIBIT A



CRPR-4 SEAT
RECYCLED SOLID STEEL BAR MATERIAL
IN-GROUND OR SURFACE MOUNT
COLOR BLACK



CRPR-3 SEAT
RECYCLED SOLID STEEL BAR MATERIAL
IN-GROUND OR SURFACE MOUNT
COLOR BLACK



TABLES

OLD TOWN PLACENTIA
City of Placentia, CA

VICTOR  **STANLEY®**

ATTACHMENT 2
EXHIBIT A

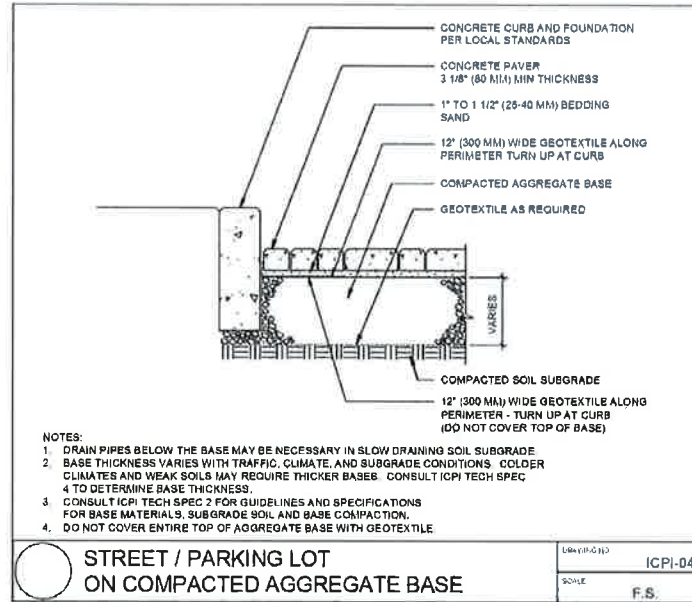


OLSEN PAVINGSTONE
ANTIQUE COBBLE (FLAT TOP) PAVERS

80 MM THICKNESS
RECTANGLES ONLY 8.25" X 5.5" SIZE
HERRINGBONE PATTERN
SET ON COMPACTED AGGREGATE BASE
NO GROUT FOR PERMEABILITY



COLOR MIX:
20% LIMESTONE
30% CHARCOAL
50% BROWN



STANDARD GREY CONCRETE PAVING
FINISH TO BE GRACE TOP CAST ACID ETCH 03

(SEE PLANS FOR SCORE LINES & EXPANSION
JOINT PATTERNS)

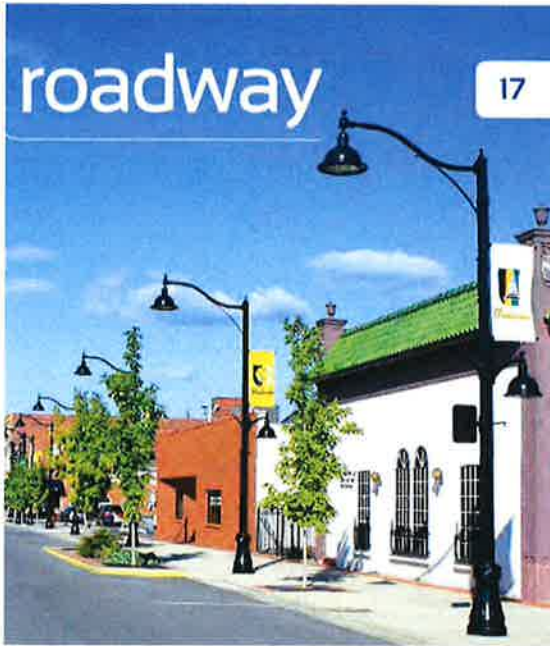
GRACE

INTERLOCKING PERVIOUS PAVERS & CONCRETE PAVING

OLD TOWN PLACENTIA

City of Placentia, CA

ATTACHMENT 2
EXHIBIT A



OMEGA
LED LUMINAIRE FAMILY



BANNER ARMS
BUILDING SIDE OF POLE



WREATH HOOKS
BOTH SIDES OF POLE



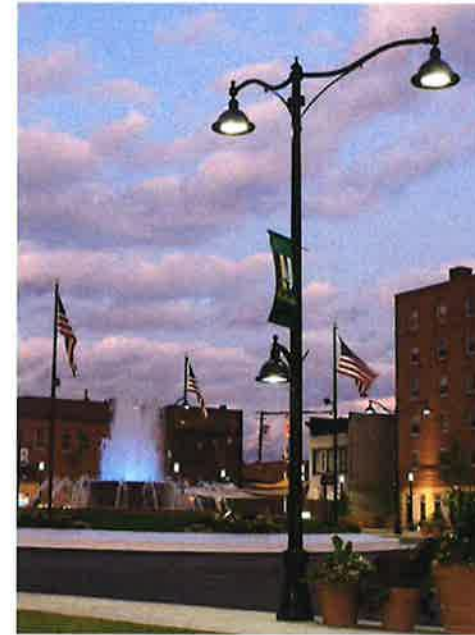
FLAG MOUNTS
STREET SIDE OF POLE



RECEPTACLES
GFI IN BASE WITH COVER



SPEAKER HUBS
AUDIO CAPABILITY



Omega® is a timeless but modern design with a style that carries the essence of the past, but with subtle modern design elements and materials. The Omega® luminaire family has been designed to be versatile, as it can be used in a variety of applications, from historic preservation to modern urban design. The Omega® luminaire family is available in a variety of finishes, including black, white, and bronze. The Omega® luminaire family is also available in a variety of sizes, from 12" to 24". The Omega® luminaire family is a perfect choice for any street lighting application.



roadway

Sternberg Lighting has an impressive collection of roadway poles that are designed to be both functional and aesthetically pleasing. The poles are made of high-quality materials and are designed to be durable and long-lasting. The poles are also designed to be easy to install and maintain. The poles are available in a variety of finishes, including black, white, and bronze. The poles are also available in a variety of sizes, from 12" to 24". The poles are a perfect choice for any street lighting application.

DETAILS

- All poles are made of high-quality materials and are designed to be durable and long-lasting.
- All poles are painted in a variety of finishes, including black, white, and bronze.
- All poles are designed to be easy to install and maintain.
- All poles are available in a variety of sizes, from 12" to 24".
- All poles are designed to be aesthetically pleasing and functional.
- All poles are designed to be easy to install and maintain.
- All poles are available in a variety of finishes, including black, white, and bronze.
- All poles are designed to be durable and long-lasting.



Omega
Omega

STREET LIGHTING OLD TOWN PLACENTIA City of Placentia, CA



Sternberg
Lighting

ATTACHMENT 2
EXHIBIT A

1531LED OMEGA SERIES

LED

Optics

The luminaire shall be provided with individual refractor type optics applied to each LED. The luminaire shall provide Type 1, 2, 3, 3K, 4, or 5 light distribution per the IESNA classification. Testing shall be done in accordance with IESNA LM-79.

Electronic Drivers

The LED driver shall be UL recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60Hz. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be dimmable using a 0-10V signal.

For sources over 50W, the driver shall have a minimum efficiency of 90%. The driver shall be rated at full load with THD < 20% and a power factor of greater than 0.90. The driver shall contain over heat protection which reduces output to less than half rating if the case temperature reaches 65°C.

For sources under 50W, the driver shall have a minimum efficiency of 88%.

Photocontrols

Dutton Style: On a single assembly the photocontrol shall be mounted on the fixture and pre-wired to driver. On multiple head assembly's the photocontrol shall be mounted in the pole shaft on an access plate. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 15 footcandles with a turn off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

Twist Lock Style: The photocontrol shall be mounted externally on the fixture and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 15 footcandles with a turn off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

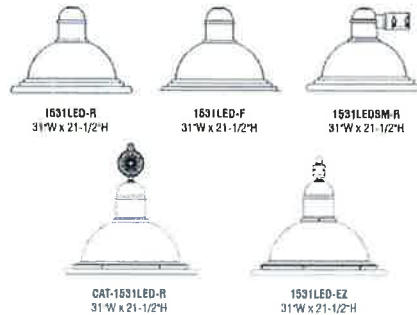
Warranty

Seven year limited warranty. See product and finish warranty guide for details.

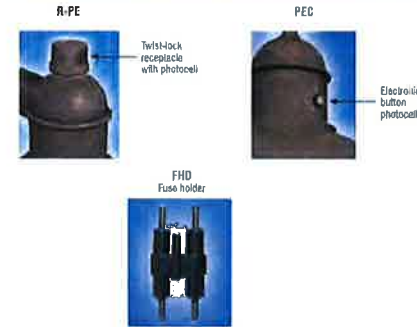
Finish

Refer to website for details.

Fixtures



Options



SternbergLighting
ESTABLISHED 1972 • EMPLOYEES OWNED

800.621.3370
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

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SternbergLighting
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LED Ornamental Bollards

12-653A

7701LED BIRMINGHAM LIGHTED BOLLARD SPECIFICATIONS

GENERAL

The Model 7701LED decorative lighted bollard shall be cast aluminum, one-piece construction. The 16" diameter cast aluminum base shall be constructed with a 7/4" diameter straight fluted cast aluminum shaft. The Model shall be Sternberg Lighting 7701LED lighted bollard or 7701LED-QR quick release lighted bollard. The bollard shall be U.L. or E.T.L. listed in U.S. and Canada.

CONSTRUCTION

The base shall be designed with a tall and smoothly curved pedestal bottom section and transition to a tall twelve flute vertical bore section and be made of heavy wall, alloy cast aluminum. It shall have a 1" thick flange cast as an integral part of the base. The bollard cap shall be welded in place. The overall height of the bollard shall be 51".

ELECTRICAL/LED

The optical assembly shall be constructed of twelve (12) fluted openings with a white acrylic lens. The LED light source shall have an IP65 rated assembly. The assembly shall consist of highly efficient, four (4) optional three (3) sided extended aluminum heat sink, four (4) optional three (3) LED boards with 6 each high brightness 1.8 Ws and a sealed acrylic tube. The bollard shall be supplied with electrical surge protection in accordance with IEEE/ANSI C62.41.2 and shall be U.L. or E.T.L. listed in U.S. and Canada. The 1 LED lighted bollard shall have an L70 expected life of 70,000 hours with the LED life ratings determined in accordance with IESNA LM-80. The electronic LED driver shall be a U.L. Recognized, constant current design with THD < 20%.

QUICK RELEASE MOUNTING (Optional)

The Model 7701LED-QR shall have a quick release option which allows quick removal of the bollard for convenience or emergency access. The base portion shall be made of aluminum extrusion and shall have a keyway and flexible connection system for securing to bollard. The bollard shall have a molded extension and anti-theft key and padlock slot. The quick release system shall allow for a flush permanent installation after temporary bollard removal.

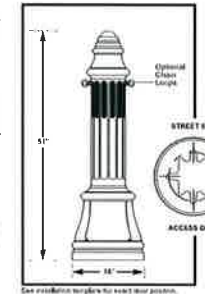
FINISH

Prior to coating, each assembly shall be chemically cleaned and etched in a 3-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chlorine, scaling to ensure corrosion resistance and excellent adhesion for the finish coating. The finish coating shall be electrochemically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Nordic Green finish and Swedish Iron finish are hand finished using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

INSTALLATION

Four, hot dipped galvanized "L" type anchor bolts shall be provided with the post for non-quick release bollard anchorage. Quick release anchorage requires no anchor bolts. A door shall be provided for wiring and anchor bolt access. It shall be secured with tamper-proof, stainless steel hardware. Bollard will be provided with a mounting stud mounted on the base. Door supports the access door.

WARRANTY Seven (7) year limited warranty. See product and finish warranty guide for details.



BUILDING A PART NUMBER

BOLLARD MODEL: 7701LED / CL1 / 3545TLCA / ML / P10 / VU

PART NUMBER SELECTIONS

LIGHT SOURCES

- 7701LED
- 7701LED-QR
- 3545TLCA 30W 6000K Type V
- 4545TLCA 30W 4500K Type V
- 4545TLCA 30W 3500K Type V
- 3545TLCA 23W 4500K Type V
- 3545TLCA 23W 3500K Type V

DRIVERS

- ML-120-277V
- ML-120-277V
- ML-120-277V

OPTIONAL CHAIN LOOP

- CL1 Chain Loop
- CL2 Chain Loops 360"

STANDARD FINISHES*

- BKT Black Textured
- WH1 White Textured
- PG1 Park Green Textured
- AR21 Architectural Medium Bronze Textured
- DBT Dark Bronze Textured
- *Smooth finish on all metal surfaces

STERNBURG SELECT FINISHES

- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone
- VG Verde Green
- SI Swedish Iron
- DWG Old World Gray

CUSTOM FINISHES

- CI Off White

OPTIONS

- PEC1 Photocell-Bornal 120 Volt
- PEC2 Photocell-Bornal 208-277 Volt
- PEC1-E Photocell-Electronic 120 Volt
- PEC2-E Photocell-Electronic 208-277 Volt
- LP Low Power/Reduced Output 11W (35 TLCA only)

NOTES

- *All finish applications are subject to change without notice.
- To ORDER CHAIN, specify length of chain required for product.
- *FHD not available with QR option

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STREET LIGHTING
OLD TOWN PLACENTIA
City of Placentia, CA

SternbergLighting

ATTACHMENT 2
EXHIBIT A



REPRESENTATIVE ABOVE INSTALLATION AT PECK ROAD & VALLEY BLVD

TRAFFIC SIGNAL ELEMENTS TO INCLUDE:

POLES
MAST ARMS
PUSH BUTTON
SIGN
PEDESTRIAN COUNT DOWN MODULE
LUMINAIRE
COLOR TO BE BLACK

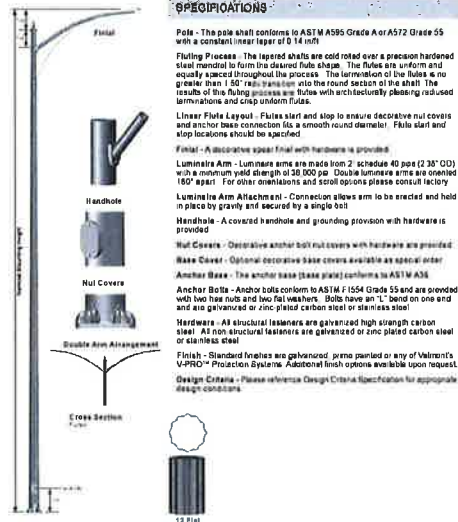
REFLECTORIZED STREET NAME SIGN

TRAFFIC SIGNAL POLES OLD TOWN PLACENTIA City of Placentia, CA

valmont
STRUCTURES

**ROUND TAPERED STEEL
Fluted
FL30**

Job No.	Rev.	Drawn By	Rev.
Customer City	State	Customer Address	Zip
Product	Material	Customer Approval	Date

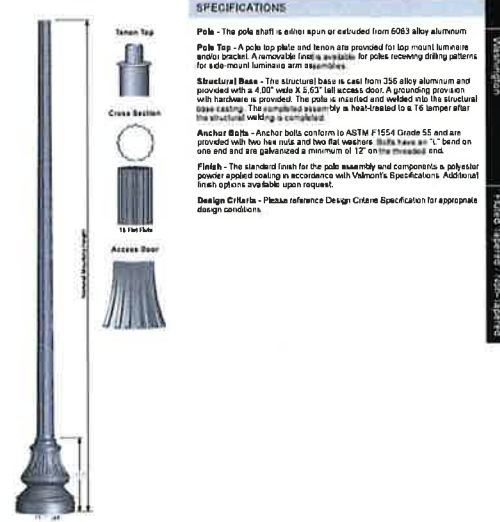


VALMONT INDUSTRIES, INC. 1800 N. 28TH STREET, PO BOX 228 • VALLEY, NE 68089 USA 800 875 3888 VALMONTSTRUCTURES.COM

valmont
STRUCTURES

**WASHINGTON
Fluted Tapered/Non-Tapered
Aluminum**

Job No.	Rev.	Drawn By	Rev.
Customer City	State	Customer Address	Zip
Product	Material	Customer Approval	Date



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WASHINGTON
8'15"



ATTACHMENT 2
EXHIBIT A

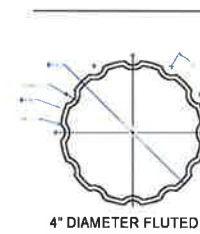
valmont
STRUCTURES

14 FT
13 FT
12 FT
11 FT
10 FT
9 FT
8 FT
7 FT
6 FT
5 FT
4 FT
3 FT
2 FT
1 FT



Part Name: Acorn Finial

Identification Number: FN-0103
Height: 6 1/4"
Width: 4 1/4"
Application: Fits 3" diameter post
Finish: Powder coat finish (standard gloss black)
Hardware Requirements: 3) 1/4-20 x 1/4" stainless set screws



Specifications

Material:
Extruded Aluminum

Alloy:
6063

Tolerance:
+/-0.020"

Wall Thickness:
0.128" +/-0.010"

Symmetry:
Shape is symmetrical about center lines

Estimated Weight:
3" Diameter: 1.34 lbs/ft
4" Diameter: 1.91 lbs/ft

Finish:
Black Powder Coat (Custom and Mill Finish Available)

Warranty:
1 Year Limited Manufacturer Warranty From Date of Purchase

Part Name: Classic Base

Identification Number: BS-04D
Height: 35"
Width/Footprint: 11"
Application: Fits 4" diameter post
Weight: - lb.
Finish: Powder coat finish (standard gloss black)
Hardware Requirements: 3) 1/4-20 x 1/4" stainless set screws



COLOR

POLES, BRACKETS, SCROLLS, ARMS, AND BASES
TO BE POWDER COATED GLOSS BLACK

STREET SIGNS
OLD TOWN PLACENTIA
City of Placentia, CA



ATTACHMENT 2
EXHIBIT A



PRIMARY CANOPY STREET TREE

Ulmus parvifolia 'Drake'
Drake Chinese Elm

35'-45' Height
35'-50' Spread
Moderate Water Use



MEDIUM EVERGREEN SHADE TREE

Geijera parviflora
Australian Willow

30' Height
20' Spread
Low Water Use



COLORFUL FLOWERING ACCENT TREE

Lagerstroemia indica
Crape Myrtle

25' Height
15' Spread
Moderate Water Use

TREES

OLD TOWN PLACENTIA
Placentia, CA



ATTACHMENT 2
EXHIBIT A

SHRUBS, GROUNDCOVERS & ACCENTS

The plant palette was developed using tools such as UC Davis' Water Use Classification of Landscape Species (*WUCOLS IV) <http://ucanr.edu/sites/WUCOLS/> to select plants that have low or very low water use for the City of Placentia bioregion and are durable, longer-lived, and require low levels of maintenance. For example, Callistemon, Hesperaloe, Lantana, Myoporum, and Rosmarinus all have low or very low water use and are evergreen, durable, commercially available, low-maintenance shrub species which are appropriate for street medians and right-of-ways. Alternatively, Agave, Dasyliirion, Sedum, Senecio, and Yucca hybrids are low and very low water use succulents and accents which can create bold striking landscapes when paired with cobble and rock blankets.

Efficient and minimal water use for public landscapes is now a State-wide requirement due to multiple years of low annual rainfall levels in California. Successful landscape solutions are those which combine low and very low water use plants with non-living landscape materials like stabilized decomposed granite, rock and cobble blanket (both loose and stabilized with concrete), wood mulch, concrete pavers, permeable concrete, and other innovative sustainable materials.

This palette was specifically selected for medians and right-of-ways to create water-efficient landscape solutions which provide visual interest for both pedestrian and motorists.

Although not illustrated in this Streetscape Master Plan, landscape lighting features will be constructed with the streetscape improvements. Lighting improvements would included up-lighting landscape or other streetscape features. In addition, floor-mounted electrical outlets will be installed with the streetscape improvements as well. The final locations and quantities of these outlets will be determined during the final engineering design phase.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Water Use*</i>	<i>Spacing</i>
SHRUBS			
Bougainvillea 'Rosenka'	Dwarf Bougainvillea	Low	36"
Callistemon 'Little John'	Dwarf Bottlebrush	Low	24"
Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Ranger	Low	30"
Nandina domestica 'Nana'	Dwarf Heavenly Bamboo	Low	12"
Punica granatum 'Nana'	Dwarf Pomegranate	Low	24"
Rhaphiolepis indica 'Ballerina'	Dwarf Indian Hawthorne	Low	30"
Teucrium chamaedrys	Germander	Low	18"
Westringia frutecosa	Coast Rosemary	Low	36"
Xylosma congestum	Shiny Xylosma	Low	48"
GROUNDCOVERS			
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Low	36"
Carissa macrocarpa 'Tomlinson'	Dwarf Natal Plum	Low	36"
Ceanothus 'Diamond Heights'	Diamond Heights Ceanothus	Low	30"
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	Low	48"
Gazania rigens 'Sun Gold'	Sun Gold Gazania	Low	18"
Myoporum parvifolium	Myoporum	Low	48"
Rosmarinus o. 'Huntington Carpet'	Rosemary	Low	42"
SUCCULENT ACCENTS			
Agave desmettiana	Variegated Smooth Agave	Very Low	42"
Agave amer. v. medio-picta 'Alba'	White-Striped Century Plant	Very Low	48"
Agave 'Blue Glow'	Blue Glow Agave	Very Low	42"
Aloe 'Blue Elf'	Blue Elf Aloe	Low	12"
Crassula argentea 'Crosby's Compact'	Compact Jade	Low	30"
Dasyliirion wheeleri	Spoon Yucca	Very Low	30"
Hesperaloe parviflora	Red/Yellow Yucca	Very Low	18"
Portulacaria afra 'Prostrate Form'	Dwarf Elephant's Food	Very Low	36"
Sedum 'Verde Yellow'	Verde Yellow Sedum	Low	24"
Sedum adolphii 'Firestorm'	Golden Sedum	Low	18"
Senecio mandraliscae	Blue Dicks	Low	18"
Senecio serpens	Blue Chalksticks	Low	12"
Yucca filamentosa 'Bright Star'	Adam's Needle	Very Low	24"

*Water use information was determined by consulting UC Davis' Water Use Classification of Landscape Services Species (WUCOLS IV) <http://ucanr.edu/sites/WUCOLS/>

SHRUB PALETTE

OLD TOWN PLACENTIA

Placentia, CA



ATTACHMENT 2
EXHIBIT A

SHRUBS



Bougainvillea 'Rosenka'
Dwarf Bougainvillea



Callistemon 'Little John'
Dwarf Bottlebrush



Leucophyllum frutescens
Texas Ranger



Nandina domestica 'Nana'
Dwarf Heavenly Bamboo



Punica granatum 'Nana'
Dwarf Pomegranate



Raphiolepis i. 'Ballerina'
Dwarf Indian Hawthorne



Teucrium chamaedrys
Germander



Westringia frutescens
Coast Rosemary



Xylosma congestum
Shiny Xylosma

GROUNDCOVERS



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Ceanothus 'Diamond Heights'
Diamond Heights Lilac



Gazania lin. 'Colorado Gold'
Sun Gold Gazania



Myoporum parvifolium
Myoporum



Rosmarinus off. 'Hunt. Carpet'
Trailing Rosemary

SUCCULENTS



Agave desmettiana
Variegated Smooth Agave



Aloe rudikoppe 'Little Gem'
Little Gem Aloe



Dasylirion wheeleri
Spoon Yucca



Sedum adolphii 'Firestorm'
Golden Sedum



Senecio serpens
Punk Pickle

SHRUB PALETTE IMAGERY

OLD TOWN PLACENTIA

Placentia, CA



ATTACHMENT 2
EXHIBIT A

Public Financing Authority (PFA) of the Placentia Enhanced Infrastructure Financing District (EIFD) Infrastructure Financing Plan (IFP) Draft Amendments + Draft Annual Report for 2023-2024

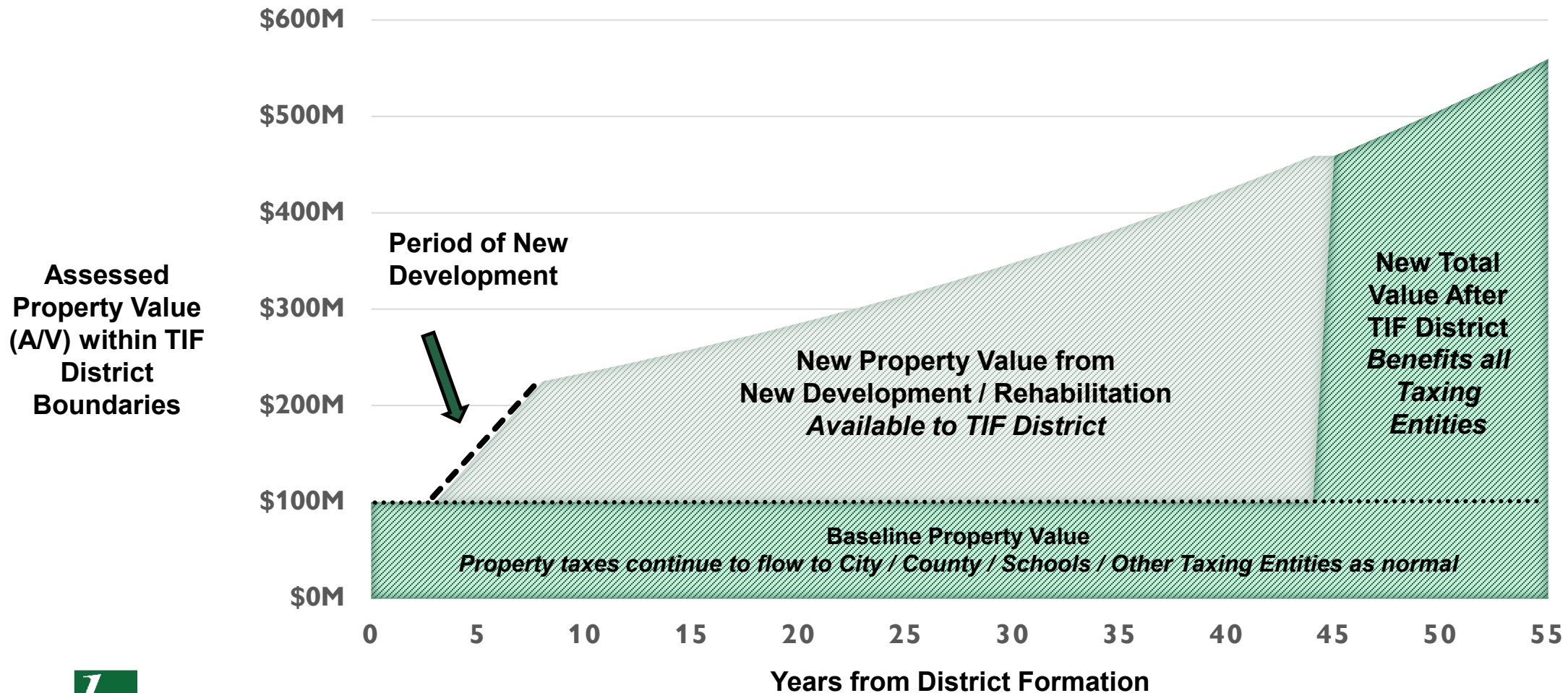


CITY OF PLACENTIA
COUNTY OF ORANGE
FEBRUARY 27, 2024



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Manhattan Beach, CA 90266
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RECAP OF TAX INCREMENT FINANCING (TIF)



EIFD FUNDAMENTALS

Long Term Districts	45 years from first bond issuance
Governance	Public Financing Authority (PFA) implements Infrastructure Financing Plan (IFP)
Approvals	Mandatory public hearings for formation with protest opportunity; no public vote
Non-contiguous Areas	EIFD project areas <u>do not have to be contiguous</u>
Eligible Projects	Any property with useful life of 15+ years & of communitywide significance; purchase, construction, expansion, improvement, seismic retrofit, rehabilitation, and <u>maintenance</u>

Does NOT increase property taxes

PLACENTIA EIFD BACKGROUND

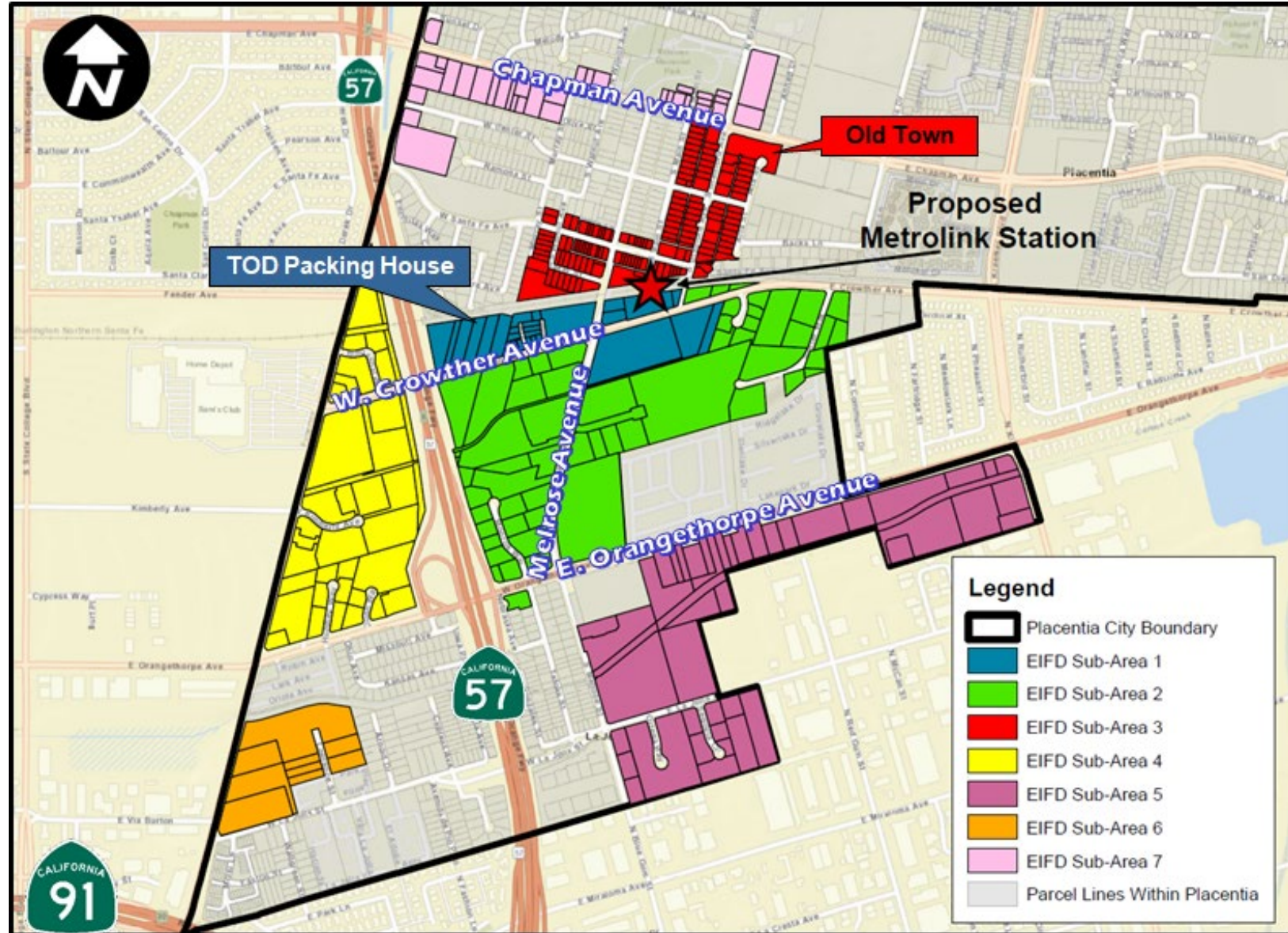
- In 2019, the City of Placentia (City) and County of Orange (County) established the Placentia Enhanced Infrastructure Financing District (EIFD) to fund infrastructure improvements within the City's Old Town and Packinghouse District to facilitate transit-oriented development (TOD) of regional significance
- First City/County EIFD in the State
- Base year is 2020-2021; ~\$129,000 in increment collected
- A nascent EIFD bond market, the COVID pandemic, inflation, and related current economic conditions have contributed to delayed EIFD implementation and cost increases
 - Original Streetscape Project cost estimate of ~\$8 million is now ~\$10.05 million, an increase of 25.6%
 - Interest rates have risen, increasing cost of debt service (particularly to “first-time” debt issuer)
 - Impact: Multiple debt issuances over 7-8 years would be needed to fund key projects (only \$3-5M available up-front)
- Goal: Install all aspects of the Old Town Streetscape Master Plan at one time (instead of in phases), which will:
 - Better induce private investment to fulfil Tax Increment (“TI”) and economic benefit projections
 - Accelerate timetable to meet regional housing needs, including affordable housing
 - Save the EIFD on construction costs

PLACENTIA EIFD BACKGROUND

(CONTINUED)

- Why are we amending the IFP? Existing financing structure will not facilitate private investment and will fall short of expected rate of TI growth
- City awarded EIFD Streetscape Master Plan design and engineering contract on April 4, 2023
- City Council considered and approved amended Infrastructure Financing Plan (IFP) terms on April 18, 2023
- City staff and County staff met multiple times from Spring to Fall 2023 to work out a mutually beneficial set of amendments to adapt to current economic circumstances while maintaining goals
- Public noticing via mail and website was completed to properly notice all affected parties (e.g., landowners, residents within EIFD)
- Purpose of today's meeting is to formally the present the amended IFP prior to three public hearings of the PFA scheduled from Feb to May 2024

PLACENTIA EIFD MAP *300+ ACRES*



EXAMPLE EXISTING CONDITIONS VS. POTENTIAL NEW DEVELOPMENT

- EIFD will fund Streetscape Master Plan improvements serving the properties of the EIFD
- Will incentivize \$460M+ expected in new development assessed value from residential, commercial, and hotel development
- Reduce traffic on 91 Freeway



ESTIMATED ECONOMIC BENEFITS AT STAKE

2023 UPDATED ANALYSIS

- 1,600+ housing units
- 5,024 construction jobs and 1,178 permanent jobs (direct, indirect, and induced)
- \$695 million in economic output from construction and \$196 million in annual ongoing economic output (direct, indirect, and induced)
- \$59M in positive net fiscal impact to City general fund over 50 years
- \$50M in positive net fiscal impact to County general fund over 50 years
- Greenhouse gas reduction/vehicle miles traveled reduction; improved and convenient transit to local universities and other destinations

DRAFT EIFD IFP AMENDMENTS

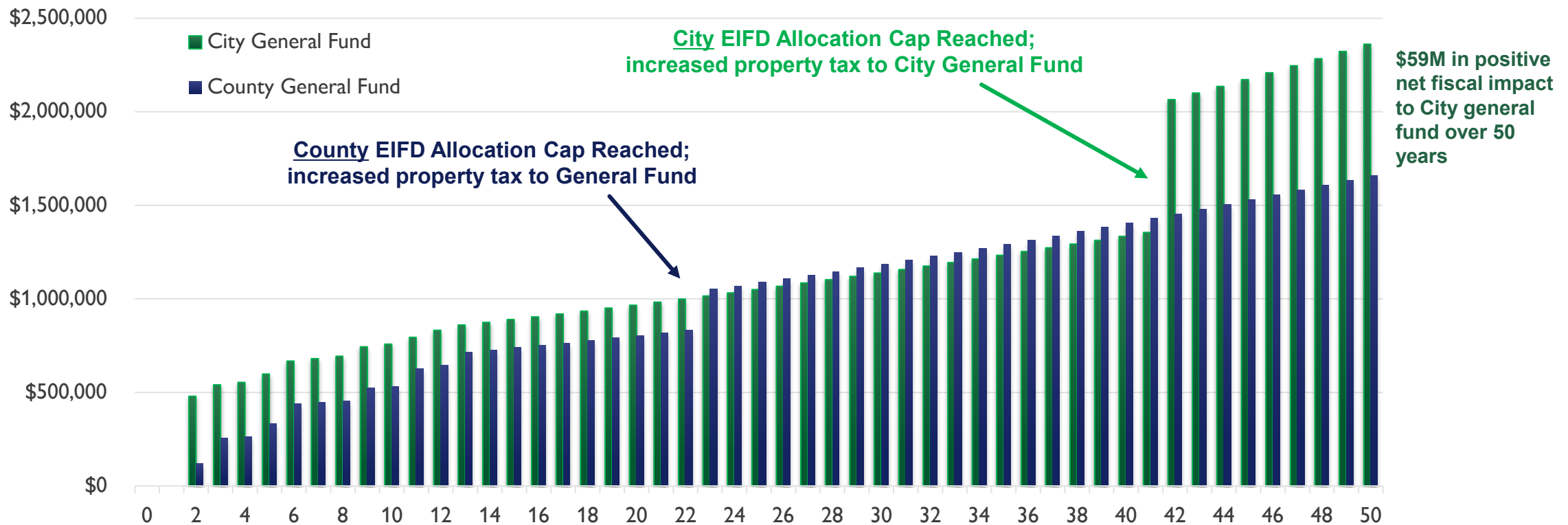
- a) Recalibrate duration (term) of TI allocation to reflect full payment of contributions
 - Increase City maximum term from 20 to 40 years
 - Could end earlier if interest rates level out prior to bond issuance
 - Increase County maximum term from 20 to 25 years, with option to extend to 30 only if needed
 - Provides adequate time for County to contribute its full share of TI (i.e., \$3.547 million)
 - Additional 5 years only triggered if TI receipt levels perform worse than suboptimal projections
 - EIFD to terminate upon extinguishment of all EIFD debt, even if repaid early
- b) Increase City's maximum dollar allocation from \$9,100,000 in tax increment up to \$24,000,000 in increment (more likely \$17-19M over 33-35 years needed), could be as low as \$12M over 30 years in best-case interest rate scenarios
 - Amount projected to enable full repayment of various financing structures evaluated, even under severely adverse issuance conditions
- c) Limitation / focus on use of funds: EIFD TI limited to repayment of IFP projects costs & associated debt; excess amount would flow to General Fund

SUGGESTED DEBT ISSUANCE STRUCTURE TO IMPLEMENT NECESSARY CHANGES

- City to loan \$1M from reserves to EIFD to accelerate Project financing (reduces bond issue size, debt service, improves security)
- City to issue its own 30-year lease revenue bonds (“LRBs”) (in lieu of EIFD)
 - City would provide property/building collateral for underlying LRB lease in this scenario
 - To further ensure security, City General Fund would be available to loan monies to EIFD in the unlikely event of an insufficient TI scenario
- Potential benefits include:
 - City LRBs should qualify for bond insurance, producing lower interest rates and no need for a cash-funded debt service reserve fund
 - Able to raise \$6.4 million more in proceeds; \$1.2 million in interest savings if sizing were the same
 - Eliminates need for a Capitalized Interest fund to carry LRB interest payments while TI grows
 - Eliminates need to provide “debt service coverage”, enabling more bond proceeds to be raised up front
 - Loan provided to EIFD would accrue interest to City General Fund at City’s LAIF rate (2.07% as of Q4 2022)

RETURN ON INVESTMENT

Annual Net New Fiscal Revenue to City and County General Funds



MARKET ACTIVITY

- Placentia has demonstrated ability to attract high-quality private sector investment (e.g., Herald sale at OC **record** \$605k/unit or \$130M total)
- Purpose of accelerating EIFD Streetscape improvements is to take advantage of market activity, catalyze further growth, then capture value via EIFD in turn
- Current investment marketplace is very selective; public investment can accelerate interest



SUMMARY

- Construction costs and interest rates have risen significantly since EIFD was originally formed
- Building public improvements over multiple years/phases will not likely entice private sector investment sufficiently to fulfill original economic development goals and will delay increase to assessed valuation
- Construction of public improvements in one phase is key to incentivizing timely private investment to revitalize and improve the City's Old Town and Packinghouse Districts and fulfill AV goals
- Amendment will result in ~\$10M in proceeds to fulfill completion of project
- EIFD bond market is new, and the Placentia EIFD specifically has no credit history as a new issuer
 - Successful implementation of full project more likely with City financing support via LRB
- City staff and County staff have met multiple times to work out a mutually beneficial set of amendments to adapt to current economic circumstances while maintaining goals
 - County staff have agreed to extend their term, amenable to extending further if needed

NEXT STEPS ON THE AMENDED IFP

Target Date	Task
Complete: Jan 16, 2024	a) Prepare noticing and hold initial Public Financing Authority (PFA) public meeting to present revised IFP
TODAY: Feb 27, 2024	b) Prepare noticing and hold first PFA public hearing on revised IFP (also present Annual Report to PFA)
Mar 5, 2024 Mar 12, 2024	c) Independent City Council and County BOS consideration of approval of revised IFP
Apr 9, 2024	d) Prepare noticing and hold second PFA public hearing on revised IFP
May 14, 2024	e) Prepare noticing and hold third PFA public hearing on revised IFP
Q3 2024	f) Prepare materials to solicit construction bids on EIFD Streetscape Master Plan
Q3 2024	g) Prepare debt issuance / enter bond markets

NEXT STEPS / PFA ACTIONS RE: IFP

- No action required by PFA tonight
- Comments and questions on IFP amendments
- Independent consideration of draft Amended IFP by City Council (March 5) and County BOS (March 12)
- Second of three PFA public hearings on the amended IFP tentatively scheduled for Apr 9, 2024

DRAFT ANNUAL REPORT FOR 2022-2023

- a) A description of the projects undertaken in the fiscal year, including any rehabilitation of structures, and a comparison of the progress expected to be made on those projects compared to the actual progress.

No projects as expected.

- b) A chart comparing the actual revenue and expenses, including administrative costs, of the public financing authority to the budgeted revenue and expenses.

	Projected FY 2022-23	Actual FY 2022-23
City Contribution	\$171,890.00	\$37,402.70
County Contribution	74,570.00	13,888.03
Administrative Expenses	(1,719.00)	\$0.00
Net Revenue	\$244,741.00	\$51,290.73
Eligible Project Expenditures	\$0.00	\$0.00

DRAFT ANNUAL REPORT FOR 2022-2023

- c) The amount of tax increment revenue received.

2021-2022: \$13,407.78

2022-2023: \$51,290.73

Cumulative as of July 2023: \$64,698.50

- d) An assessment of the status regarding completion of the enhanced infrastructure financing district's projects.

None to date, as expected.

- e) The amount of revenue expended to assist private businesses.

None to date, as expected.

NEXT STEPS / PFA ACTIONS RE: ANNUAL REPORT

- Consideration of adoption of 2022-2023 Annual Report
- 2023-2024 Annual Report to come to the PFA in late summer (after County-Auditor Controller accounting is complete)

THANK YOU – QUESTIONS?



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Placentia Enhanced Infrastructure Financing District Public Financing Authority

AGENDA REPORT

TO: PUBLIC FINANCING AUTHORITY

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: FEBRUARY 27, 2024

SUBJECT: **PUBLIC HEARING TO CONSIDER ADOPTION OF THE PLACENTIA
ENHANCED INFRASTRUCTURE FINANCING DISTRICT (PLACENTIA EIFD)
2022-2023 ANNUAL REPORT**

FISCAL
IMPACT: N/A

SUMMARY:

In accordance with Government Code Section 53398.66(j)(2) and (3), staff and consulting firm Kosmont Companies have prepared the Annual Report for proposed adoption for Fiscal Year 2022-2023 for the Public Financing Authority (PFA) of the Enhanced Infrastructure Financing District (EIFD).

RECOMMENDATION:

It is recommended that the Public Financing Authority take the following actions:

1. Open the Public Hearing concerning the Placentia Enhanced Infrastructure Financing District 2022-2023 Annual Report; and
2. Receive the Staff Report and consider all Public Testimony, including all written and oral comments on the 2022-2023 Annual Report; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PFA-2024-01, adopting "A Resolution of the Public Financing Authority of the Placentia Enhanced Infrastructure Financing District Adopting the Annual Report for the Placentia Enhanced Infrastructure Financing District for Fiscal Year 2022-2023."

DISCUSSION:

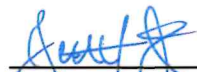
State law requires that an Annual Report be approved for any Enhanced Infrastructure Financing District (EIFD) after holding a public hearing before the Public Finance Authority (PFA) of the EIFD. The draft report was mailed out to all property owners within the EIFD area and posted to the District's website (www.placentia.org/eifd) as required. The report lists projects that were

undertaken in the year, the property tax increment collected compared to projections, and additional relevant commentary.

FISCAL IMPACT:

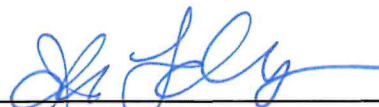
There is no fiscal impact assigned to adoption of the 2022-2023 Annual Report.

Prepared by:



Jeannette Ortega
Deputy Director of Administrative Services

Reviewed and approved:



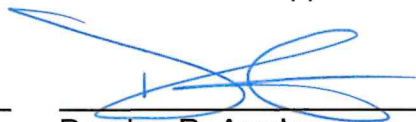
Joseph M. Lambert
Director of Development Services

Reviewed and approved:



Jennifer Lampman
Finance Director

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. Resolution No. PFA-2024-01
2. Annual Report 2022-23

RESOLUTION NO. PFA-2024-01

A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT ADOPTING THE ANNUAL REPORT FOR THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT FOR FISCAL YEAR 2022-2023

A. Recitals.

(i) The California Legislature enacted Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with section 53398.50 (“EIFD Law”) authorizing cities to form enhanced infrastructure financing districts (“EIFDs”) and authorizing EIFDs to use specified property tax increment revenue generated within their boundaries to finance certain public facilities and projects of communitywide significance that provide significant benefits to the EIFDs or the surrounding community;

(ii) In enacting the EIFD Law, the California Legislature found and declared that with the dissolution of redevelopment agencies, public benefits will accrue if local agencies finance certain public facilities and projects authorized under the EIFD Law;

(iii) On February 19, 2019, the City Council of the City of Placentia (“City Council”) adopted Resolution No. R-2019-05, a Resolution of Intention proposing the establishment of the Placentia Enhanced Infrastructure Financing District (“Placentia EIFD”) with the County of Orange and the initiation of proceedings to form an EIFD within the City boundaries; (2) identified the boundaries of the proposed Placentia EIFD; (3) identified the types of public facilities and development proposed to be financed or assisted by the proposed Placentia EIFD; (4) described the need for the proposed Placentia EIFD and the goals the Placentia EIFD proposes to achieve; (5) confirmed that incremental property tax revenue from the City and some, all or none of the affected taxing entities within the proposed Placentia EIFD may be used to finance these activities; and (6) set a time and place for a public hearing on the proposed Placentia EIFD;

(iv) On April 23, 2019, the County Board of Supervisors approved Resolution No. 19-032 to participate in the Placentia EIFD and PFA;

(v) On May 21, 2019, the City Council adopted Resolution No. R-2019-23 to establish the Placentia Enhanced Infrastructure Financing District Public Financing Authority and Membership consisting of two members of the Council, one member of the County Board of Supervisors and two members of the public chosen by the Council;

(vi) On September 2, 2020, staff of the PFA and its consultants presented in a duly noticed public meeting the draft IFP, answered questions about the draft IFP, and considered comments about the draft IFP;

(vii) The PFA duly noticed and held three public hearings on the IFP on October 14, 2020, November 18, 2020, and January 6, 2021, and, in accordance with

Government Code Section 53398.66, considered written and oral comments regarding the Placentia EIFD and draft IFP;

(viii) The EIFD Law requires the PFA to review the IFP on at least an annual basis and document the status of implementation of the Placentia EIFD under the IFP, as required by California Government Code Section 53398.66(j);

(ix) WHEREAS, the PFA's adoption of the EIFD Annual Report for Fiscal Year 2022-23 is not a "project" under the California Environmental Quality Act ("CEQA") since it is not in-and-of itself a "project" (pursuant to CEQA Guidelines Section 15378), and since it involves the creation of a government funding mechanism that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment per CEQA Guidelines Section 15378(b)(4). Additionally, the actions authorized by this resolution are exempt from CEQA since it can be determined with certainty that there is no possibility they will result in a significant effect on the environment. However, future actions (such as the funding of infrastructure improvements using funding from the Placentia EIFD) will be subject to environmental review in accordance with CEQA at the "earliest feasible time" prior to "approval" consistent with CEQA Guidelines Sections 15004 and 15352;

(x) The Authority Board of Directors has conducted a public hearing on the annual report;

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

B. Resolution.

NOW, THEREFORE, THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY OF THE CITY OF PLACENTIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

(1.) The PFA hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the PFA's adoption of this Resolution.

(2.) The PFA hereby adopts the EIFD Annual Report for Fiscal Year 2022-2023 (attached hereto as Exhibit "A," and on file with the Secretary of the PFA for this meeting). Pursuant to the IFP and the EIFD Law, incremental property tax revenue from the City and the County within the boundary of the Placentia EIFD will be used to finance the activities of the Placentia EIFD, subject to, and in accordance with, the terms and conditions of the IFP and the EIFD Law. The IFP shall be reviewed, and may be modified or amended, in accordance with the EIFD Law.

(3.) The Executive Director or designee, with legal advice from the City Attorney, as counsel to the Placentia EIFD, is hereby authorized and directed, on the Placentia EIFD's behalf, to do any and all things and take any and all actions that are necessary to implement the provisions of this Resolution, including execution and delivery of any and all documents, certificates, agreements, notices and consents which are necessary in order to effectuate the purposes of this Resolution. Whenever in this

Resolution any officer of the Placentia EIFD is directed to execute or attest any document or take any other action, that execution, attestation, or action may be taken on behalf of that officer by any person he or she designates to act on his or her behalf if the officer is absent or unavailable.

(4.) If any section, subsection, phrase, or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.

(5.) This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 27th day of February 2024.

Chad P. Wanke, Chair

ATTEST:

Robert S. McKinnell, Authority Clerk

STATE OF CALIFORNIA
CITY OF PLACENTIA

I, Robert S. McKinnell, Secretary of the Placentia Enhanced Infrastructure Financing District Public Financing Authority do hereby certify that the foregoing Resolution No. PFA-2024-01 was adopted at a regular meeting of the Placentia Enhanced Infrastructure Financing District Public Financing Authority held on the 27th day of February 2024 by the following vote:

AYES: Authority Members:
NOES: Authority Members:
ABSENT: Authority Members:
ABSTAIN: Authority Members:

Robert S. McKinnell, Authority Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, General Counsel

PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

ANNUAL REPORT FY 2022-23

Prepared For:
The City of Placentia and the County of Orange



Prepared By:



JUNE 2023

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1.0 Introduction

The City of Placentia, in partnership with the County of Orange, established the Public Financing Authority (“PFA”) for the Enhanced Infrastructure Financing District (“EIFD”) at its May 21, 2019 meeting. The purpose of the PFA is to establish and implement the EIFD. The governing Infrastructure Finance Plan (“IFP”) was adopted by the City Council on June 18, 2019, by the County of Orange Board of Supervisors on June 25, 2019, and separately by the PFA (which includes representatives from both the City and the County) on July 30, 2019.

On January 1, 2020, California EIFD legislation was revised to incorporate Assembly Bill 116 (“AB 116”), which modified both the process by which EIFDs are formed and the requirements to achieve approval to issue debt secured by EIFD revenues. Pursuant to the revised EIFD statute, the PFA conducted a series of public meetings and hearings from August 2020 through May 2021, and an ordinance was adopted to culminate the IFP approval and EIFD formation process under the updated EIFD statutory requirements.

The Placentia EIFD encompasses just over 300 acres of land, representing approximately 7% of the City’s total 4,243 acres. The District can be characterized as a developing area of the City within the Old Town Placentia area, the TOD Packing House District, and parcels south of the TOD Packing House District and adjacent to the 57 freeway.

Land use designations in the District include residential, commercial, industrial, open space and parks. The newly established Old Town Revitalization Plan, the TOD Packing House District, the prime industrial lands, and the planned hospitality areas made this area the City’s prime location for the EIFD.

It is anticipated that the EIFD will fund all or portions of infrastructure improvements characterized in the Old Town Placentia Revitalization Streetscape Master Plan as further described in the IFP.

This Annual Report is prepared pursuant to Government Code Section 53398.66 and presents the following information:

- a) A description of the projects undertaken in the fiscal year, including any rehabilitation of structures, and a comparison of the progress expected to be made on those projects compared to the actual progress.
- b) A chart comparing the actual revenue and expenses, including administrative costs, of the public financing authority to the budgeted revenue and expenses.
- c) The amount of tax increment revenue received.

- d) An assessment of the status regarding completion of the enhanced infrastructure financing district's projects.
- e) The amount of revenue expended to assist private businesses.

DRAFT

2.0 Description of Projects in FY 2022-23

There were no projects undertaken in Fiscal Year (“FY”) 2022-23, which is consistent with the progress expected to be made at this point.

DRAFT

3.0 Actual vs. Budgeted Revenue and Expenses

Projected and actual revenue and expenses for FY 2022-23 are shown in Table 1 below:

Table 1: Projected and Actual Revenue and Expenses

	Projected FY 2022-23	Actual FY 2022-23
EIFD Revenues and Expenses		
City Contribution	\$171,890.00	\$37,402.70
County Contribution	74,570.00	13,888.03
Administrative Expenses	(1,719.00)	\$0.00
Net Revenue	\$244,741.00	\$51,290.73
Eligible Project Expenditures	\$0.00	\$0.00

4.0 Tax Increment Revenue Received

Gross tax increment revenue received by the EIFD are shown in Table 2 below.

Table 2: EIFD Gross Tax Increment Revenue

FY	City TI Contribution	County TI Contribution	City RDA Residual Contribution	Co RDA Residual Contribution	Total Annual EIFD TI Revenue	Cumulative EIFD TI Revenue
2021-22	\$9,508.54	\$3,699.52	\$144.14	\$55.58	\$13,407.78	\$13,407.78
2022-23	\$16,844.10	\$6,028.12	\$20,558.61	\$7,859.91	\$51,290.73	\$64,698.50

5.0 EIFD Project Status

The EIFD is in the early phase of building a stabilized revenue stream that could be leveraged for future projects and potential debt issuance(s) accordingly. No EIFD projects have been funded, which is consistent with City and the PFA expectations at this time. It should be noted that the City and County are discussing potential amendments to the IFP that would modify the future allocation of property tax increment to the EIFD. Such amendments would not alter the information summarized in this annual report.

DRAFT

6.0 Revenue Expended for Private Business

As of the date of this Annual Report, no revenues have been expended to assist private businesses. This is consistent with City and the PFA expectations at this time.

DRAFT