

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

AMENDED MAY 2024

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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.

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.

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.



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.

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.



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.

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 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.

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.

6.0 Removal of Dwelling Units and Replacement Housing Plan

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.

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.

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

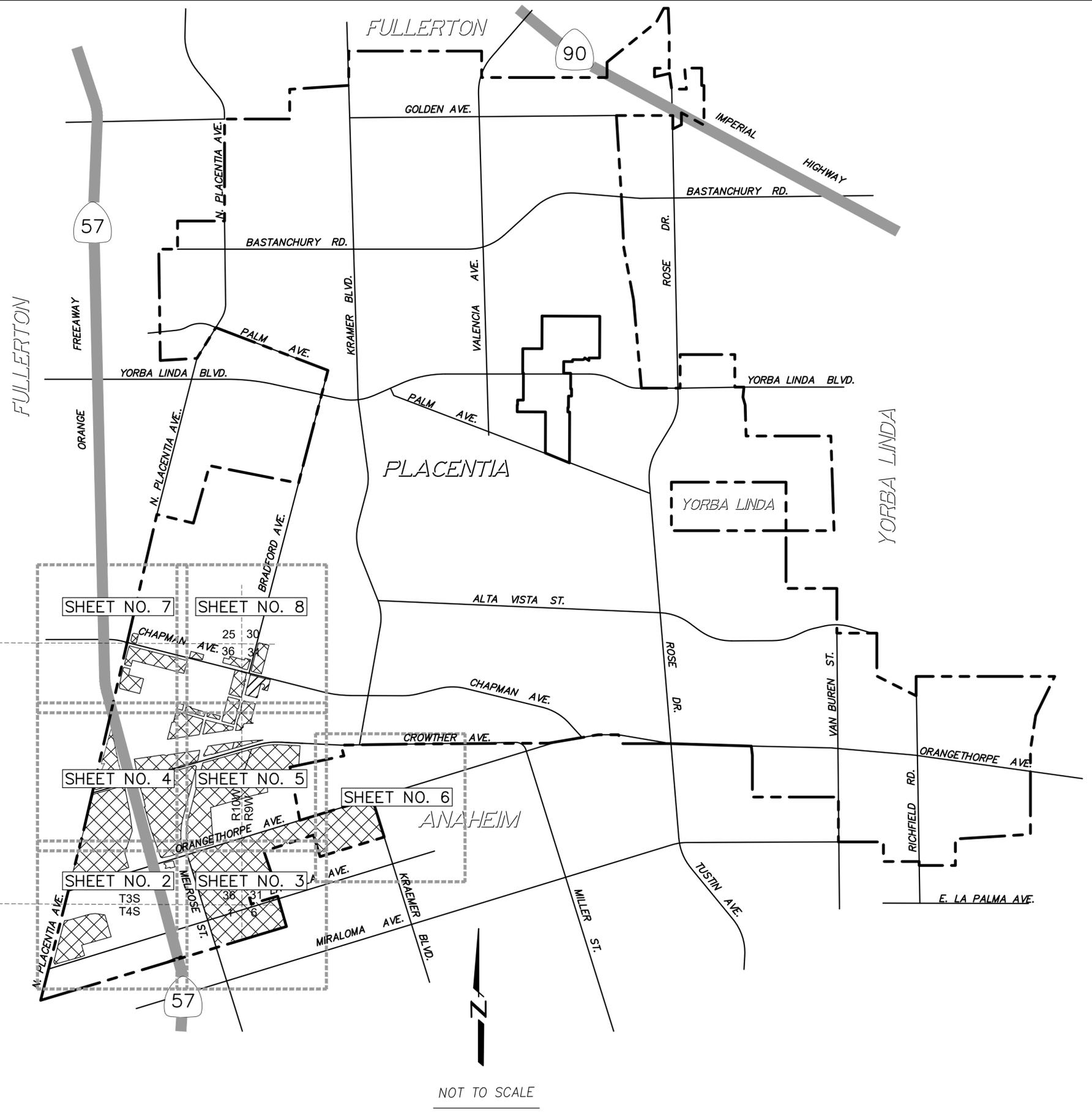
Appendix D: Fiscal Impact Analysis

Appendix E: Old Town Placentia Revitalization Streetscape Master Plan

AFFECTED AGENCIES: CITY OF PLACENTIA

LEGEND

-  EXISTING CITY OF PLACENTIA
-  FINANCING DISTRICT



VICINITY MAP AND INDEX SHEET

ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA LAFCO NO. _____ FILE.: _____	CITY OF PLACENTIA ECONOMIC DEVELOPMENT DEPARTMENT
 <i>David B. Ragland</i> 09/05/19 DAVID B. RAGLAND DATE	PREPARED BY: TRANSTECH ENGINEERS, INC. 13367 BENSON AVENUE CHINO, CA. 91710 PHONE: (909) 595-8599
SHEET 1 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
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND



INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



CITY OF FULLERTON

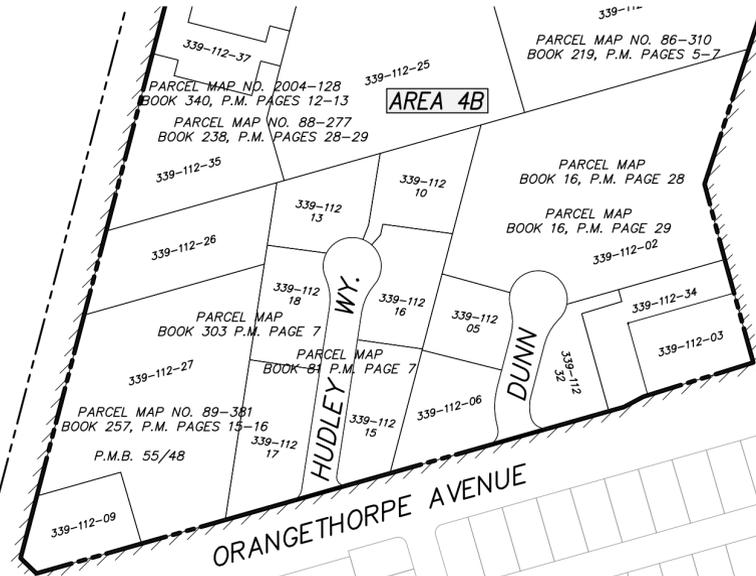
PLACENTIA AVENUE

LA JOLLA STREET

ORANGETHORPE AVENUE

ARNOLD DRIVE

SEE SHEET NO. 3



CITY OF PLACENTIA	
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA	
LAFCO NO. _____	
FILE: _____	
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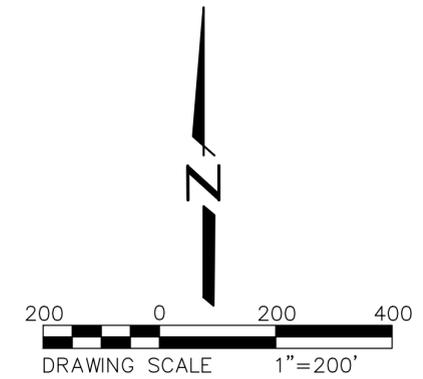
SEE SHEET NO. 4

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

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

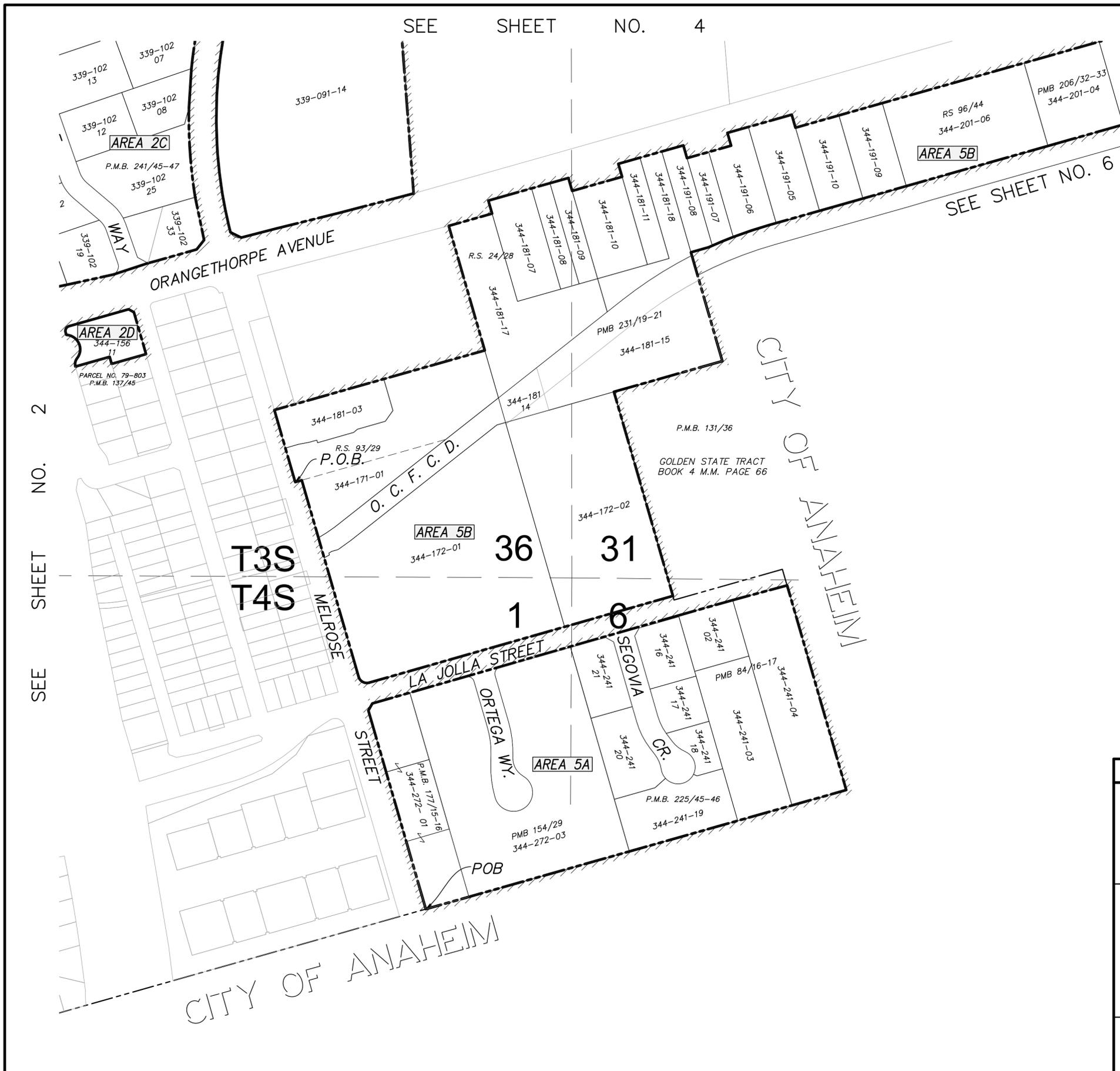
LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



SEE SHEET NO. 2

SEE SHEET NO. 6



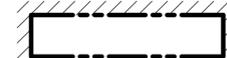
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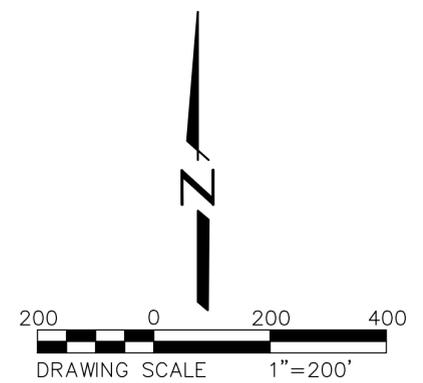
SEE SHEET NO. 7

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

- AREA 1
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 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



SEE SHEET NO. 5
SEE SHEET NO. 3

SEE SHEET NO. 2

SEE SHEET NO. 3

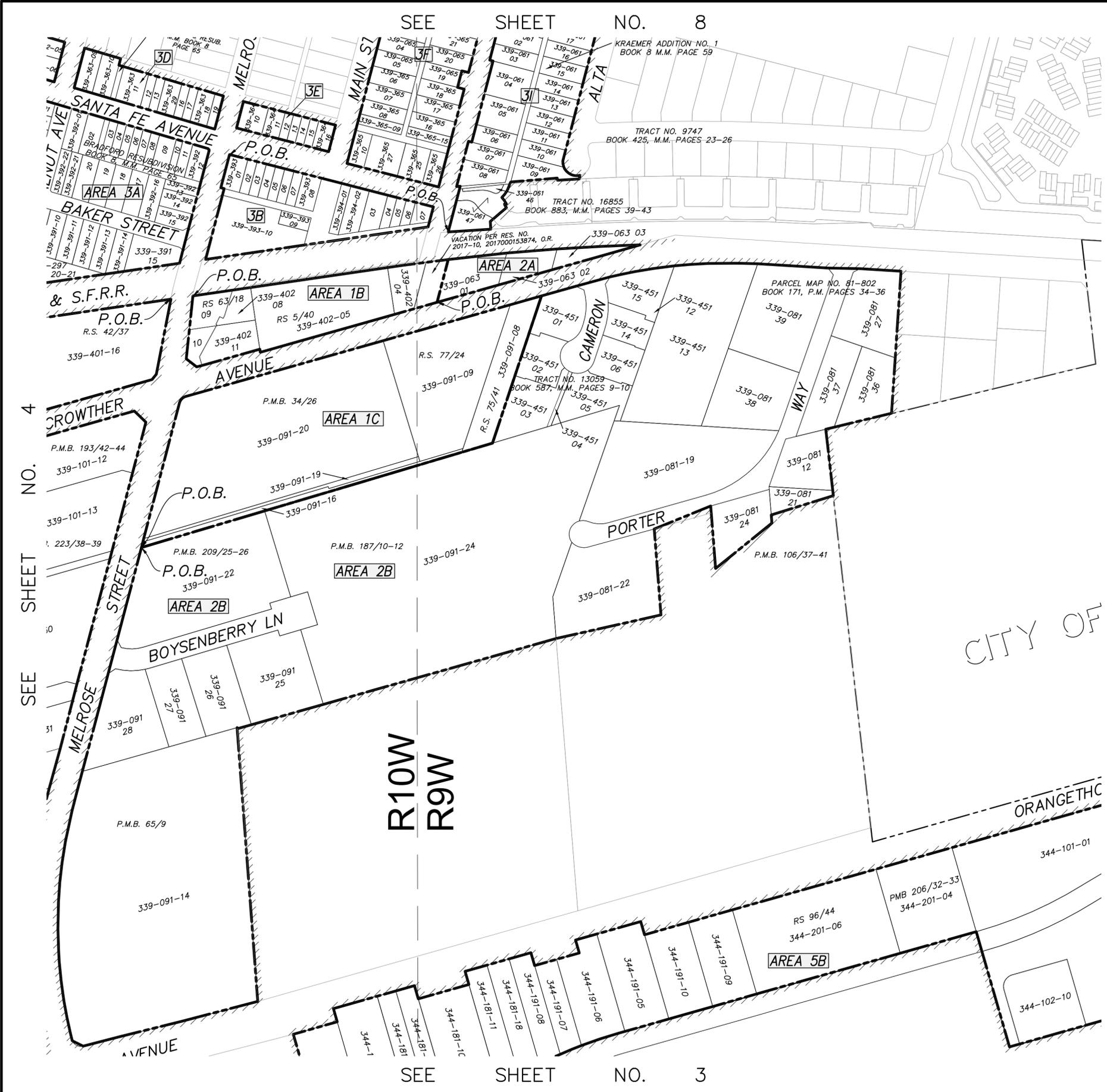
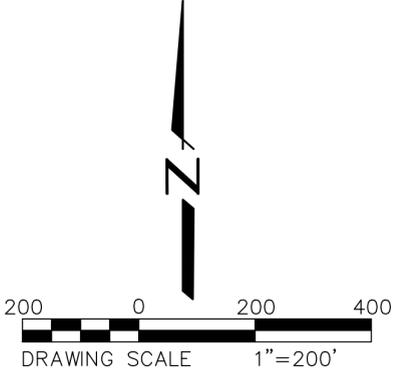
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ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

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 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



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SEE SHEET NO. 6
SEE SHEET NO. 3

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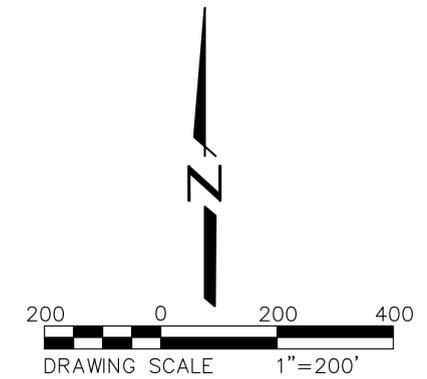
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LEGEND



INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.

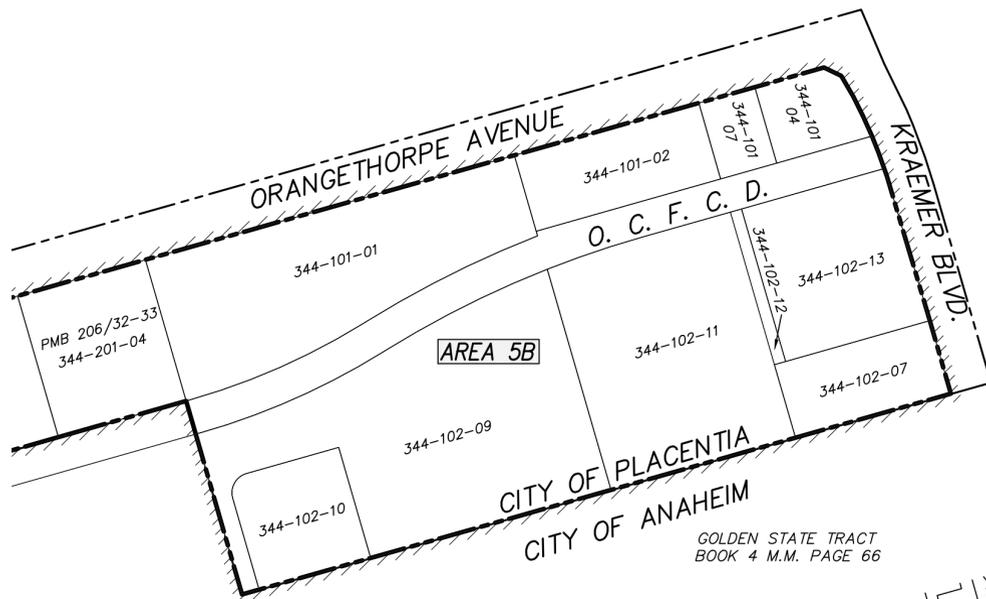


SEE SHEET NO. 5

SEE SHEET NO. 6



CITY OF ANAHEIM



GOLDEN STATE TRACT
BOOK 4 M.M. PAGE 66

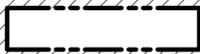
CITY OF ANAHEIM

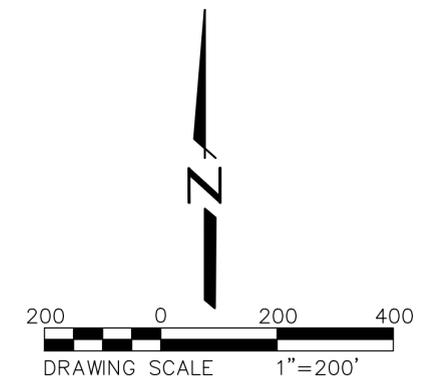
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SHEET 6 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

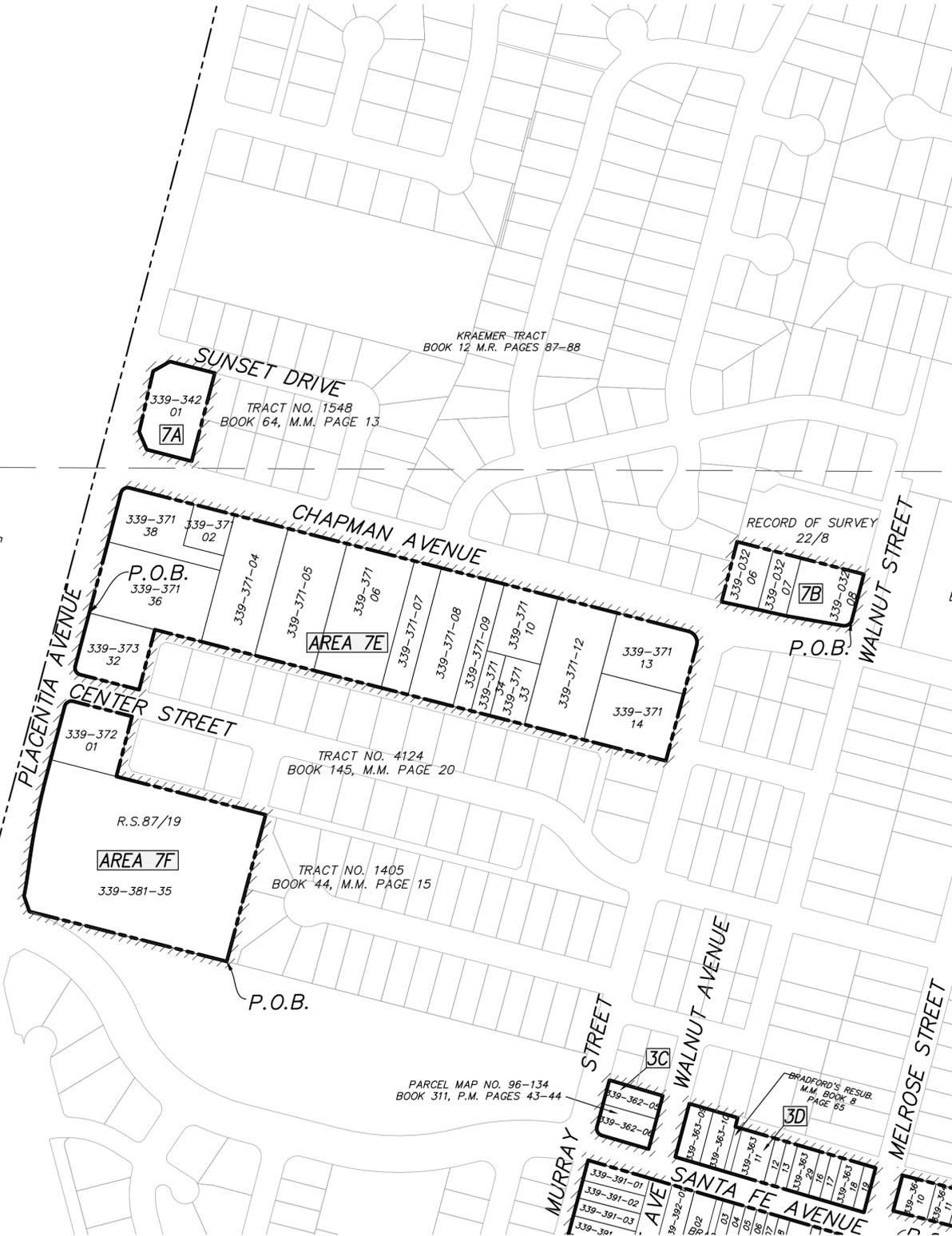
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 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



CITY OF FULLERTON



SEE SHEET NO. 8

SEE SHEET NO. 4

SEE SHEET NO. 5

CITY OF PLACENTIA	
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SHEET 7 OF 8	Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____

SEE SHEET NO. 7



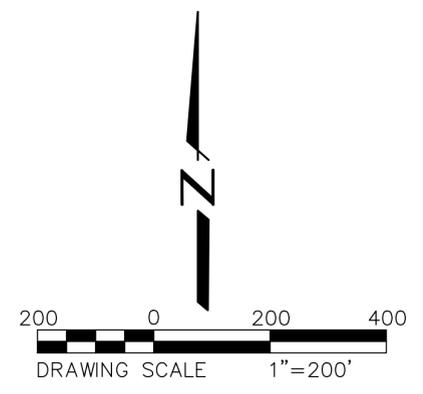
SEE SHEET NO. 5

ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA

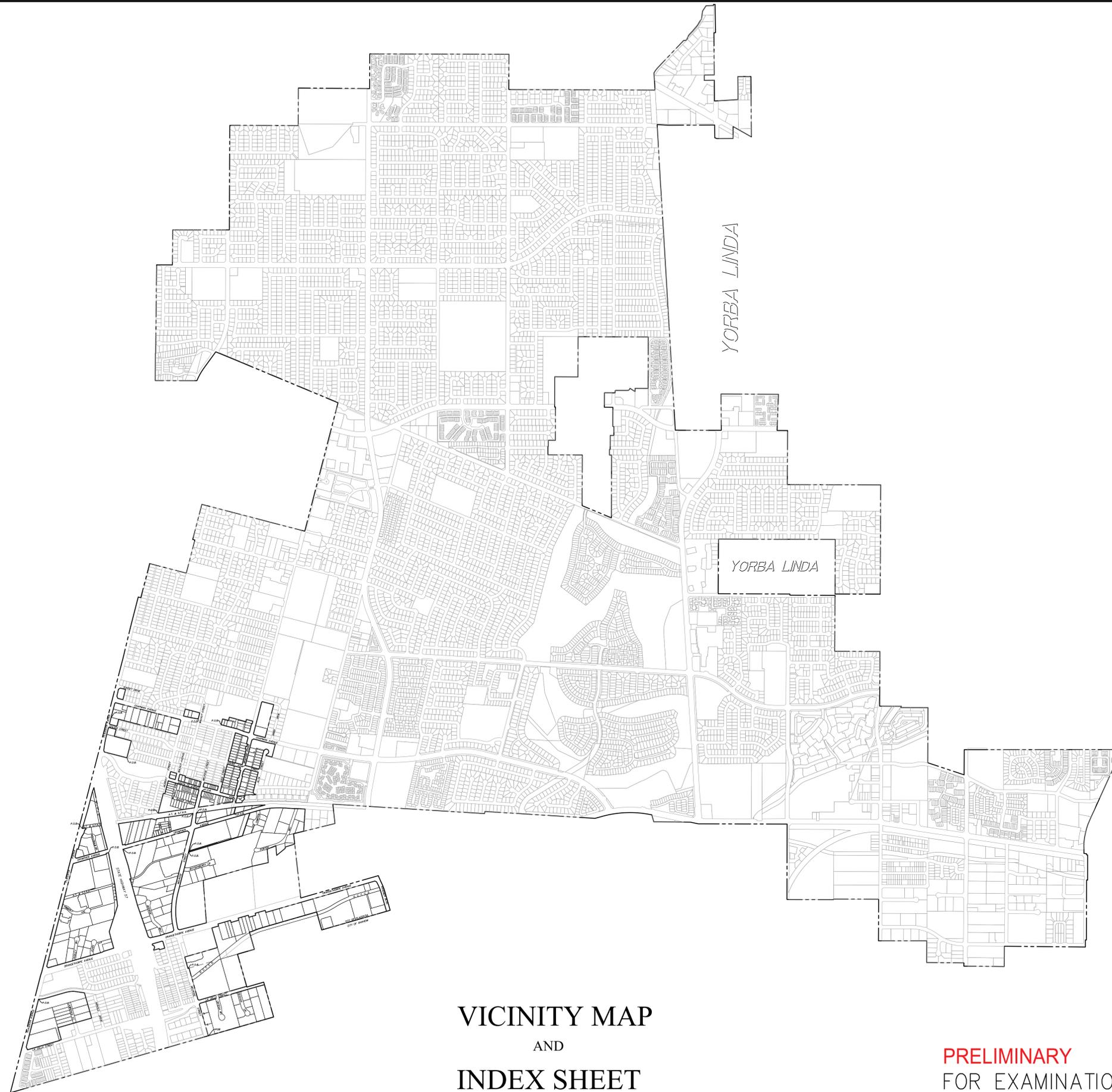
- AREA 1
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LEGEND

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AFFECTED AGENCIES: CITY OF PLACENTIA

LEGEND

- EXISTING CITY OF PLACENTIA
- ▨ ANNEXED AREA

**VICINITY MAP
AND
INDEX SHEET**

PRELIMINARY
FOR EXAMINATION ONLY

<p>ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA LAFCO NO. _____ FILE.: _____</p>	<p>CITY OF PLACENTIA ECONOMIC DEVELOPMENT DEPARTMENT</p>
<p> _____ DAVID B. RAGLAND DATE</p>	<p>PREPARED BY: TRANSTECH ENGINEERS, INC. 13367 BENSON AVENUE CHINO, CA. 91710 PHONE: (909) 595-8599</p> <p>Created by: _____ Date: _____ Check by: _____ Date: _____ Resolution NO: _____ Adopted: _____ Effective Date: _____</p>
<p>SHEET 1 OF 4</p>	

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-foot 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-foot 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-foot 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-foot 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°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°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°10'29" East;
- 7) Thence, southwesterly along said curve, through a central angle of 31°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°50'14" East;
- 8) Thence, southeasterly along said curve, through a central angle of 16°42'44" a distance of 23.04 feet;
- 9) Thence, South 85°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°47'45" East;
- 10) Thence, southeasterly along said curve, through a central angle of 23°34'13" a distance of 12.14 feet;
- 11) Thence, South 49°13'32" West 61.72 feet;
- 12) Thence, South 03°43'01" East 22.58 feet to a point of the south line of said Tract No. 16855;
- 13) Thence, South 86°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°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°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-foot 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°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°42'36" East 24.04 feet to a point on the south Right of Way line of La Jolla Street, 32-foot 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°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°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°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-foot wide;
- 6) Thence, North 73°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°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°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°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°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°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°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°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°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°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°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°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°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°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°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°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°16'47" East;

- 1) Thence, easterly along said curve and southerly Right of Way line, through a central angle of 16°01'38", a distance of 129.23 feet;
- 2) Thence, continuing along said southerly Right of Way line North 73°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°30'09", a distance of 162.16 feet;
- 4) Thence continuing along said southerly Right of Way line South 82°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°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°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°07'40" West 660.28 feet to the southwest corner of Lot 10 of said Tract No. 558;
- 8) Thence, South 16°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-foot half width;
- 9) Thence, South 73°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°44'55" West 37.79 feet to a point on the easterly Right of Way line of Placentia Avenue, 45-foot half width;
- 11) Thence North 14°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-foot 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-foot 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-foot 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

Value / Unit	Total	BASE	1	2	3	4	5	6	7	8	9
		2020 2021	2021 2022	2022 2023	2023 2024	2024 2025	2025 2026	2026 2027	2027 2028	2028 2029	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 \$400,000,000 \$250,000 per unit	1,600 \$462,700,424			215 \$57,039,930	418 \$113,114,161		189 \$53,211,174	248 \$71,218,511			150 \$45,712,291
9,203 Commercial SF \$2,300,750 \$250 PSF	9,203 \$2,768,911						1,500 \$422,311	2,703 \$776,224			2,500 \$761,872
41,875 Industrial SF \$6,281,250 \$150 PSF	41,875 \$7,139,653				7,600 \$1,233,973			34,275 \$5,905,680			
116 Hotel Rooms \$29,000,000 \$250,000 per unit	116 \$30,775,032			116 \$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

Value / Unit	Total	10	11	12	13	14	15	16	17	18	19	
		2030 2031	2031 2032	2032 2033	2033 2034	2034 2035	2035 2036	2036 2037	2037 2038	2038 2039	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 \$400,000,000 \$250,000 per unit	1,600 \$462,700,424		230 \$72,923,903		150 \$49,480,454							
9,203 Commercial SF \$2,300,750 \$250 PSF	9,203 \$2,768,911			2,500 \$808,504								
41,875 Industrial SF \$6,281,250 \$150 PSF	41,875 \$7,139,653											
116 Hotel Rooms \$29,000,000 \$250,000 per unit	116 \$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	\$1,134,386
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	\$567,193
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	\$492,123
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	\$246,062
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

Value / Unit	Total	20	21	22	23	24	25	26	27	28	29
		2040 2041	2041 2042	2042 2043	2043 2044	2044 2045	2045 2046	2046 2047	2047 2048	2048 2049	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	\$503,384,020	\$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
Percent Allocated*	50.0%	\$24,000,000	\$584,012	\$601,166	\$618,664	\$636,512	\$654,717	\$673,286	\$692,226	\$711,545	\$731,250
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
Percent Allocated**	50.0%	\$3,547,000	\$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

Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

Value / Unit	Total	30	31	32	33	34	35	36	37	38	39
		2050 2051	2051 2052	2052 2053	2053 2054	2054 2055	2055 2056	2056 2057	2057 2058	2058 2059	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 \$400,000,000 \$250,000 per unit	1,600 \$462,700,424										
9,203 Commercial SF \$2,300,750 \$250 PSF	9,203 \$2,768,911										
41,875 Industrial SF \$6,281,250 \$150 PSF	41,875 \$7,139,653										
116 Hotel Rooms \$29,000,000 \$250,000 per unit	116 \$30,775,032										
Subtotal Value Add	\$503,384,020	\$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
Percent Allocated*	50.0%	\$24,000,000	\$771,851	\$792,763	\$814,093	\$835,849	\$858,040	\$880,676	\$903,764	\$927,314	\$951,334
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
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

Appendix C: Placentia EIFD Projected Tax Increment Revenue Analysis

Value / Unit	Total	40	41	42	43
		2060 2061	2061 2062	2062 2063	2063 2064
Construction inflator		2.252	2.297	2.343	2.390
New Development					
1,600 Res Units \$400,000,000 \$250,000 per unit	1,600 \$462,700,424				
9,203 Commercial SF \$2,300,750 \$250 PSF	9,203 \$2,768,911				
41,875 Industrial SF \$6,281,250 \$150 PSF	41,875 \$7,139,653				
116 Hotel Rooms \$29,000,000 \$250,000 per unit	116 \$30,775,032				
Subtotal Value Add					
	\$503,384,020	\$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%	\$52,271,108	\$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%	\$22,676,437	\$868,364	\$890,482	\$913,041	\$936,052
Percent Allocated**	50.0%	\$3,547,000			
Total EIFD Funds Available***					
	\$27,547,000	\$1,000,827	\$1,021,922	\$0	\$0

Appendix D: Placentia EIFD Fiscal Impact Analysis

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



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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Appendix D: Placentia EIFD Fiscal Impact Analysis

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



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Appendix D: Placentia EIFD Fiscal Impact Analysis

Project Description

Project Component		<i>Year 5</i> 2026	<i>Year 10</i> 2031	<i>Year 20</i> 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>	<i>1.49</i>
Estimated A/V - Residential	<i>\$250K Per Unit</i>	\$226,888,605	\$371,793,298	\$594,378,958
Estimated A/V - Hotel	<i>\$250K Per Room</i>	\$32,018,343	\$35,350,838	\$43,092,474
Estimated A/V - Commercial / Retail	<i>\$250 PSF</i>	\$414,030	\$2,042,730	\$3,418,793
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



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Appendix D: Placentia EIFD Fiscal Impact Analysis

Project Employment and Occupants

Project Component	Year 5		Year 10		Year 20	
	2026		2031		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



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Appendix D: Placentia EIFD Fiscal Impact Analysis

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
<i>Distributions to Taxing Entities</i>				
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)



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Appendix D: Placentia EIFD Fiscal Impact Analysis

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

Total AV within CITY (FY 2017-18)	\$6,778,268,541			
Current Property Tax In-Lieu of MVLFF (2017-2018)	\$4,813,706			
Prop Tax In-Lieu of MVLFF 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 MVLFF to City	\$0	\$185,100	\$296,000	\$461,800
Net Incremental Property Tax In-Lieu of MVLFF 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 MVLFF (2017-2018)	\$372,727,800			
Prop Tax In-Lieu of MVLFF 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 MVLFF to County	\$0	\$162,200	\$259,400	\$404,700

Notes:

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

Select years shown for illustration

Values in 2023 dollars

Source: Orange County Auditor-Controller (2023)



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Appendix D: Placentia EIFD Fiscal Impact Analysis

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)



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Appendix D: Placentia EIFD Fiscal Impact Analysis

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.



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Appendix D: Placentia EIFD Fiscal Impact Analysis

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.



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Appendix D: Placentia EIFD Fiscal Impact Analysis

Transient Occupancy Tax ("TOT") to City

	<i>Year 5</i> 2026	<i>Year 10</i> 2031	<i>Year 20</i> 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.



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Appendix D: Placentia EIFD Fiscal Impact Analysis

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)



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Appendix D: Placentia EIFD Fiscal Impact Analysis

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)



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Appendix D: Placentia EIFD Fiscal Impact Analysis

City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
						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



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Appendix D: Placentia EIFD Fiscal Impact Analysis

City Multiplier Revenues and Expenditures

	<i>Year 5</i> 2026	<i>Year 10</i> 2031	<i>Year 20</i> 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



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Appendix D: Placentia EIFD Fiscal Impact Analysis

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)



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Appendix D: Placentia EIFD Fiscal Impact Analysis

County Multiplier Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
							2026	2031	2041
<i>Primary Expenditures - Net County Cost</i>									
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



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.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Appendix D: Placentia EIFD Fiscal Impact Analysis

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



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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Old Town Placentia Revitalization Streetscape Master Plan

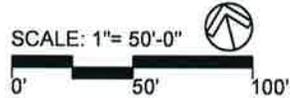
*Prepared by NUVIS Landscape Architecture
for the City of Placentia*



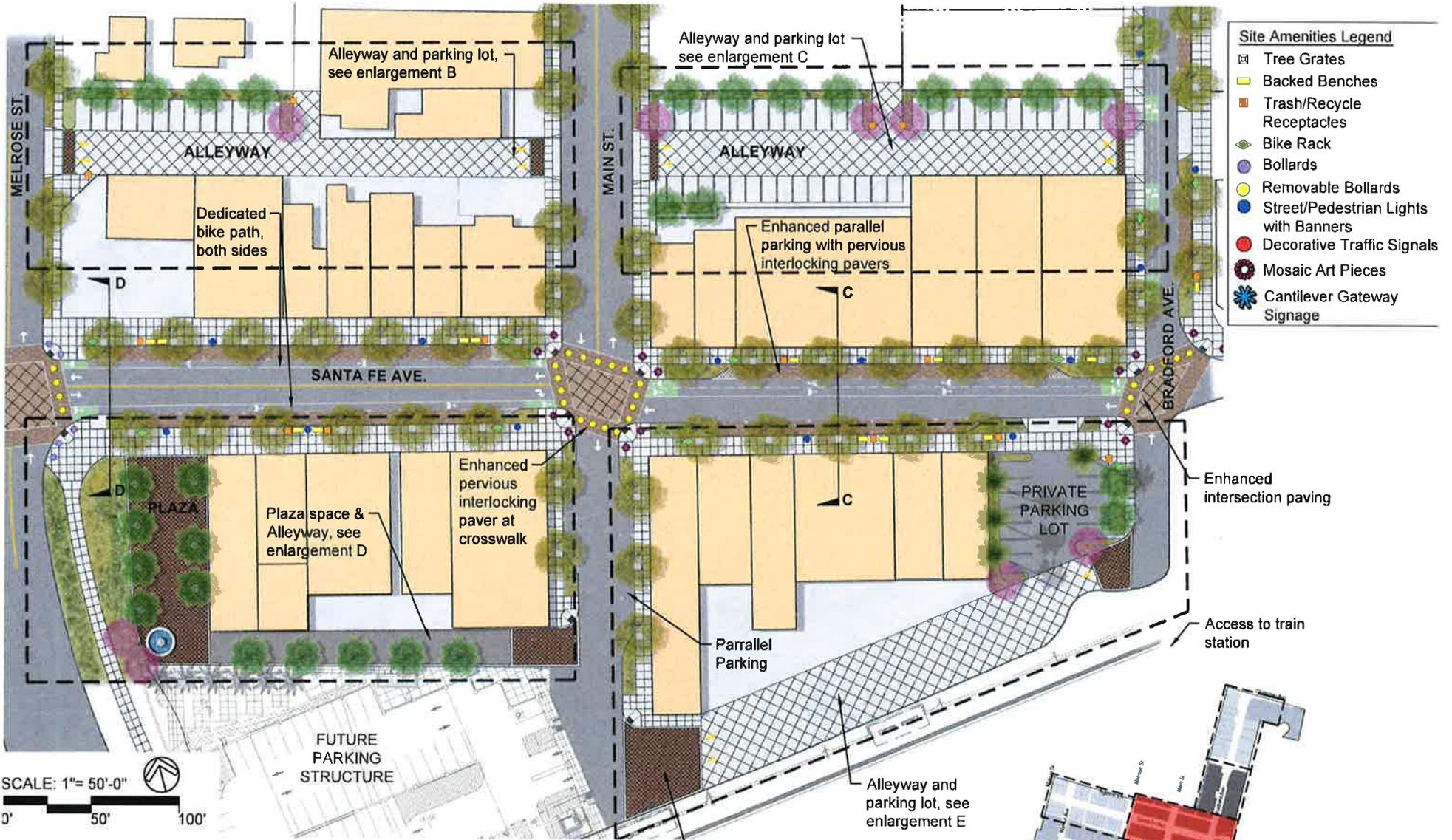
City of Placentia ♦ 401 E. Chapman Avenue ♦ Placentia, CA 92870 ♦ (714) 993-8117



- 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

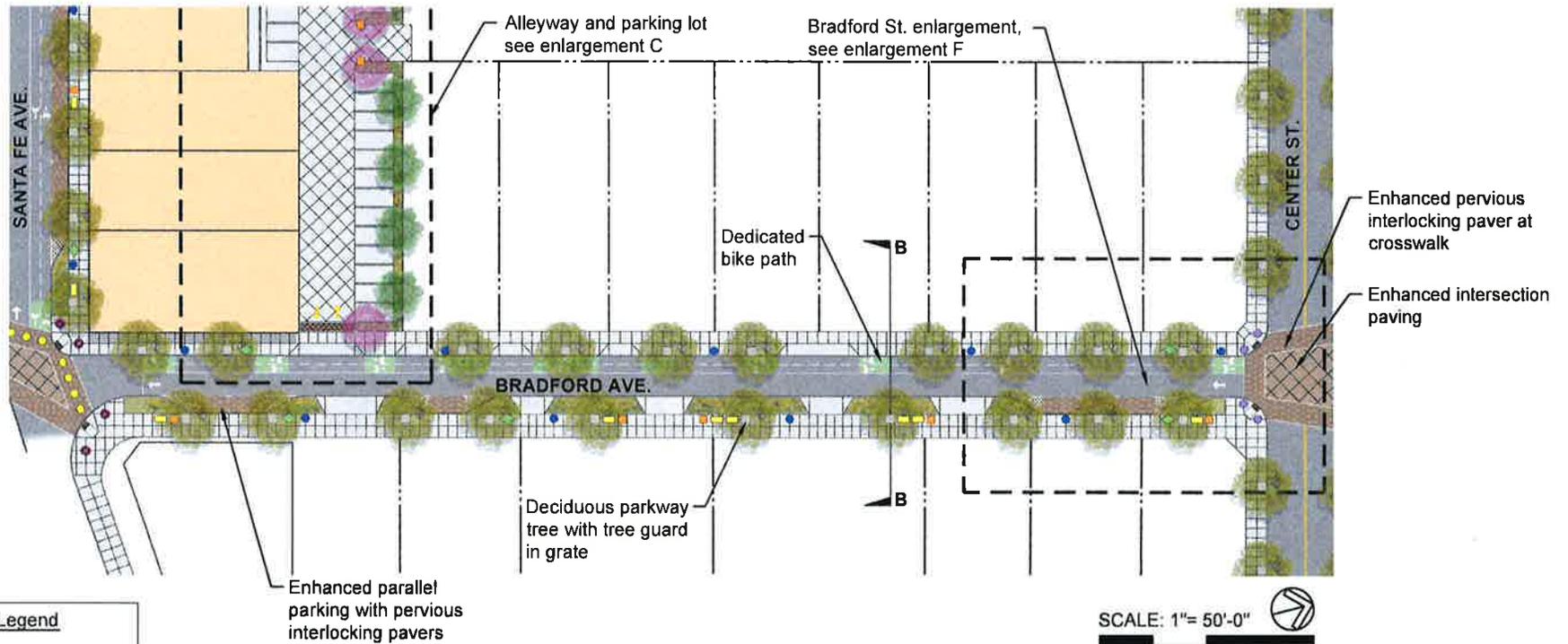


Santa Fe - Melrose St. to Bradford Ave.
Old Town Placentia
Placentia, CA

KEY MAP

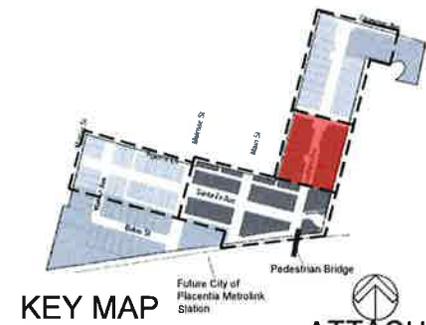
ATTACHMENT 2
FXHIRIT A





- 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

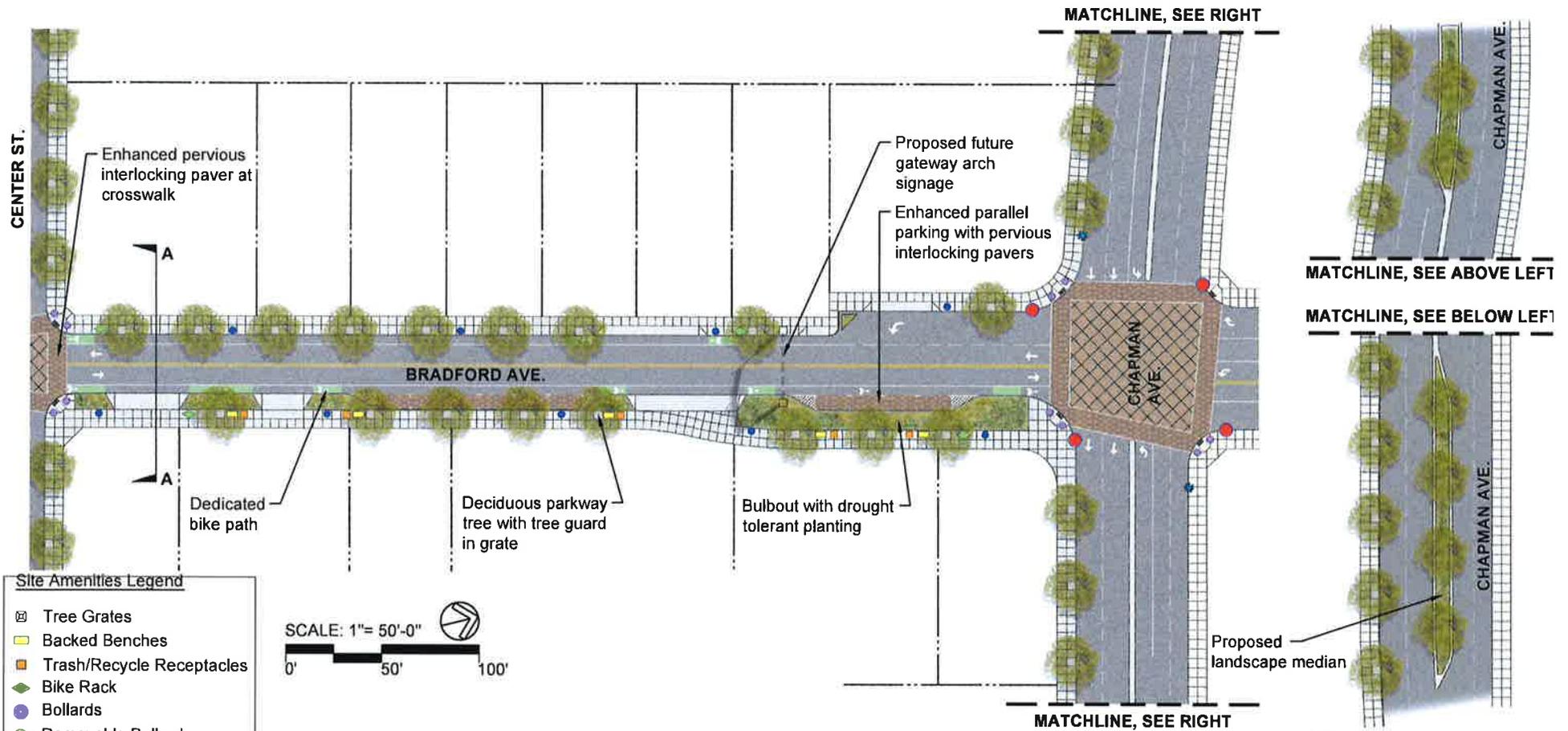
Bradford Avenue - Santa Fe to Center St.
Old Town Placentia
 Placentia, CA



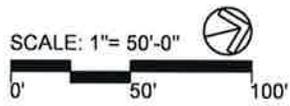
KEY MAP

ATTACHMENT 2
 EXHIBIT A





- 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

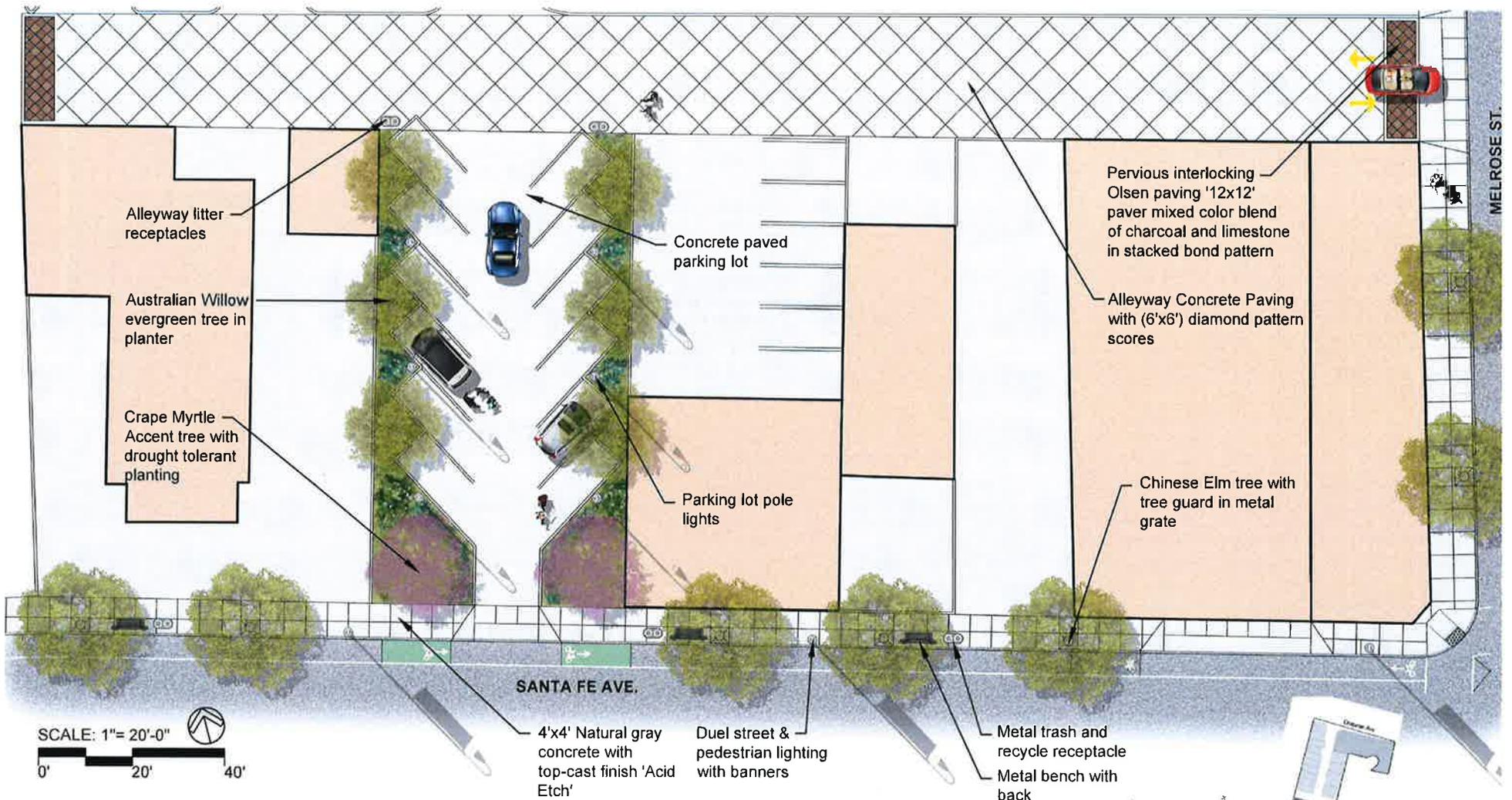


Bradford Ave. - Center St. to Chapman Avenue
Old Town Placentia
 Placentia, CA



KEY MAP

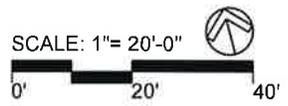
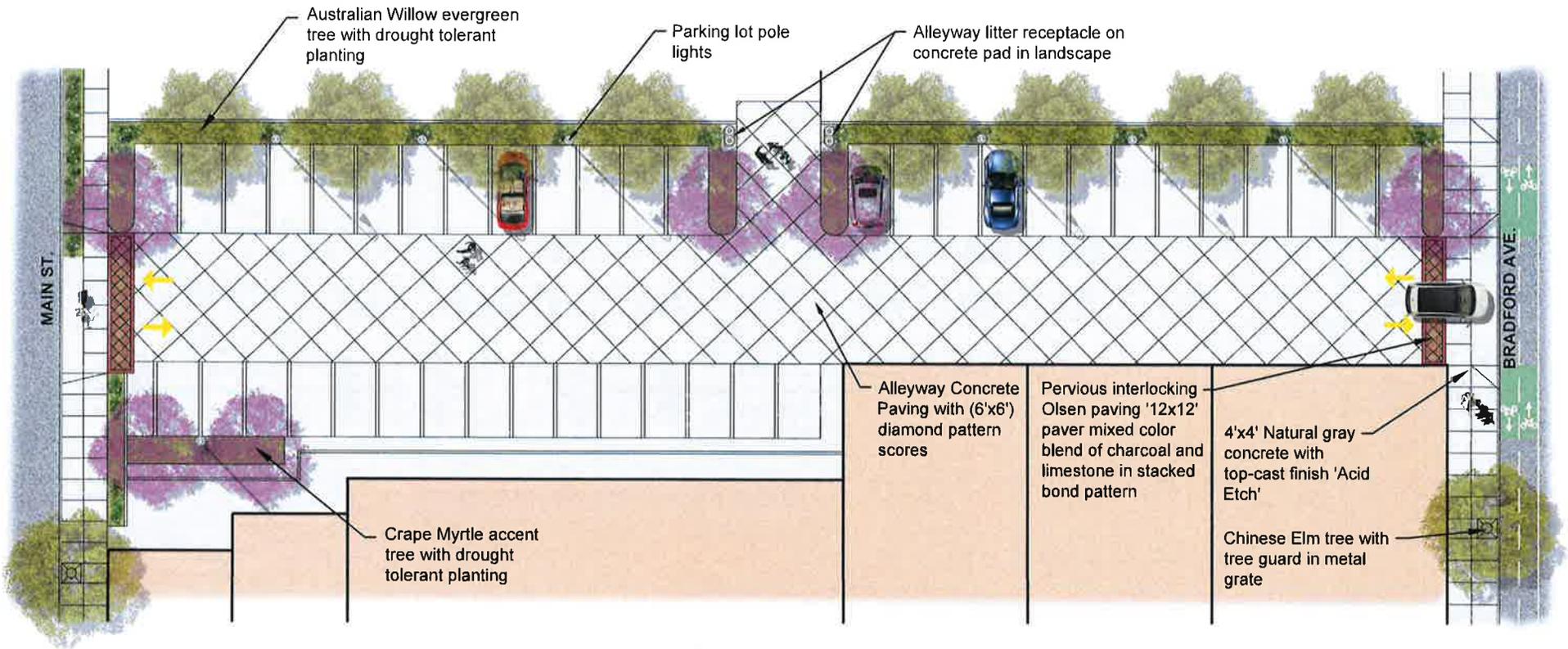




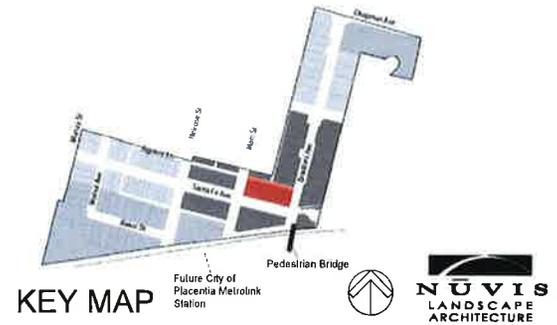
Enlargement A - Alleyway & Parking Lot
 Old Town Placentia
 Placentia, CA

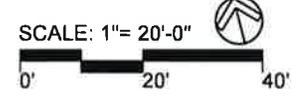
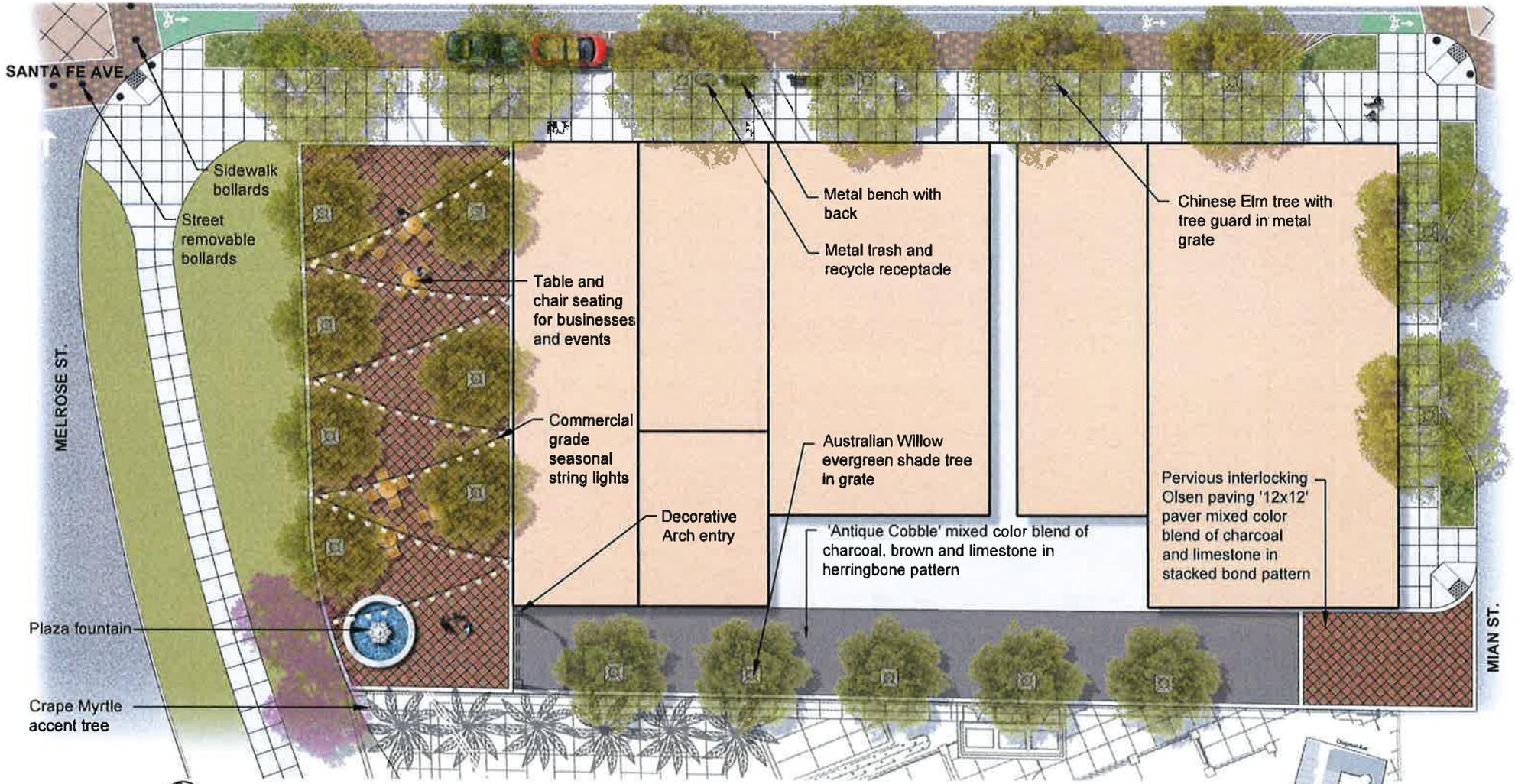
KEY MAP

ATTACHMENT 2
 FXHIRIT A



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





PROPOSED PARKING STRUCTURE

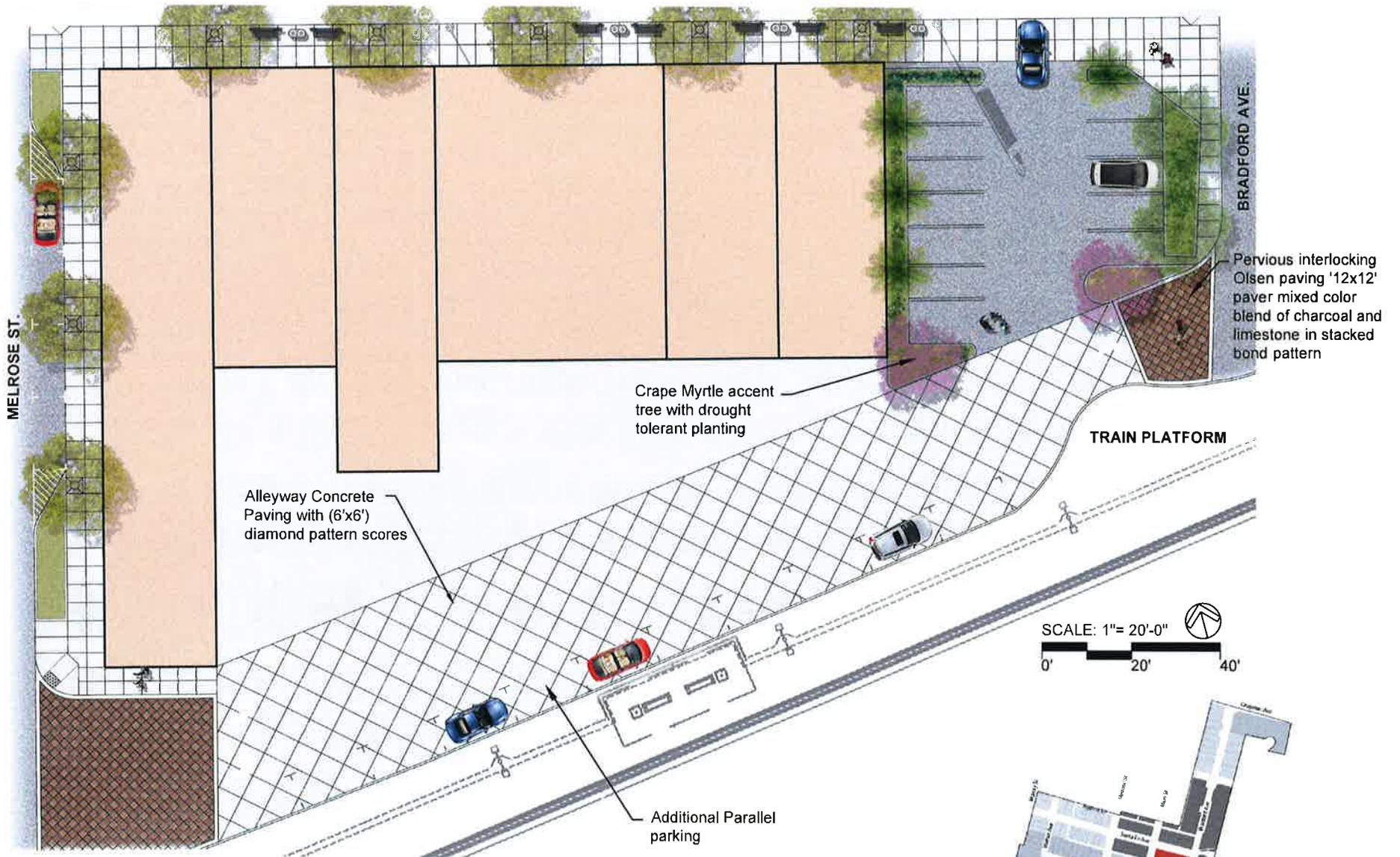
Enlargement D - Plaza Space and Alleyway
 Old Town Placentia
 Placentia, CA



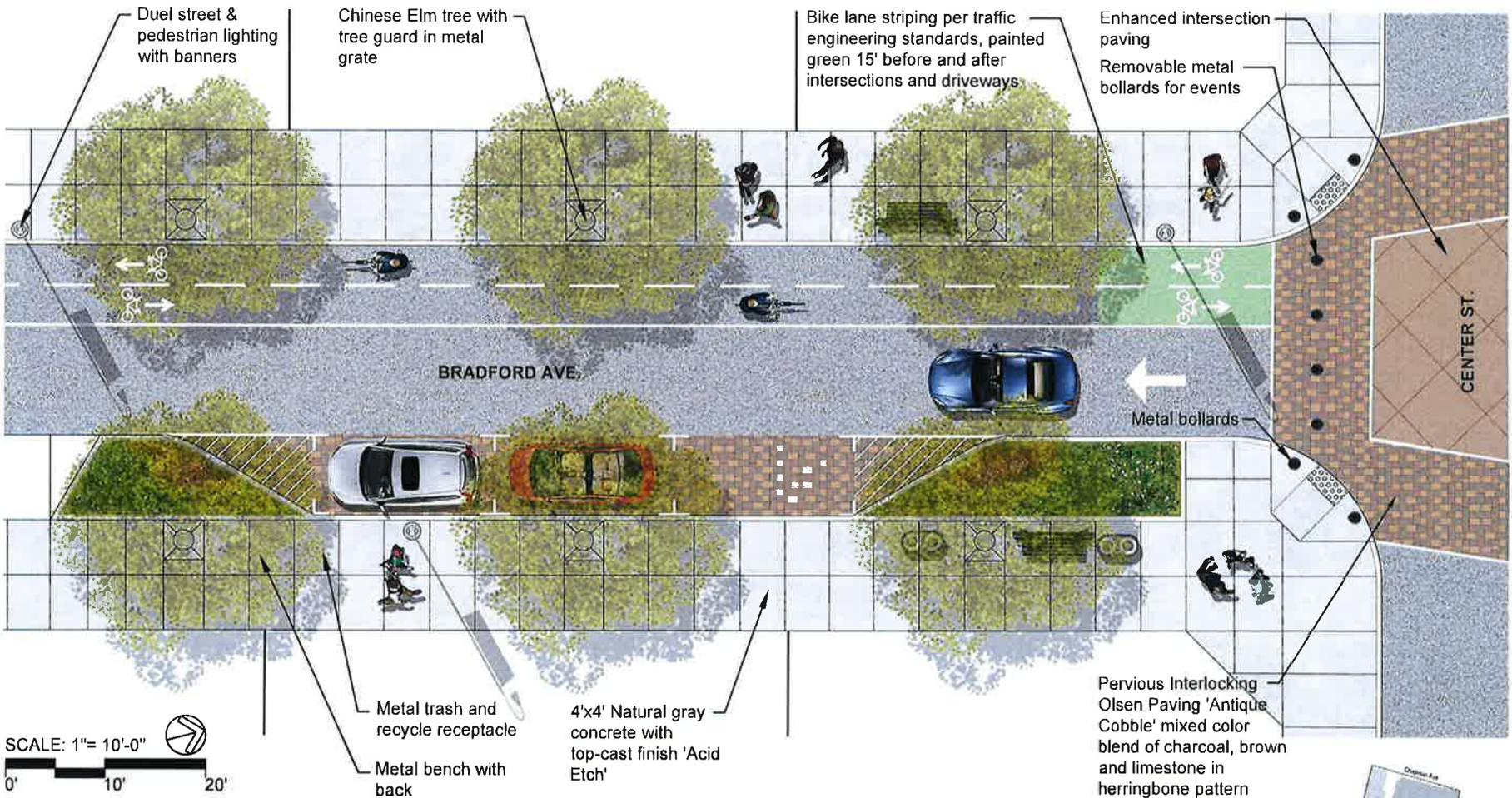
KEY MAP

ATTACHMENT 2
 EXHIBIT A

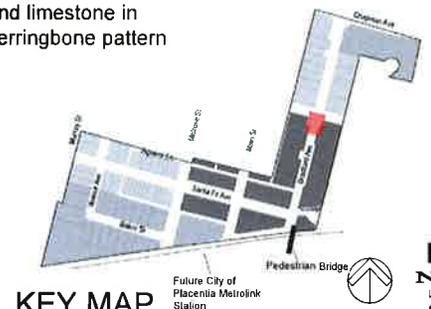




Enlargement E - One way street and Alleyway
 Old Town Placentia
 Placentia, CA



Enlargement F - Bradford Avenue
 Old Town Placentia
 Placentia, CA





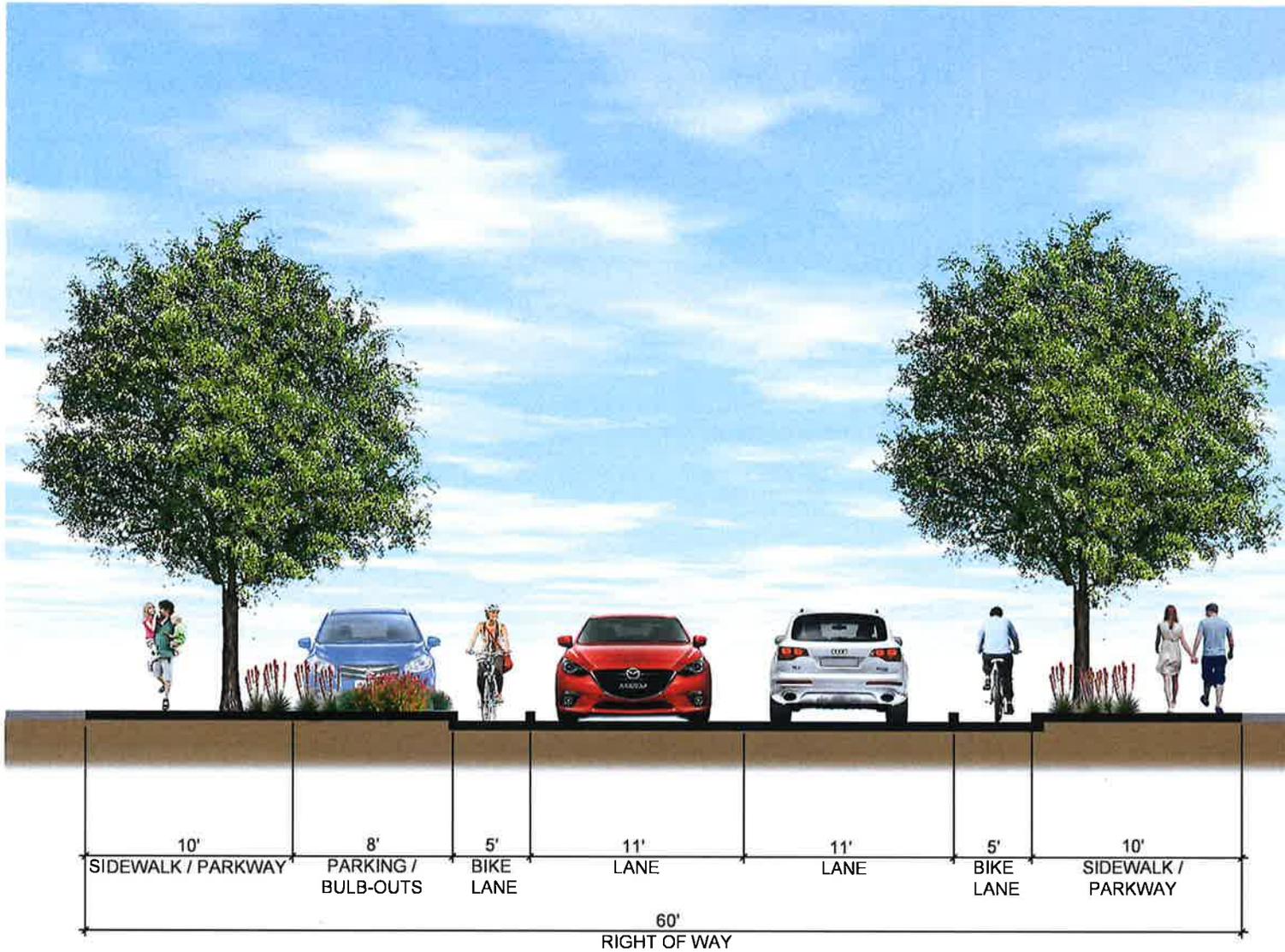
Simulation 1 - Bradford Avenue (Southbound)
OLD TOWN PLACENTIA
Placentia, CA



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

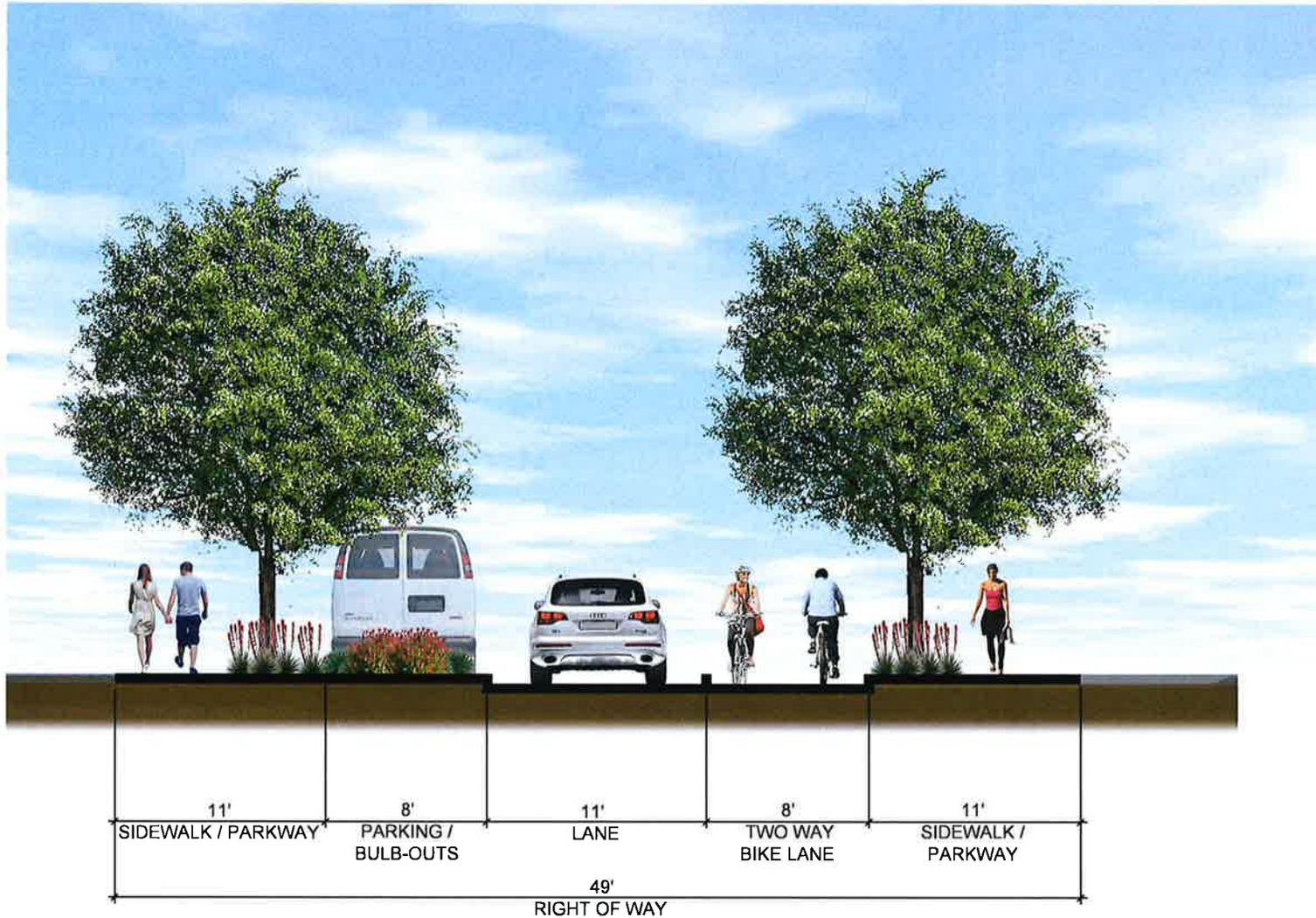


Simulation 3 (Alternative) - Santa Fe looking west
OLD TOWN PLACENTIA
Placentia, CA



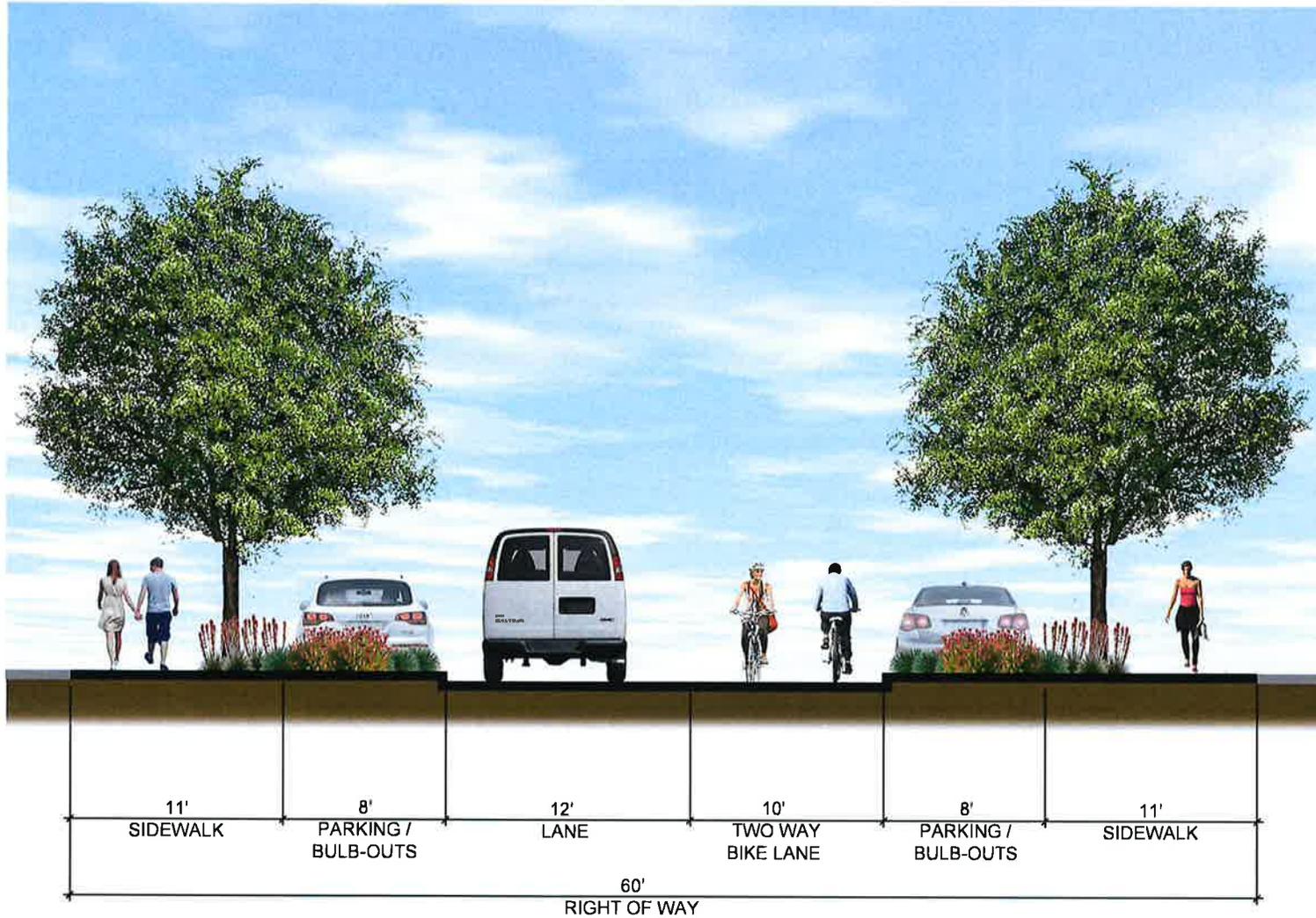
Section A - Bradford Avenue
OLD TOWN PLACENTIA
 Placentia, CA

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



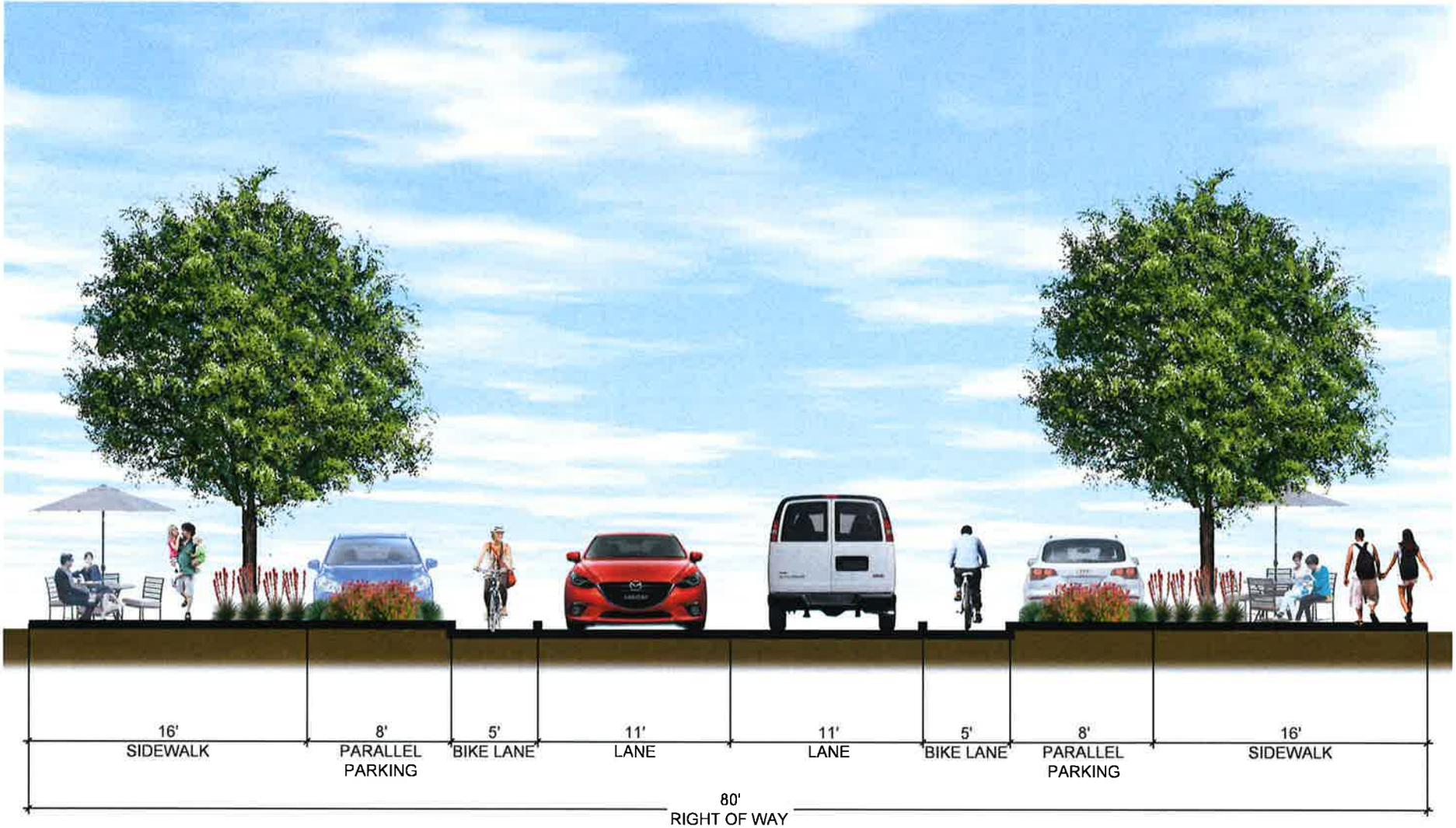
**BRADFORD AVENUE
CENTER ST. TO SANTA FE AVE. (SOUTHBOUND)**

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

COLOR BLACK

VICTOR STANLEY, INC.
 Manufacturers of Quality for Benchmark over 100+ Years

P.O. BOXED 308 - DUNSMIR, MD 20754 USA
 TOLL FREE: (800) 562-2573 (USA & CANADA)
 TEL: (201) 435-4300 - FAX: (410) 251-7519
 WEB SITE: [HTTP://WWW.VICTORSTANLEY.COM](http://www.victorstanley.com)

* ALL DIMENSIONS ARE IN INCHES *

AVAILABLE OPTIONS:
 POWDER COATING:
 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
 CUSTOM COLORS (INCLUDING THE RAL RANGE)

LENGTHS:
 STANDARD 4'
 STANDARD 6'
 STANDARD 8' LENGTH SHOWN

NOTES:
 1. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
 2. DIMENSIONS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ELDER, PHOSPHATIZED, PRIMERED, AND ELECTROSTATICALLY POWDER COATED WITH T.B.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PRIMERED AND COATED WHILE HOT TO FILL CRACKS AND BUILD COATING FILLS. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVOIDS 8-10 MILS (200-250 MICRONS).
 4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL RESIN IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
 6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
 7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

CBF-10
 CLASSIC SERIES

BENCH WITH DUCTILE IRON END FRAMES
 SHOWN: 8' STANDARD 2-FOOT LENGTH

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 REV. 3/15/10 DRAWN: B.S.G. 2010-02

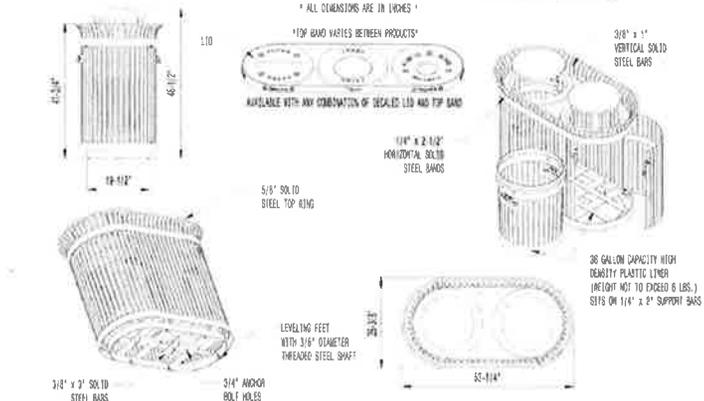
BENCHES
OLD TOWN PLACENTIA
 City of Placentia, CA



SD-242
 SIDE DOOR OPENING
 RECYCLED SOLID STEEL BAR
 'RECYCLE' TOP STEEL BAND
 TWO 36 GAL LINERS
 DOME LIDS
 COLOR BLACK

Victor Stanley, Inc.
 4445 Corporate Center Drive, Columbus, OH 43260

P.O. BOX 255 - DUBLIN, OH 43014 USA
 TOLL FREE: (800) 368-2573 (USA & CANADA)
 TEL: (614) 856-8300 - FAX: (614) 257-7319
 WEB SITE: [HTTP://WWW.VICTORSTANLEY.COM](http://www.victorst Stanley.com)



AVAILABLE OPTIONS:
POWDER COATING
 (2) STANDARD COLORS, (2) OPTIONAL METALLIC COLORS,
 CUSTOM COLORS (INCLUDING THE REC BAND)
SECURITY
 STANDARD WITH LOCKABLE LATCH (AS SHOWN), AVAILABLE WITH OPTIONAL KEYS
 LOCK KEY. LID BOLTED IN PLACE, AVAILABLE WITH OPTIONAL MOUNT WITH
 3 IN LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.
LIDS
 STANDARD WITH TAPERED FORMED LID. AVAILABLE WITH OPTIONAL DOME LID (AS SHOWN),
 DOME LID WITH ASHTRAY, RAIN BUCKET LID, RAIN BUCKET LID WITH ASHTRAY, CONE LID,
 CONE LID WITH SELF CLOSING COVER, ENCLOSED DOME LID WITH ASHTRAY, CONE LID WITH
 STAINLESS STEEL ASHTRAY, AND RECYCLE LIDS. ASHTRAYS AVAILABLE WITH
 OPTIONAL ASHTRAY COVER.
CUSTOM PLAKES & DECALS
 AVAILABLE WITH STEEL PLAKES IN VARIOUS SIZES AND PRESSURE SENSITIVE
 VINYL OUTDOOR DECALS.
NOTES:
 1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHEETPIPER, ETCHED, PHOSPHATIZED, PRIMERED, AND ELECTROSTATICALLY POWDER-COATED WITH T.O.E.C. POLYESTER POWDER
 COATING. PRODUCTS ARE FULLY CLEANED AND PREPARED, PRIMERED AND COATED INSIDE -NOT TO FULL COVERSERS AND BUILT UP COATING. COATED PARTS ARE THEN FULLY CURED
 TO COATING MANUFACTURER'S SPECIFICATIONS. THE FINISHES OF THE RECYCLING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
 3. ONE SUPERHEATED BRONZE SUSPENDING AND STAINLESS STEEL PIVOT PINS FOR DOOR MOUNTING, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL
 PATENTED STAINLESS STEEL KEYS LOCK ASSEMBLY.
 4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 5. VICTOR STANLEY, INC., PLASTIC LINER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH
 LIGHTWEIGHT CONSTRUCTION USING CRITICAL WOLDED RIBS, INTERNAL HANDHOLES, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY
 EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
 6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
 7. FOR HIGH SALINITY/ABRASIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN
 ESTABLISHED QUALIFIED FIRM TO MEET PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN ABRASIVE PRE-TREATMENT AND IMMERSION IN A TANK
 OF CHARGED LIQUID ZINC AT APPROX 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC
 TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH IS NORMAL FOR GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE
 AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZED SURFACE. CONTACT MANUFACTURER FOR DETAILS.
 8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

SD-242

IRONSTAYS SERIES

SIDE-DOOR RECYCLING STATION
 SHOWN: (2) OPTIONAL DOME LID

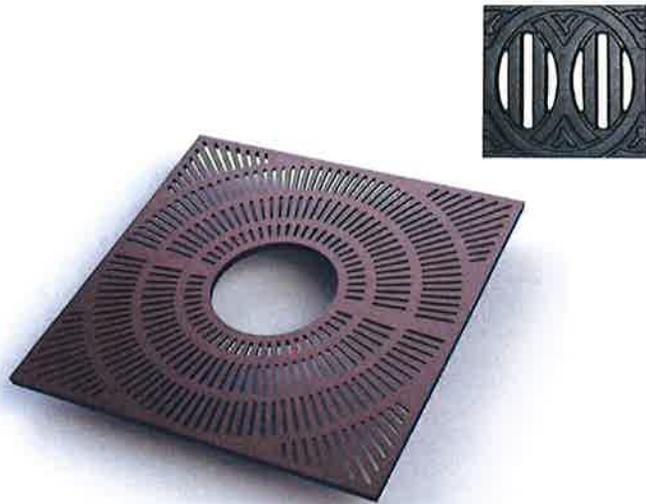
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 REV. 12/15/15 DRAWING C.O.B. 2015-1078

LITTER RECEPTACLES
OLD TOWN PLACENTIA
 City of Placentia, CA

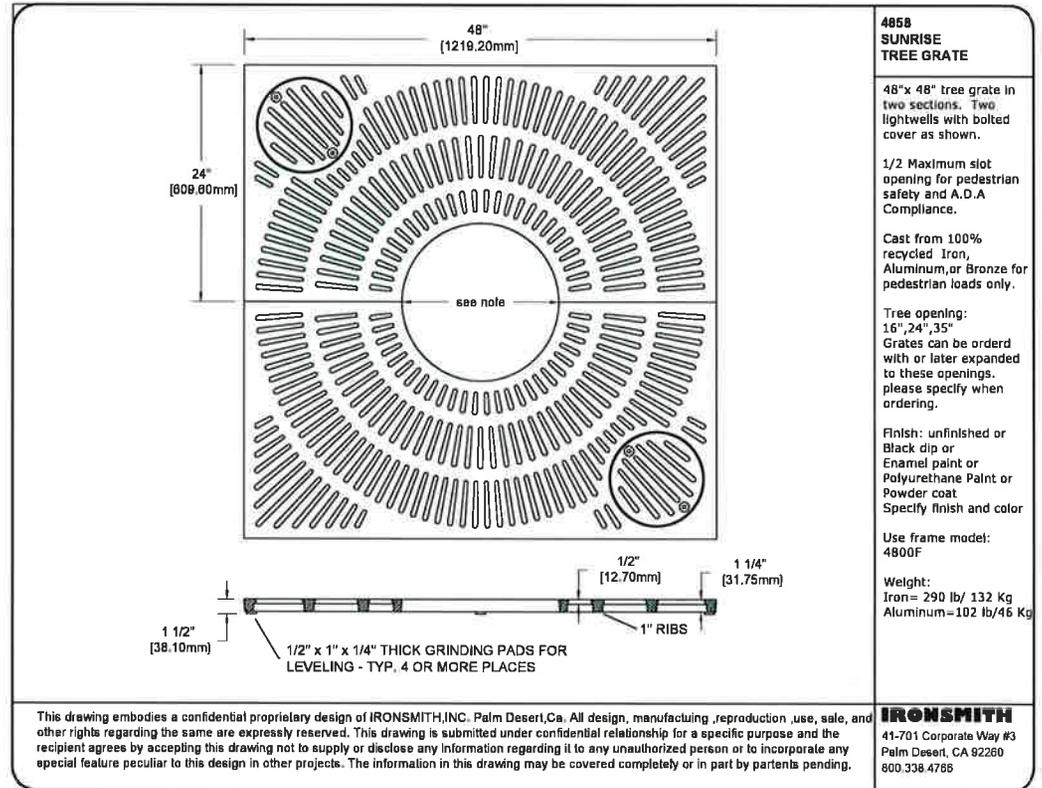
VICTOR STANLEY®



ATTACHMENT 2
EXHIBIT A



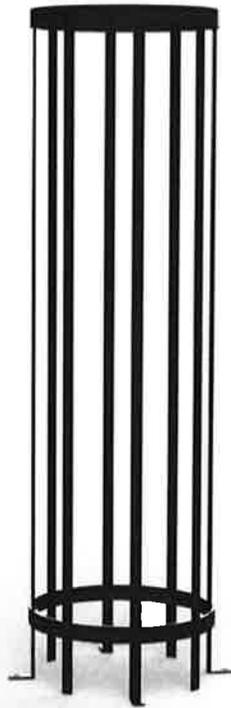
SUNRISE MODEL 48" SQUARE TREE GRATES
 TREE OPENINGS TO BE 24" WITH OPTION FOR EXPANSION TO 35"
 2 UP-LIGHTWELLS FLUSH OR BELOW GRADE
 PLUMBED WITH CONDUIT TO ACCOMODATE APPROX. 4 PLUGS
 COLOR TO BLACK POWDERED



TREE GRATE
 OLD TOWN PLACENTIA
 City of Placentia, CA



ATTACHMENT 2
 EXHIBIT A



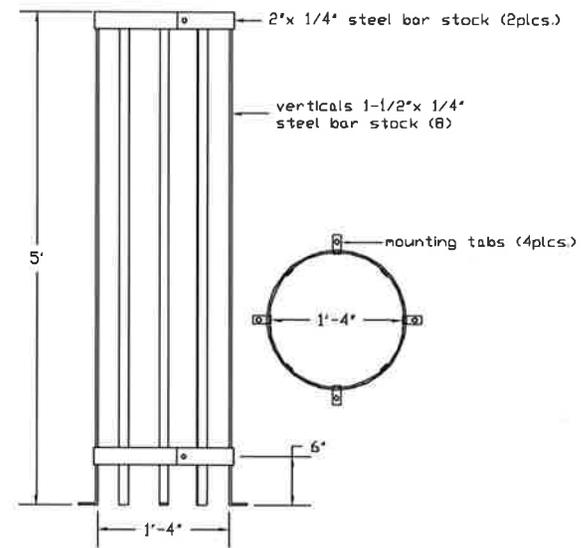
M6 TREE GUARD

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

(800) 338-4766

IRONSMITH
ATTACHMENT 2
EXHIBIT A



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

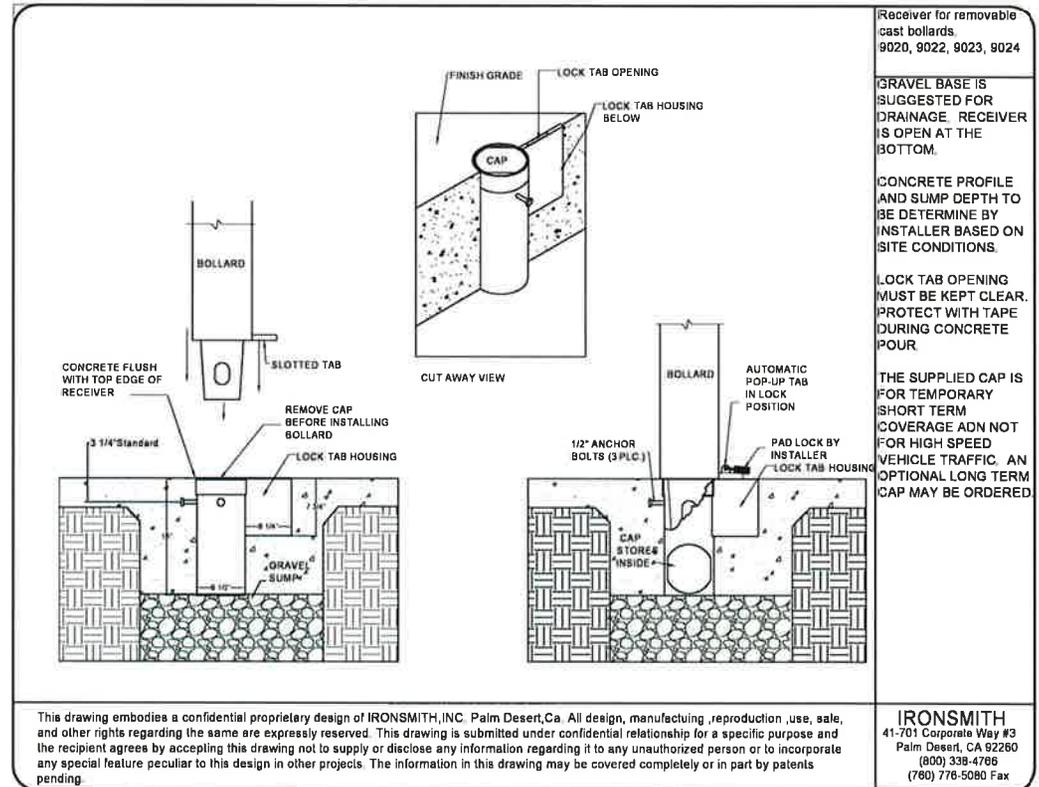
BLACK POWDER
COAT FINISH



FIXED INSTALL



REMOVABLE INSTALL



BOLLARDS
OLD TOWN PLACENTIA
City of Placentia, CA

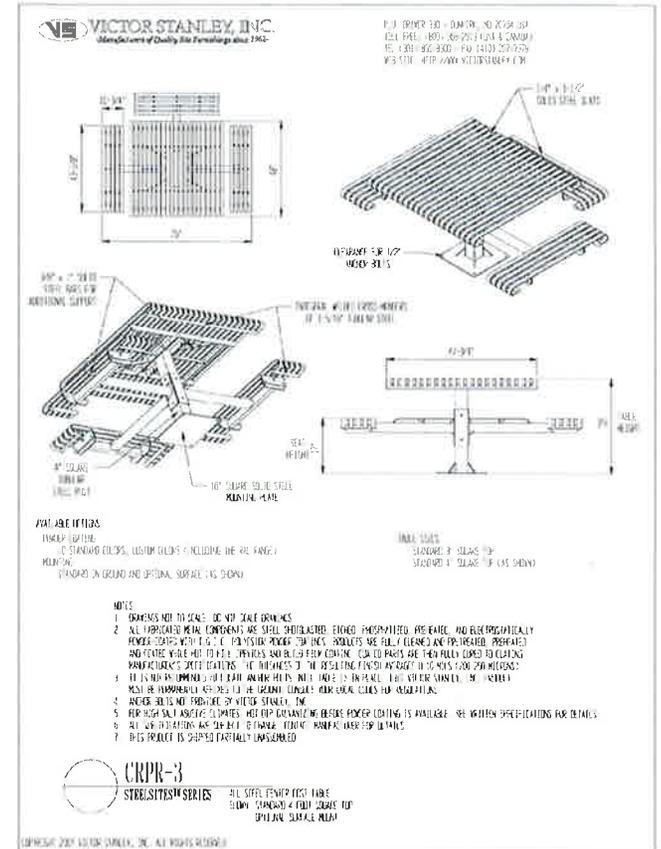
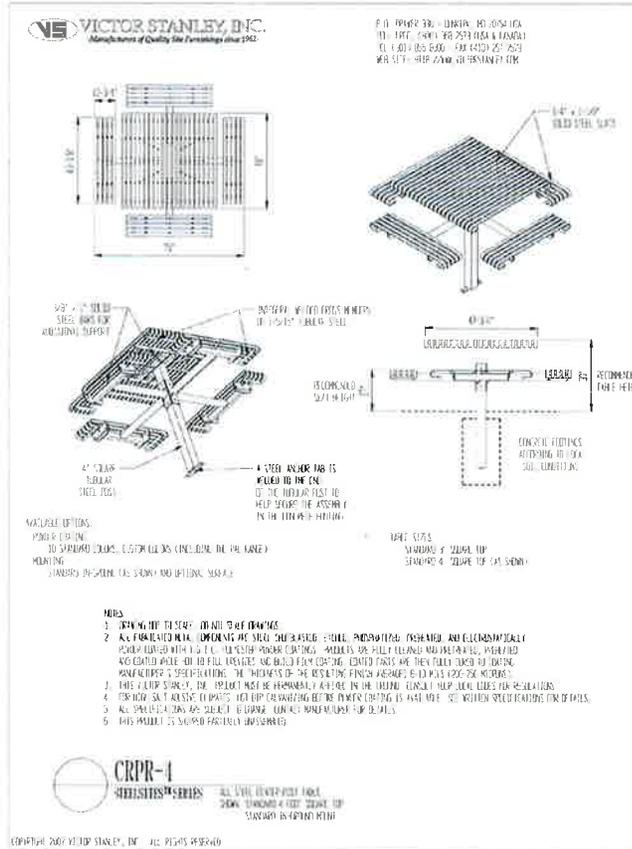
IRONSMITH
ATTACHMENT 2
EXHIBIT A



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

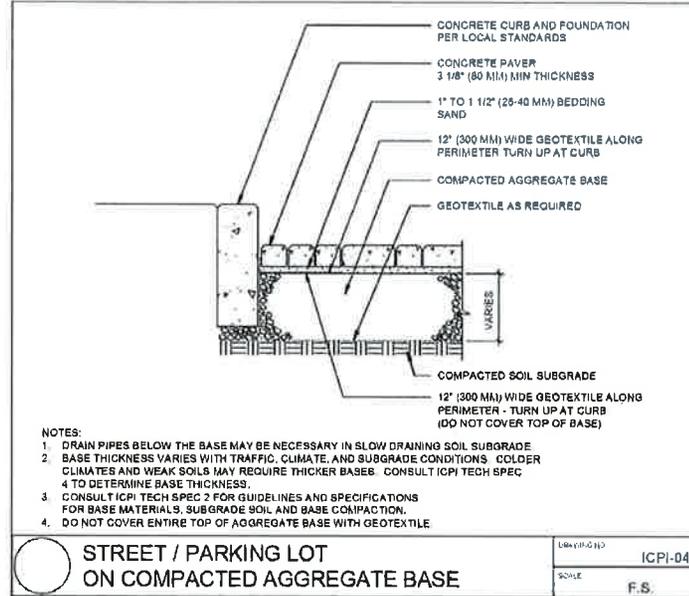


OLSEN PAVINGSTONE
ANTIQUE COBBLE (FLAT TOP) PAVERS

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

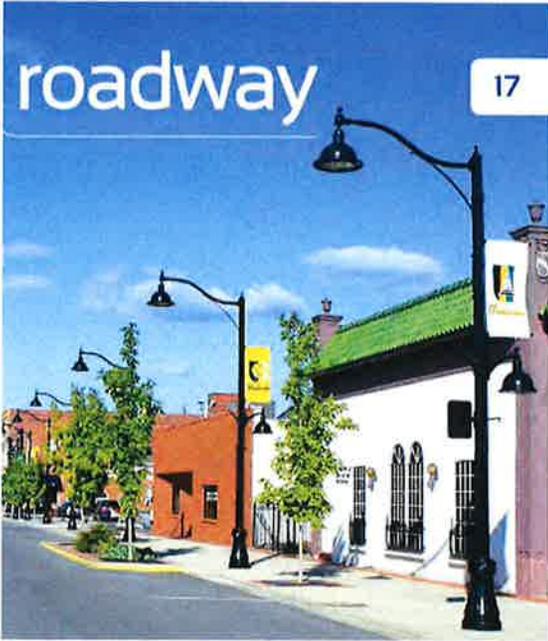


STANDARD GREY CONCRETE PAVING
FINISH TO BE GRACE TOP CAST ACID ETCH 03
(SEE PLANS FOR SCORE LINES & EXPANSION JOINT PATTERNS)



INTERLOCKING PERVIOUS PAVERS & CONCRETE PAVING

OLD TOWN PLACENTIA
City of Placentia, CA



roadway

17



OMEGA
LED LUMINAIRE FAMILY



BANNER ARMS
BUILDING SIDE OF POLE



WREATH HOOKS
BOTH SIDES OF POLE



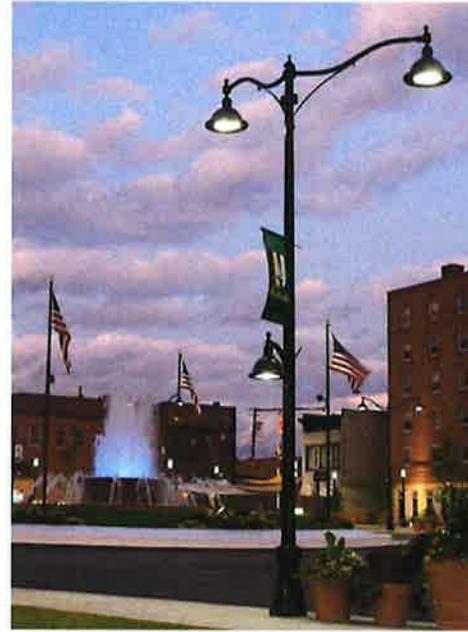
FLAG MOUNTS
STREET SIDE OF POLE



RECEPTACLES
GFI IN BASE WITH COVER

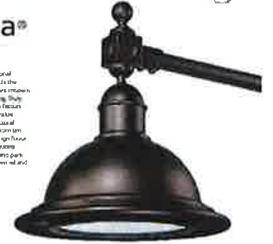


SPEAKER HUBS
AUDIO CAPABILITY



omega®

Omega® is a timeless but modern luminaire with a wide choice of color and finish. The variety of the parts, size of luminaire means that it can be used in many different settings. The one of the most visible form factors is its material. Omega® poles feature a wide selection of materials and finishes. The most popular are: cast aluminum, cast iron, steel, stainless steel, and bronze. The luminaire is available in many different sizes and finishes. The luminaire is available in many different sizes and finishes. The luminaire is available in many different sizes and finishes.



roadway

Roadway is a modern but timeless luminaire with a wide choice of color and finish. The variety of the parts, size of luminaire means that it can be used in many different settings. The one of the most visible form factors is its material. Roadway® poles feature a wide selection of materials and finishes. The most popular are: cast aluminum, cast iron, steel, stainless steel, and bronze. The luminaire is available in many different sizes and finishes. The luminaire is available in many different sizes and finishes. The luminaire is available in many different sizes and finishes.

DETAILS

- Luminaire is made of heavy cast aluminum
- Luminaire is painted in black and white
- Luminaire is made of heavy cast aluminum



Luminaire



Luminaire

FIGURE 1

STREET LIGHTING
OLD TOWN PLACENTIA
City of Placentia, CA



Sternberg
Lighting

ATTACHMENT 2
EXHIBIT A

153LED OMEGA SERIES



Optics

The luminaire shall be provided with individual refractor type optics applied to each LED. The luminaire shall provide Type _____ (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 85°C.

For sources under 50W, The driver shall have a minimum efficiency of 94%.

Photocontrols

Button 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

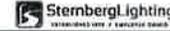


Options



555 Lawrence Ave., Roselle, IL 60172
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www.sternberglighting.com

STREET LIGHTING
OLD TOWN PLACENTIA
City of Placentia, CA



LED Ornamental Bollards

12-653A

770LED BIRMINGHAM LIGHTED BOLLARD SPECIFICATIONS

GENERAL

The Model 770LED decorative lighted bollard shall be cast aluminum, one-piece construction. The 16" diameter cast aluminum base shall be constructed with a 7 1/4" diameter smooth fluted cast aluminum shaft. The fluted shaft shall be Sternberg Lighting #770LED lighted bollard or #770LED-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) LED sealed extended aluminum heat sink, four (4) optional three (3) LED boards with 6 each high brightness LEDs and a sealed acrylic tube. The bollard shall be supplied with electrical surge protection in accord with IEEE/ANSI C62.41.2 and shall be U.L. or E.T.L. listed in U.S. and Canada. The 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 770LED-QR shall have a quick release option which allows quick removal of the bollard for convenience or emergency access. The basal 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-tamper key and padlock slot. The quick release system shall allow for a flush post-mount installation after temporary bollard removal.

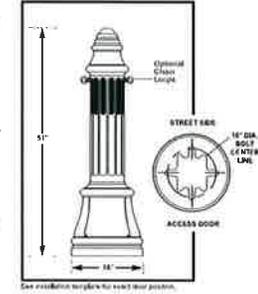
FINISH

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-fluorine, scaling to ensure maximum resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable poly ester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Venetian Bronze 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 installation. 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. (Not opposite the access door).

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



BUILDING A PART NUMBER PART NUMBER SELECTIONS

BOLLARD MODEL	OPTIONAL CHAIN LOOP	LIGHT SOURCE	DRIVER	OPTIONS	FINISH	MODELS	LIGHT SOURCES	STANDARD FINISHES*	RT	WBK	CD	WBK	TT	STERNBERG SELECT FINISHES
770LED	CL1	3545TLC/A	ML	PT10	VU	770LED 770LED-QR	3580TLC 30W 4500K Type V 4545TLC 30W 4500K Type V MGL - Deming 100-277V 4535TLC 30W 3500K Type V	• BKT Black Textured • WHT White Textured • PGT Park Green Textured • ARZT Architectural Medium Bronze Textured • DBT Dark Bronze Textured *Each finish is available upon request.	• Rust • WBR Weathered Brown • CD Cedar • WBK Weathered Black • TT Two Tone	• VEG Venetian Green • SI Swedish Iron • DWGT Dark Wash Gray Textured				
							OPTIONAL CHAIN LOOP • CL1 Chain Loop • CL2 Chain Loops 300" • CL3 Chain Loops 300"	• 3580TLC 23W 4500K Type V • 3535TLC 23W 3500K Type V • 3545TLC 23W 4500K Type V	• PFD Dual Flares and Pickets • PEC2 PhotoCell-Bornel 208-277 Volt Pickets • PEC1-E PhotoCell-Electronic 120 Volt • PEC2-E PhotoCell-Electronic 208-277 Volt • LP Low Power/Reduced Output 11W (25 TLCA only)	• GFI Ground Fault Interrupter Duplex Outlet				



*NOTES
1. All finishes are only listed in U.S. or E.T.L. listed with a standard finish.
2. TO ORDER CHAIN SPECIFY LENGTH OF CHAIN REQUIRED FOR POST.
3. *Each finish is available upon request.



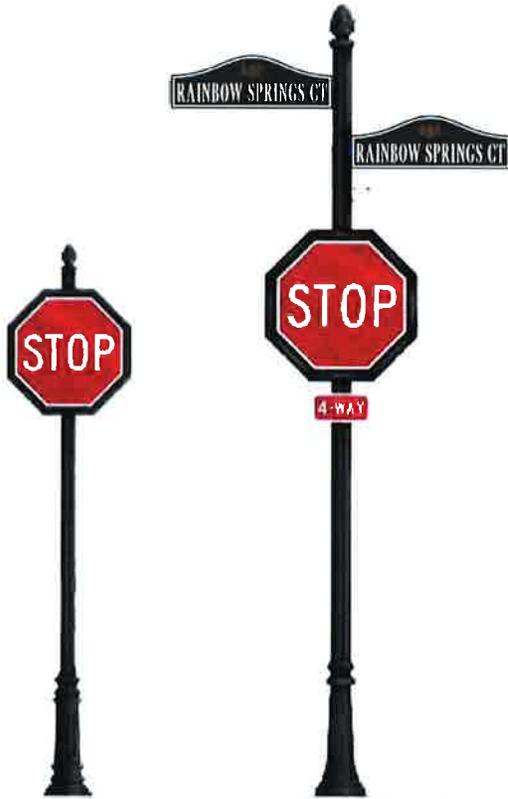
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Sternberg Lighting

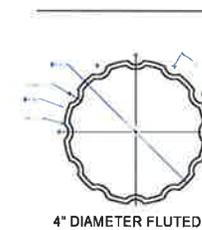
ATTACHMENT 2
EXHIBIT A

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 1/2"
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
FXHIRT 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

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 include 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 frutescens	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	Variiegated 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