



Placentia Enhanced Infrastructure Financing District Public Financing Authority Agenda

Regular Meeting
November 18, 2020
5:00 p.m.

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

SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus.

On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing public meetings to be held via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the Placentia Enhanced Infrastructure Financing District Public Financing Authority.

Given the health risks associated with COVID-19, the public is invited to view the meeting from the Front Community Meeting Room at City Hall and provide public comment in person in a safe and socially distanced manner. Masks are mandatory. Please be advised that the City Council Chambers are closed to the public. Some, or all, of the Placentia Enhanced Infrastructure Financing District Public Financing Authority Members may attend this meeting telephonically. Those locations are not listed on the agenda and are not accessible to the public.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access, all City Council meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

How to Submit Public Comment

Members of the public may view the meeting from the Front Community Meeting Room at City Hall and provide public comment in person in a safe and socially distanced manner. Masks are mandatory. Members of the public may also provide public comment by sending comments for Authority Member's consideration by email to the City Clerk at cityclerk@placentia.org. Comments received by email before or during the meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the meeting but will be summarized in the public record, and are subject to the regular time limitations per speaker. Public testimony to be read during **Public Hearings** may be emailed to cityclerk@placentia.org until public testimony is closed. If you are unable to provide your comments in person or in writing, please contact the Economic Development Division for assistance at (714) 993-8264.

Americans with Disabilities Act Accommodation

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II).

Until further notice the City will implement the guidelines of the California Department of Public Health regarding social distancing. The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus. The City will return to normal public meeting procedures as soon as the emergency has ended.



Placentia Enhanced Infrastructure Financing District Public Financing Authority Agenda

Regular Meeting
November 18, 2020
5:00 p.m.

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

Chad Wanke
Chair

Doug Chaffee
Vice Chair

Ward Smith
Authority Member

Rosalina Davis
Authority Member

Joe Rasic
Authority Member

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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

Procedures for Addressing the Authority

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

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

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

Special Accommodations

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

Copies of all agenda materials are available for public review in the Office of the City Clerk, Placentia Library Reference Desk and the internet at www.placentia.org/eifd under the Enhanced Infrastructure Financing District page. Persons who have questions concerning any agenda item may call the Economic Development Division at (714) 993-8264 to make inquiry concerning the nature of the item described on the agenda.

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

Study Sessions are open to the public and held in the City Council Chambers.

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

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: Vice Chair Chaffee

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR: None

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Public Hearing to Hear all Written and Oral Comments on the Placentia Enhanced Infrastructure Financing District (Placentia EIFD) Infrastructure Financing Plan (IFP) and Take Action to Modify or Reject the EIFD Infrastructure Financing Plan (IFP) if Appropriate**

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

1. Open the Public Hearing concerning the Placentia Enhanced Infrastructure Financing District Infrastructure Financing Plan; and
2. Receive the Staff Report and consider all Public Testimony, including all written and oral comments on the IFP; and
3. Close the Public Hearing; and
4. If appropriate, take action to modify or reject the EIFD IFP. Otherwise, the PFA may take no action and proceed to the final Public Hearing scheduled for January 6, 2021.

NEW BUSINESS: None

OLD BUSINESS:

None

PUBLIC FINANCING AUTHORITY REQUESTS

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

ADJOURNMENT

The Placentia Enhanced Infrastructure Financing District Public Financing Authority will adjourn to a regular Authority meeting on Wednesday, January 6, 2021 at 5:00 p.m.

CERTIFICATION OF POSTING

I, Jeannette Ortega, Secretary to the Public Financing Authority of the City of Placentia, hereby certify that the Agenda for the November 18, 2020 Regular Meeting of the Public Financing Authority of the City of Placentia was posted on November 10, 2020.



Jeannette Ortega, Secretary



Placentia Enhanced Infrastructure Financing District Public Financing Authority

AGENDA REPORT

TO: PUBLIC FINANCING AUTHORITY

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: NOVEMBER 18, 2020

SUBJECT: **PUBLIC HEARING TO HEAR ALL WRITTEN AND ORAL COMMENTS ON THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (PLACENTIA EIFD) INFRASTRUCTURE FINANCING PLAN (IFP) AND TAKE ACTION TO MODIFY OR REJECT THE EIFD INFRASTRUCTURE FINANCING PLAN (IFP) IF APPROPRIATE**

FISCAL

IMPACT: Up to \$12,647,000 in Property Tax Increment Revenue Over Approximately 20 Years

SUMMARY:

The Placentia Enhanced Infrastructure Financing District ("Placentia EIFD") is being formed as a partnership between the City of Placentia and the County of Orange. The Placentia EIFD is being established as a means to fund critical infrastructure of communitywide and regional significance with a focus on the Old Town Placentia Revitalization Plan area, by providing a means to capture property tax increment revenue ("TI") generated by new development within the district. On January 1, 2020, California EIFD legislation was revised to incorporate Assembly Bill 116 ("AB 116"), which modified both the process by which EIFDs are formed and the requirements to achieve approval to issue debt secured by EIFD revenues. The AB 116 process requires three (3) public hearings to be held at least 30 days apart so that the PFA staff can present the EIFD Infrastructure Financing Plan ("IFP") in a public forum and receive input from landowners and residents within the district. If there is no majority protest, the Public Financing Authority (PFA) may approve both district formation and future debt issuance by the PFA with a majority vote of the PFA board, without a subsequent vote by the landowners or registered voters within the district.

On August 11, 2020 the City Council approved Resolution No. R-2020-52 which formally announces and set forth the future PFA meeting and public hearing dates in order to comply with the current EIFD statute and achieve authorization to issue EIFD debt. On September 2, 2020, PFA staff and consultant Kosmont Companies presented the contents of the IFP at a public hearing. On October 14, 2020, the PFA held a public hearing to hear additional written and oral comments, but took no action.

This Public Hearing is intended as an opportunity for the PFA to once again hear written and oral comments on the IFP, and then take action to modify or reject the IFP, if appropriate. If there is no action by the PFA to modify or reject the IFP, a final Public Hearing (scheduled for January 6, 2021) will provide the opportunity for the PFA to conduct a majority protest opportunity (among landowners and registered voters in the EIFD), and if there is no majority protest, approve the IFP and formally establish the EIFD.

RECOMMENDATION:

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

1. Open the Public Hearing concerning the Placentia Enhanced Infrastructure Financing District Infrastructure Financing Plan; and
2. Receive the Staff Report and consider all Public Testimony, including all written and oral comments on the IFP; and
3. Close the Public Hearing; and
4. If appropriate, take action to modify or reject the EIFD IFP. Otherwise, the PFA may take no action and proceed to the final Public Hearing scheduled for January 6, 2021.

DISCUSSION:

The Placentia EIFD is being formed as a partnership between the City of Placentia and the County of Orange. District formation is being supported by subject matter expert consultant, Kosmont Companies.

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

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

On January 1, 2020, California EIFD legislation was revised to incorporate Assembly Bill 116 ("AB 116"), which modified both the process by which EIFDs are formed and the requirements to achieve approval to issue debt secured by EIFD revenues. The AB 116 process requires three (3) public hearings to be held at least 30 days apart so that the PFA staff can present the EIFD Infrastructure Financing Plan ("IFP") in a public forum and receive input from landowners and residents within the district. Landowners and registered voters will have the opportunity to protest the district formation at the last of the four (4) hearings. If there is no majority protest, the PFA

may approve both district formation and future debt issuance by the EIFD with a majority vote of the PFA board, without a subsequent vote by the landowners or registered voters within the district.

On August 11, 2020 the City Council approved Resolution No. R-2020-52 which formally announces and set forth the future PFA meeting public hearing dates in order to comply with the current EIFD statute and achieve authorization to issue EIFD debt. The City Council also established October 14, 2020, November 18, 2020 and January 6, 2021, at the hour of 5:00 p.m. or as soon as possible thereafter as the matter may be heard, at the Council Chambers, 401 E. Chapman Avenue, Placentia, California, as the dates, time and place, when and where the PFA will conduct a public hearings on the IFP for Placentia EIFD. On September 2, 2020, PFA staff and consultant Kosmont Companies presented the contents of the IFP at a public meeting. On October 14, 2020, the PFA held a public hearing to hear additional written and oral comments, but took no action.

Infrastructure Financing Plan

The IFP prepared by Kosmont for the Placentia EIFD includes tax increment revenue projection updates, caps to the maximum tax increment revenue and bond authorization for the proposed EIFD contained in the IFP, and district formation and election cost information. The PFA is responsible for preparation and final adoption of an IFP for the Placentia EIFD, and the draft IFP is a proposal that is provided for the PFA to consider.

Preliminary Projected Tax Increment Updates

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

Development Type	Sq. Ft./Units	Assessed Value Factor (2018\$)	Estimated AV (2018\$)
Residential	1,600 units	\$250K per unit	~\$400 million
Commercial/Retail/Office	125,000 sq. ft.	\$250 per sq. ft.	~\$31 million
Hotel	116 rooms	\$250K per room	~\$29 million
TOTAL			~\$460 million

Based on this analysis, the City’s contribution is expected to be approximately 48% of its share of property tax increment (~6.5 out of 13.6 cents on the dollar) within the district boundary for a maximum of \$9,100,000 total over the approximately 20-year district lifetime. The County’s contribution is expected to be approximately 43% of its share (~2.5 out of 5.9 cents) within the district boundary for a maximum of \$3,547,000 total over the approximately 20-year district lifetime.

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

Financial Implication of Establishing Placentia EIFD

Kosmont concluded several regional financial implications for the establishment of the Placentia EIFD, including providing essential regional transportation infrastructure improvements, improved regional competitiveness for Federal/State grant funds and supports County's Comprehensive Economic Development Strategy (e.g. job creation, quality of life improvement, promotion of environmental sustainability). Locally, based on Kosmont gross economic impact analysis, approximately 3,900+ construction jobs will be created, 1,150+ permanent jobs will be created, \$800+ million in economic output from construction, and \$164+ million in annual ongoing economic output. The resulting overall establishment of the Placentia EIFD will have created an acceleration of development and related fiscal revenues in the amount of approximately \$22 million in net fiscal impact to the City and \$15 million in net fiscal benefit to the County (present value net fiscal benefit over 50 years).

Community Participation and Public Outreach Efforts

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

FISCAL IMPACT:

As described above, preliminarily, it is projected that approximately \$8 million could be generated in net bond/loan proceeds over the approximately 20-year term of the proposed Placentia EIFD, to help fund core public infrastructure needed to support Placentia's growth. Placentia's contribution is expected to be approximately 48% of its share of property tax increment (~6.5 out of 13.6 cents on the dollar) within the district boundary for a maximum of \$9,100,000 total over the approximately 20-year district lifetime. The County's contribution is expected to be approximately 43% of its share (~2.5 out of 5.9 cents) within the district boundary for a maximum of \$3,547,000 total over the approximately 20-year district lifetime.

Prepared by:



Jeannette Ortega
Assistant to the City Administrator/
Economic Development Manager

Reviewed and approved:



Joseph M. Lambert
Director of Development Services

Reviewed and approved:



Jessica Brown
Finance Director

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachment:

1. Placentia Enhanced Infrastructure Financing District's Infrastructure Financing Plan

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

JULY 2019

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- Appendix C: Projected Tax Increment Revenue Analysis
- Appendix D: Fiscal Impact Analysis
- Appendix E: Old Town Placentia Revitalization Streetscape Master Plan



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:
 - a. 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 portion need not be the same for all affected taxing entities. The portion may change over time. 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. Equivalently for the County, the maximum portion of the County's property tax increment to be committed to the District will be 50% throughout duration of the District lifetime, which is projected to be twenty (20) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the Public Financing Authority ("PFA"). For reference when considering this maximum yearly contribution, the total dollar contribution limit discussed in letter (d) below translates into a total commitment of less than 50% of incremental property tax by both the City and County over the district lifetime.

- b. 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 twenty (20) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA. 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.
- c. 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 \$8 million of bond or loan proceeds (in current 2019 dollars) will be secured over the District lifetime (multiple issuances may be necessary).
- d. 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 \$12,647,000. This translates into a maximum allocation of \$9,100,000 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 \$8 million in required infrastructure improvements.
- e. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section

53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87. The District will cease to exist the earlier of: (i) 20 years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2044. This IFP assumes that the District will be formed in Fiscal Year 2019-2020 and will begin receiving tax revenues in Fiscal Year 2020-2021. It is assumed in the financial projections that the first approval for the issuance of bonds or acquisition of a loan will occur in Fiscal Year 2022-2023.

- f. 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 \$2,336,500, and annual costs to the County will be approximately \$565,900 to service the area of the District.
 - g. 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 contributing 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 \$2,328,500 to the City and an annual net fiscal surplus of \$1,270,210 to the County.
 - h. 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 anticipated that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

- 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 is summarized in Table 1 below. Approximately 1,600 residential dwelling units, 125,000 square feet of commercial, and approximately 116 hotel rooms are anticipated primarily in the Old Town Revitalization Area and adjacent TOD Packing House District (identified on the map in Appendix A). Buildout and absorption of these land uses are forecasted in the first 10 years of the District lifetime.

Table 1: Anticipated Future Private Development

Development Type	SF / Units	AV Factor 2018\$	Estimated AV 2018\$
Residential	1,600 Units	\$250K per Unit	~\$400 million
Commercial / Retail / Office	125,000 SF	\$250 PSF	~\$31 million
Hotel	116 Rooms	\$250K per Room	~\$29 million
Estimated Total			~\$460 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 \$8 million in current 2019 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, potentially including 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:

- \$60 million in net fiscal impact to the City over 50 years (on a present-value basis)
- \$32 million in net fiscal impact to County over 50 years (on a present-value basis)
- 1,600 housing units within the District
- 3,900+ construction jobs in the City and County
- 1,150+ permanent jobs in the City and County
- \$800+ million in economic output from construction in the City and County
- \$164+ million in 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 contributing 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 contributed by the City and County to the District as part of the maximum allocations outlined in the following sections.

While not anticipated to be contributed 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 District lifetime. Equivalently for the County, the maximum portion of the County’s property tax increment to be committed to the District will be 50% throughout the District lifetime. For reference when considering this maximum yearly contribution, the total dollar contribution limit discussed in Section 5.4 below translates into a total commitment of less than 50% of incremental property tax by both the City and County over the district lifetime.

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 contributions to the District over the District lifetime. It is expected that a total of \$9,100,000 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 EIFD of \$12,647,000.

Table 2: Anticipated Future Private Development

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	City Contribution				County Contribution				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	
2019 / 2020	\$0	\$0	13.6%	\$0	50%	\$0	5.9%	\$0	50%	\$0	\$0
2020 / 2021	\$98,472,654	\$984,727	13.6%	\$133,923	50%	\$66,961	5.9%	\$58,099	50%	\$29,049	\$96,011
2021 / 2022	\$160,940,161	\$1,609,402	13.6%	\$218,879	50%	\$109,439	5.9%	\$94,955	50%	\$47,477	\$156,917
2022 / 2023	\$252,779,030	\$2,527,790	13.6%	\$343,779	50%	\$171,890	5.9%	\$149,140	50%	\$74,570	\$246,460
2023 / 2024	\$341,177,820	\$3,411,778	13.6%	\$464,002	50%	\$232,001	5.9%	\$201,295	50%	\$100,647	\$332,648
2024 / 2025	\$465,521,407	\$4,655,214	13.6%	\$633,109	50%	\$316,555	5.9%	\$274,658	50%	\$137,329	\$453,883
2025 / 2026	\$518,165,916	\$5,181,659	13.6%	\$704,706	50%	\$352,353	5.9%	\$305,718	50%	\$152,859	\$505,212
2026 / 2027	\$572,581,244	\$5,725,812	13.6%	\$778,710	50%	\$389,355	5.9%	\$337,823	50%	\$168,911	\$558,267
2027 / 2028	\$598,939,851	\$5,989,399	13.6%	\$814,558	50%	\$407,279	5.9%	\$353,375	50%	\$176,687	\$583,966
2028 / 2029	\$625,975,018	\$6,259,750	13.6%	\$851,326	50%	\$425,663	5.9%	\$369,325	50%	\$184,663	\$610,326
2029 / 2030	\$653,703,261	\$6,537,033	13.6%	\$889,036	50%	\$444,518	5.9%	\$385,685	50%	\$192,842	\$637,361
2030 / 2031	\$674,214,981	\$6,742,150	13.6%	\$916,932	50%	\$458,466	5.9%	\$397,787	50%	\$198,893	\$657,360
2031 / 2032	\$695,136,934	\$6,951,369	13.6%	\$945,386	50%	\$472,693	5.9%	\$410,131	50%	\$205,065	\$677,759
2032 / 2033	\$716,477,327	\$7,164,773	13.6%	\$974,409	50%	\$487,205	5.9%	\$422,722	50%	\$211,361	\$698,565
2033 / 2034	\$738,244,527	\$7,382,445	13.6%	\$1,004,013	50%	\$502,006	5.9%	\$435,564	50%	\$217,782	\$719,788
2034 / 2035	\$760,447,072	\$7,604,471	13.6%	\$1,034,208	50%	\$517,104	5.9%	\$448,664	50%	\$224,332	\$741,436
2035 / 2036	\$783,093,667	\$7,830,937	13.6%	\$1,065,007	50%	\$532,504	5.9%	\$462,025	50%	\$231,013	\$763,516
2036 / 2037	\$806,193,195	\$8,061,932	13.6%	\$1,096,423	50%	\$548,211	5.9%	\$475,654	50%	\$237,877	\$786,038
2037 / 2038	\$829,754,712	\$8,297,547	13.6%	\$1,128,466	50%	\$564,233	5.9%	\$489,555	50%	\$244,778	\$809,011
2038 / 2039	\$853,787,461	\$8,537,875	13.6%	\$1,161,151	50%	\$580,575	5.9%	\$503,735	50%	\$251,867	\$832,443
2039 / 2040	\$878,300,864	\$8,783,009	13.6%	\$1,194,489	50%	\$597,245	5.9%	\$518,198	50%	\$259,046	\$856,291
2040 / 2041	\$903,304,535	\$9,033,045	13.6%	\$1,228,494	50%	\$614,247	5.9%	\$532,950	0%	\$0	\$614,247
2041 / 2042	\$928,808,280	\$9,288,083	13.6%	\$1,263,179	25%	\$309,496	5.9%	\$547,997	0%	\$0	\$309,496
2042 / 2043	\$954,822,099	\$9,548,221	13.6%	\$1,298,558	0%	\$0	5.9%	\$563,345	0%	\$0	\$0
2043 / 2044	\$981,356,195	\$9,813,562	13.6%	\$1,334,644	0%	\$0	5.9%	\$579,000	0%	\$0	\$0
Total		\$157,921,982		\$21,477,390	42%	\$9,100,000		\$9,317,397	38%	\$3,547,000	\$12,647,000
Present Value		\$100,327,443		\$13,644,532	44%	\$6,020,945		\$5,919,319	41%	\$2,404,896	\$8,425,841

Note: It is assumed in these projections that the maximum District revenue allocation of \$12,647,000 is reached in Fiscal Year 2041-2042. Present value at 3% discount rate.

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

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the improvements identified in Section 3.2, potentially including District tax increment, 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 \$8 million of bond or loan proceeds (in current 2019 dollars) will be secured over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted \$8 million of funding. It is assumed in the financial projections that the first approval for the issuance of bonds or acquisition of a loan will occur in Fiscal Year 2022-2023.



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.

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 \$12,647,000. This translates into a maximum allocation of \$9,100,000 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 \$8 million in required infrastructure improvements.

5.5 District Termination Date

The District will cease to exist the earlier of: (i) 20 years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2044. This IFP assumes that the District will be formed in Fiscal Year 2019-2020 and will begin receiving tax revenues in Fiscal Year 2020-2021. It is assumed in the financial projections that the first approval for the issuance of bonds or acquisition of a loan will occur in Fiscal Year 2022-2023.

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 \$2,336,500, and annual costs to the County will be approximately \$565,900 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 contributing 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 (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Placentia			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$4,665,000	\$297,605,200	\$119,214,900
Estimated Fiscal Expenditures	\$2,336,500	\$146,663,200	\$59,527,900
Estimated Net Fiscal Impact to City	\$2,328,500	\$150,942,000	\$59,687,000
County of Orange			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$1,836,110	\$114,565,900	\$46,724,100
Estimated Fiscal Expenditures	\$565,900	\$35,541,000	\$14,434,100
Estimated Net Fiscal Impact to County	\$1,270,210	\$79,024,900	\$32,290,000

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$2,328,500 to the City and an annual net fiscal surplus of \$1,270,210 to the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$60 million for the City and \$32 million for the County on a present-value basis. This is in addition to the Community economic benefits outlined in Section 4 of this IFP (e.g. jobs, housing, transit to educational facilities, GHG and VMT reduction).

5.8 Developer Reimbursement for Transit Priority Project

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

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 \$8 million (in current 2019 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

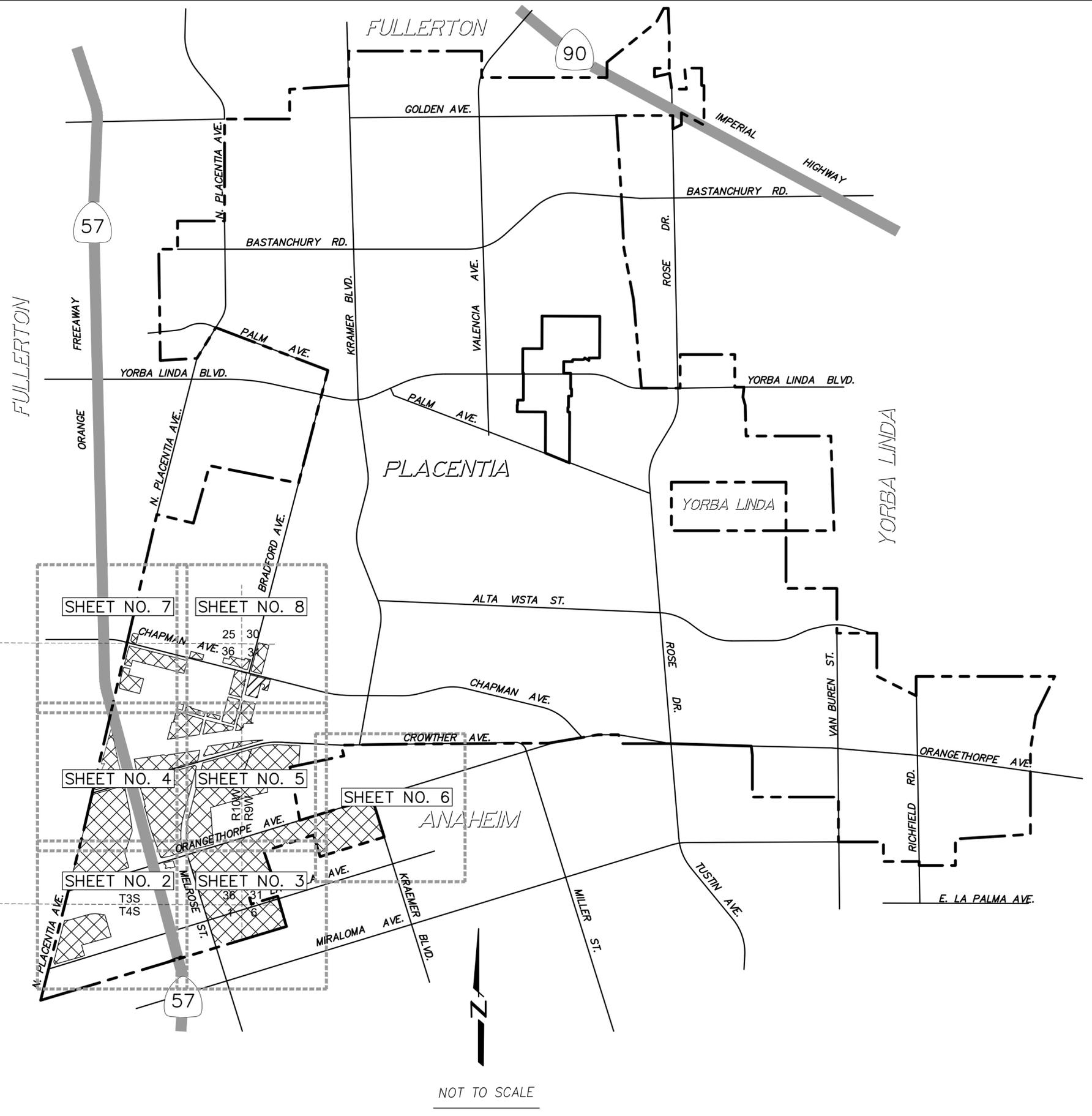
Appendix D: Fiscal Impact Analysis

Appendix E: Old Town Placentia Revitalization Streetscape Master Plan

AFFECTED AGENCIES: CITY OF PLACENTIA

LEGEND

-  EXISTING CITY OF PLACENTIA
-  FINANCING DISTRICT



**VICINITY MAP
AND
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<p>ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA LAFCO NO. _____ FILE.: _____</p>	<p>CITY OF PLACENTIA ECONOMIC DEVELOPMENT DEPARTMENT</p>
<p> <i>David B. Ragland</i> DAVID B. RAGLAND 09/05/19 DATE</p>	<p>PREPARED BY: TRANSTECH ENGINEERS, INC. 13367 BENSON AVENUE CHINO, CA. 91710 PHONE: (909) 595-8599</p>
<p>SHEET 1 OF 8</p>	<p>Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: Adopted: _____ Effective Date: _____</p>

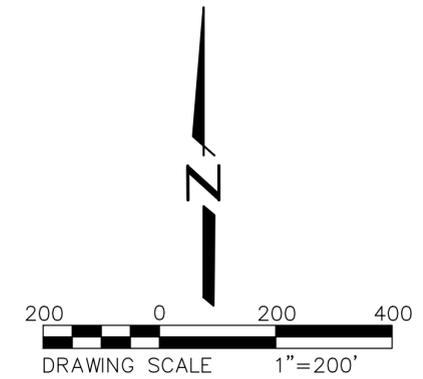
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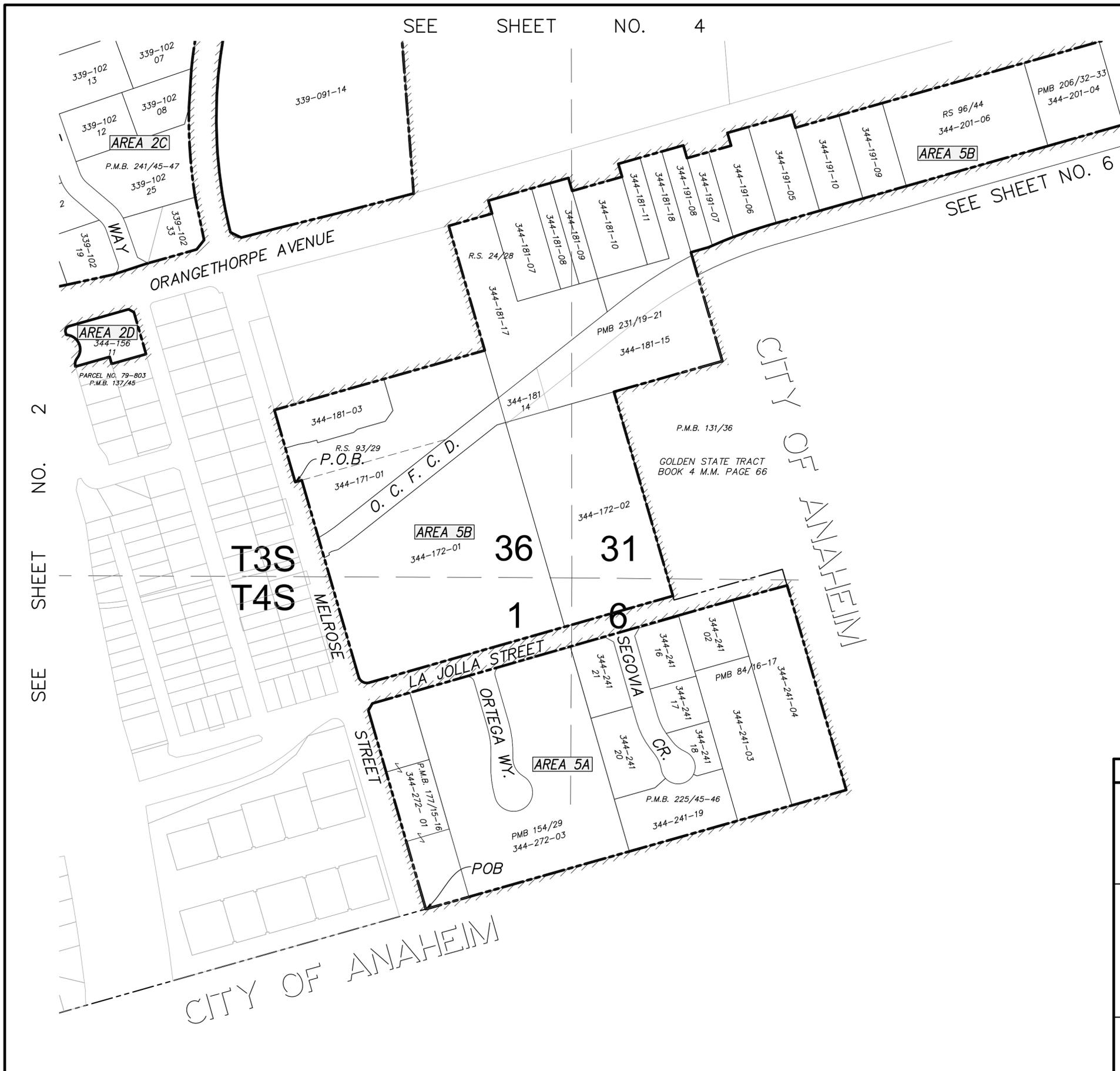
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 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



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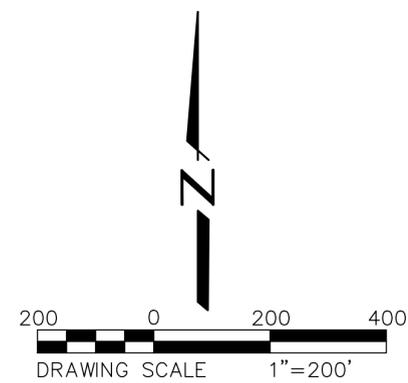
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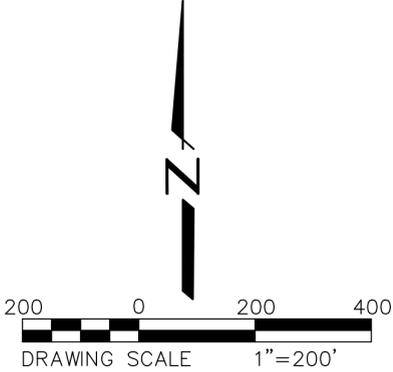
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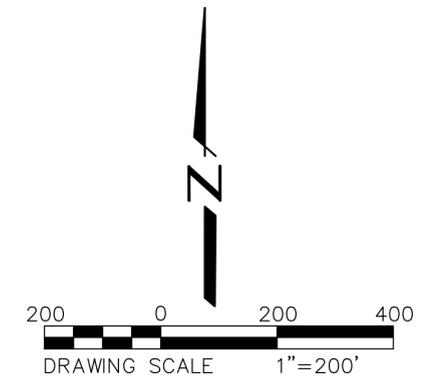
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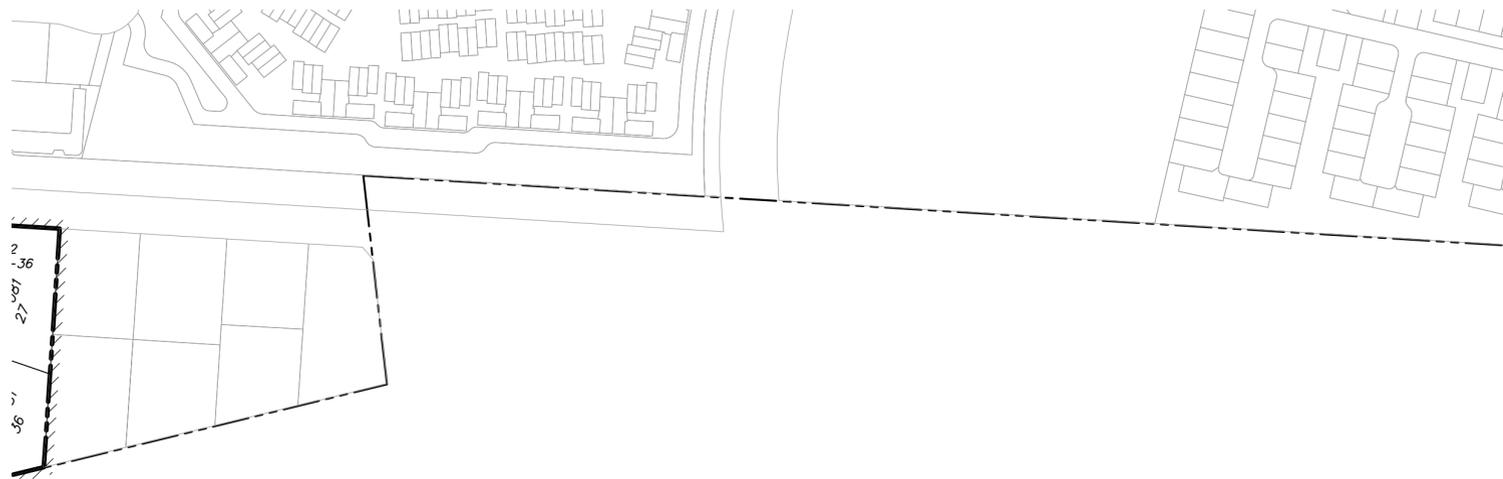


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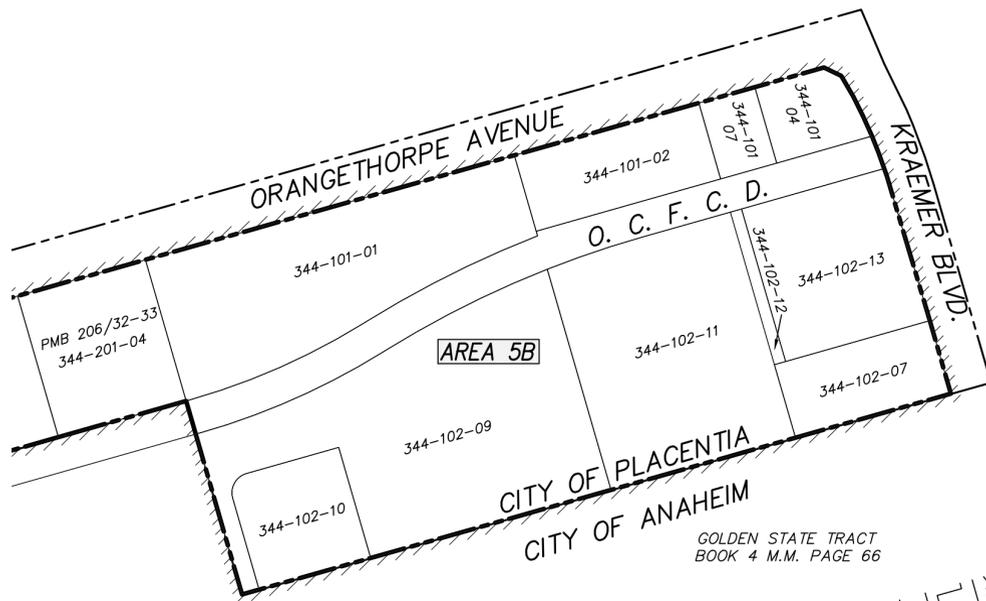


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CITY OF ANAHEIM



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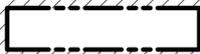
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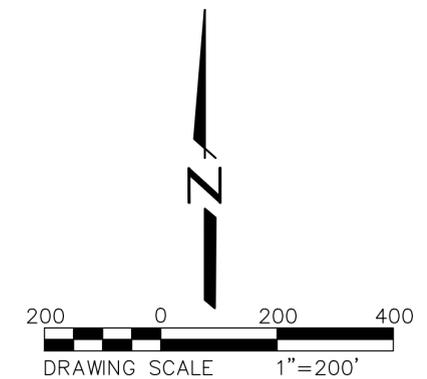
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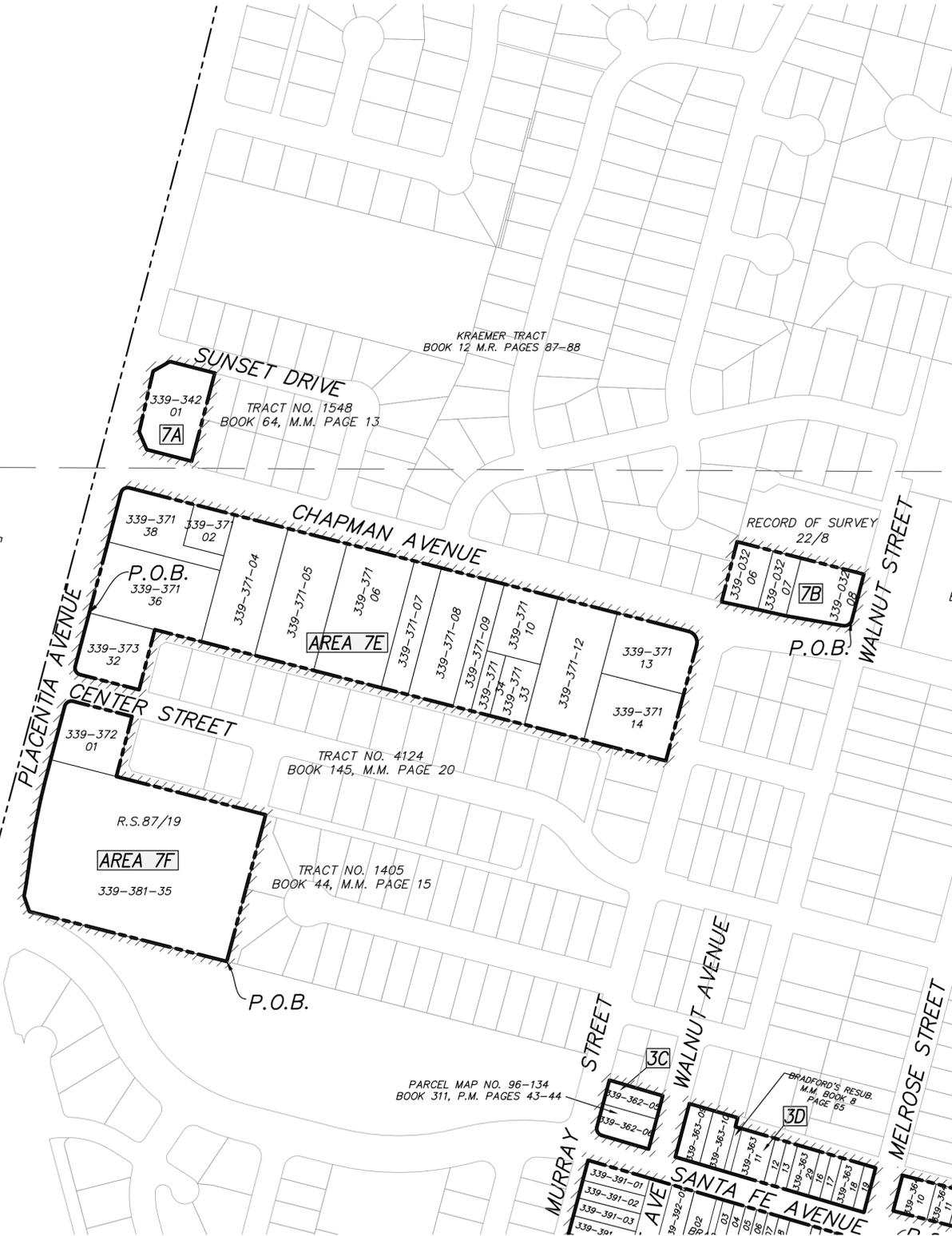
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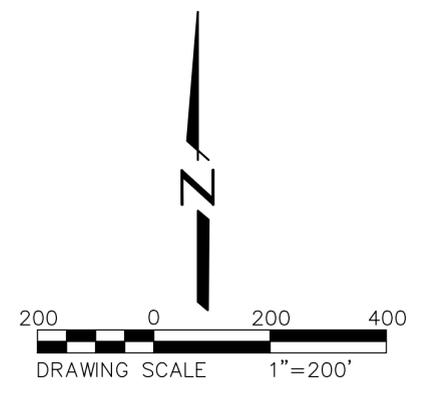
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LAFCO NO. _____	
FILE: _____	
<p>AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE. AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS. AREA 3: GENERALLY LOCATED NORTH OF A.T.& S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET. AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57. AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD. AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE. AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.</p>	
SHEET 8 OF 8	<p>Created by: GDA Date: AUG. 2019 Check by: DBR Date: AUG. 2019 Resolution No: _____ Adopted: _____ Effective Date: _____</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	0 2019	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028
New Development											
1,600 Res Units	1,600		350	200	300	275	275	100	100		
\$250,000 per unit	\$436,615,660		\$91,035,000	\$53,060,400	\$81,182,412	\$75,905,555	\$77,423,666	\$28,717,142	\$29,291,485		
125,000 Commercial SF	125,000							25,000	25,000	25,000	25,000
\$250 PSF	\$37,361,290							\$7,179,285	\$7,322,871	\$7,469,329	\$7,618,715
116 Hotel Rooms	116						116				
\$250,000 per unit	\$32,658,710						\$32,658,710				
Subtotal Value Add	\$506,635,660		\$91,035,000	\$53,060,400	\$81,182,412	\$75,905,555	\$110,082,376	\$35,896,427	\$36,614,356	\$7,469,329	\$7,618,715
Total Assessed value		\$371,882,699	\$470,355,353	\$532,822,860	\$624,661,729	\$713,060,519	\$837,404,105	\$890,048,615	\$944,463,943	\$970,822,550	\$997,857,716
Incremental AV			\$98,472,654	\$160,940,161	\$252,779,030	\$341,177,820	\$465,521,407	\$518,165,916	\$572,581,244	\$598,939,851	\$625,975,018
Total tax increment			\$984,727	\$1,609,402	\$2,527,790	\$3,411,778	\$4,655,214	\$5,181,659	\$5,725,812	\$5,989,399	\$6,259,750
City Share Available	13.6%	\$21,477,390	\$133,923	\$218,879	\$343,779	\$464,002	\$633,109	\$704,706	\$778,710	\$814,558	\$851,326
Percent Allocated*	50.0%	\$10,738,695	\$66,961	\$109,439	\$171,890	\$232,001	\$316,555	\$352,353	\$389,355	\$407,279	\$425,663
County Share Available	5.9%	\$9,317,397	\$58,099	\$94,955	\$149,140	\$201,295	\$274,658	\$305,718	\$337,823	\$353,375	\$369,325
Percent Allocated**	50.0%	\$4,658,698	\$29,049	\$47,477	\$74,570	\$100,647	\$137,329	\$152,859	\$168,911	\$176,687	\$184,663
Total EIFD Funds Available***		\$15,397,393	\$96,011	\$156,917	\$246,460	\$332,648	\$453,883	\$505,212	\$558,267	\$583,966	\$610,326

* City allocation subject to \$9,100,000 cap

** County allocation subject to \$3,547,000 cap

*** Total EIFD Funds Available subject to \$12,647,000 cap



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 C

Placentia EIFD - Projected Tax Increment Revenue Analysis

Value / Unit	Total	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038
New Development											
1,600 Res Units \$250,000 per unit	1,600 \$436,615,660										
125,000 Commercial SF \$250 PSF	125,000 \$37,361,290	25,000 \$7,771,089									
116 Hotel Rooms \$250,000 per unit	116 \$32,658,710										
Subtotal Value Add	\$506,635,660	\$7,771,089	\$0								
Total Assessed value		\$1,025,585,960	\$1,046,097,679	\$1,067,019,633	\$1,088,360,025	\$1,110,127,226	\$1,132,329,770	\$1,154,976,366	\$1,178,075,893	\$1,201,637,411	\$1,225,670,159
Incremental AV		\$653,703,261	\$674,214,981	\$695,136,934	\$716,477,327	\$738,244,527	\$760,447,072	\$783,093,667	\$806,193,195	\$829,754,712	\$853,787,461
Total tax increment		\$6,537,033	\$6,742,150	\$6,951,369	\$7,164,773	\$7,382,445	\$7,604,471	\$7,830,937	\$8,061,932	\$8,297,547	\$8,537,875
City Share Available	13.6%	\$21,477,390	\$889,036	\$916,932	\$945,386	\$974,409	\$1,004,013	\$1,034,208	\$1,065,007	\$1,096,423	\$1,128,466
Percent Allocated*	50.0%	\$10,738,695	\$444,518	\$458,466	\$472,693	\$487,205	\$502,006	\$517,104	\$532,504	\$548,211	\$564,233
County Share Available	5.9%	\$9,317,397	\$385,685	\$397,787	\$410,131	\$422,722	\$435,564	\$448,664	\$462,025	\$475,654	\$489,555
Percent Allocated**	50.0%	\$4,658,698	\$192,842	\$198,893	\$205,065	\$211,361	\$217,782	\$224,332	\$231,013	\$237,827	\$244,778
Total EIFD Funds Available***		\$15,397,393	\$637,361	\$657,360	\$677,759	\$698,565	\$719,788	\$741,436	\$763,516	\$786,038	\$809,011

* City allocation subject to \$9,100,000 cap

** County allocation subject to \$3,547,000 cap

*** Total EIFD Funds Available subject to \$12,647,000 cap



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APPENDIX C

Placentia EIFD - Projected Tax Increment Revenue Analysis

Value / Unit	Total	20 2039	21 2040	22 2041	23 2042	24 2043
New Development						
1,600 Res Units \$250,000 per unit	1,600 \$436,615,660					
125,000 Commercial SF \$250 PSF	125,000 \$37,361,290					
116 Hotel Rooms \$250,000 per unit	116 \$32,658,710					
Subtotal Value Add	\$506,635,660	\$0	\$0	\$0	\$0	\$0
Total Assessed value		\$1,250,183,562	\$1,275,187,234	\$1,300,690,978	\$1,326,704,798	\$1,353,238,894
Incremental AV		\$878,300,864	\$903,304,535	\$928,808,280	\$954,822,099	\$981,356,195
Total tax increment		\$8,783,009	\$9,033,045	\$9,288,083	\$9,548,221	\$9,813,562
City Share Available	13.6%	\$21,477,390	\$1,194,489	\$1,228,494	\$1,263,179	\$1,298,558
Percent Allocated*	50.0%	\$10,738,695	\$597,245	\$614,247	\$631,590	\$649,279
County Share Available	5.9%	\$9,317,397	\$518,198	\$532,950	\$547,997	\$563,345
Percent Allocated**	50.0%	\$4,658,698	\$259,099	\$266,475	\$273,998	\$281,673
Total EIFD Funds Available***	\$15,397,393	\$856,343	\$880,722	\$905,588	\$930,952	\$956,822

* City allocation subject to \$9,100,000 cap

** County allocation subject to \$3,547,000 cap

*** Total EIFD Funds Available subject to \$12,647,000 cap



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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 EIFD Contribution)	\$4,665,000	\$297,605,200	\$119,214,900
Estimated Fiscal Expenditures	\$2,336,500	\$146,663,200	\$59,527,900
Estimated Net Fiscal Impact to City	\$2,328,500	\$150,942,000	\$59,687,000
County of Orange			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$1,836,110	\$114,565,900	\$46,724,100
Estimated Fiscal Expenditures	\$565,900	\$35,541,000	\$14,434,100
Estimated Net Fiscal Impact to County	\$1,270,210	\$79,024,900	\$32,290,000

Key Land Use Assumptions (Stabilized Year 20)

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

Notes:

Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2039)

Assumes installation of necessary public infrastructure

Values in 2019 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 City

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2024	2029	2039	2049	2059	2069			
City of Placentia Revenues									
Property Tax	\$819,900	\$1,085,600	\$1,323,400	\$1,613,217	\$1,966,503	\$2,397,156	2.0%	\$74,237,900	\$31,713,200
Property Tax Contribution to EIFD	(\$291,900)	(\$386,500)	(\$471,100)	\$0	\$0	\$0	2.0%	(\$8,914,400)	(\$5,724,000)
Property Tax In-Lieu of MVLFF	\$302,100	\$398,400	\$485,700	\$592,066	\$721,725	\$879,778	2.0%	\$27,256,600	\$11,648,200
Property Transfer Tax	\$11,700	\$15,400	\$18,800	\$22,917	\$27,936	\$34,054	2.0%	\$1,055,000	\$450,900
Sales and Use Tax - Direct / On-Site	\$98,300	\$569,500	\$765,400	\$1,028,634	\$1,382,398	\$1,857,827	3.0%	\$46,396,500	\$18,103,200
Sales and Use Tax - Indirect / Off-Site	\$259,800	\$348,600	\$468,500	\$629,625	\$846,163	\$1,137,172	3.0%	\$29,444,200	\$11,966,900
Measure U Transactions and Use Tax	\$316,800	\$812,500	\$1,091,900	\$1,467,422	\$1,972,093	\$2,650,328	3.0%	\$67,113,100	\$26,609,800
Transient Occupancy Tax	\$429,500	\$497,900	\$669,100	\$899,214	\$1,208,469	\$1,624,081	3.0%	\$41,444,700	\$16,545,200
Fines and Forfeitures	\$21,800	\$30,100	\$40,500	\$54,429	\$73,148	\$98,304	3.0%	\$2,541,800	\$1,031,500
Franchise Fees	\$118,700	\$164,300	\$220,700	\$296,602	\$398,609	\$535,697	3.0%	\$13,852,600	\$5,622,000
Business Licenses	\$12,500	\$38,800	\$52,100	\$70,018	\$94,098	\$126,460	3.0%	\$3,177,200	\$1,248,000
Estimated Total Revenues	\$2,099,200	\$3,574,600	\$4,665,000	\$6,674,144	\$8,691,140	\$11,340,858		\$297,605,200	\$119,214,900
City of Placentia Expenditures									
Public Safety - Police	\$440,500	\$609,400	\$819,000	\$1,100,668	\$1,479,205	\$1,987,928	3.0%	\$51,403,500	\$20,861,300
Public Safety - Fire	\$251,600	\$348,100	\$467,800	\$628,684	\$844,899	\$1,135,473	3.0%	\$29,359,900	\$11,914,900
Public Safety - Animal Control	\$14,100	\$19,600	\$26,300	\$35,345	\$47,501	\$63,837	3.0%	\$1,650,800	\$670,000
Community Services	\$65,000	\$86,100	\$115,700	\$155,491	\$208,967	\$280,834	3.0%	\$7,278,100	\$2,961,000
Legislative	\$35,700	\$49,300	\$66,300	\$89,102	\$119,745	\$160,928	3.0%	\$4,161,200	\$1,688,700
Administration	\$80,600	\$111,500	\$149,800	\$201,319	\$270,555	\$363,604	3.0%	\$9,402,200	\$3,815,800
Finance	\$48,700	\$67,400	\$90,500	\$121,624	\$163,453	\$219,667	3.0%	\$5,680,300	\$2,305,300
Development Services	\$40,900	\$56,600	\$76,000	\$102,138	\$137,264	\$184,472	3.0%	\$4,770,300	\$1,936,000
Public Works	\$122,800	\$169,800	\$228,300	\$306,816	\$412,335	\$554,144	3.0%	\$14,328,300	\$5,814,700
General Government	\$159,600	\$220,900	\$296,800	\$398,874	\$536,054	\$720,412	3.0%	\$18,628,600	\$7,560,200
Estimated Total Expenditures	\$1,259,500	\$1,738,700	\$2,336,500	\$3,140,061	\$4,219,979	\$5,671,299		\$146,663,200	\$59,527,900
Estimated Annual Net Fiscal Impact	\$839,700	\$1,835,900	\$2,328,500	\$3,534,083	\$4,471,162	\$5,669,559		\$150,942,000	\$59,687,000
<i>Revenue / Cost Ratio</i>	1.67	2.06	2.00	2.13	2.06	2.00		2.03	2.00

Notes:

Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2039)

Assumes installation of necessary public infrastructure

Values in 2019 dollars

Select years shown for illustration



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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%
	2024	2029	2039	2049	2059	2069			
County of Orange Revenues									
Property Tax - County General	\$253,300	\$335,300	\$408,800	\$498,325	\$607,455	\$740,485	2.0%	\$22,932,400	\$9,796,400
Property Tax - County Sanitation	\$133,100	\$176,200	\$214,800	\$261,840	\$319,182	\$389,080	2.0%	\$12,049,300	\$5,147,200
Property Tax - County Flood Control	\$81,600	\$108,000	\$131,600	\$160,420	\$195,551	\$238,375	2.0%	\$7,383,100	\$3,154,200
Property Tax - County Parks	\$64,400	\$85,300	\$103,900	\$126,654	\$154,390	\$188,200	2.0%	\$5,829,000	\$2,490,300
Property Tax - County Contribution to EIFD	(\$126,600)	(\$167,700)	(\$204,400)	\$0	\$0	\$0	2.0%	(\$3,867,200)	(\$2,483,100)
Property Tax in Lieu of MVLFF	\$264,700	\$349,200	\$425,600	\$518,804	\$632,419	\$770,915	2.0%	\$23,884,300	\$10,207,100
Property Transfer Tax	\$11,700	\$15,400	\$18,800	\$22,917	\$27,936	\$34,054	2.0%	\$1,055,000	\$450,900
Sales Tax (County Transportation) - Direct / On-Site	\$58,680	\$340,200	\$457,200	\$614,439	\$825,754	\$1,109,744	3.0%	\$27,714,100	\$10,813,500
Sales Tax (County Transportation) - Indirect / Off-Site	\$155,160	\$208,260	\$279,810	\$376,041	\$505,368	\$679,172	3.0%	\$17,585,900	\$7,147,600
Estimated County Revenues	\$896,040	\$1,450,160	\$1,836,110	\$2,579,439	\$3,268,054	\$4,150,027		\$114,565,900	\$46,724,100
County of Orange Expenditures									
Public Protection [1]	\$144,900	\$200,400	\$269,300	\$361,917	\$486,386	\$653,662	3.0%	\$16,902,600	\$6,859,800
Community Services	\$92,900	\$123,100	\$165,500	\$222,418	\$298,911	\$401,712	3.0%	\$10,410,200	\$4,235,100
General Government Services	\$70,500	\$97,500	\$131,100	\$176,187	\$236,781	\$318,214	3.0%	\$8,228,200	\$3,339,200
Estimated County Expenditures	\$308,300	\$421,000	\$565,900	\$760,522	\$1,022,078	\$1,373,588		\$35,541,000	\$14,434,100
Estimated County Net Fiscal Impact	\$587,740	\$1,029,160	\$1,270,210	\$1,818,917	\$2,245,976	\$2,776,439		\$79,024,900	\$32,290,000

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 2019 dollars

Select years shown for illustration



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APPENDIX D

Placentia EIFD - Fiscal Impact Analysis

Project Description

Project Component	Year 5 2024	Year 10 2029	Year 20 2039	
Residential - TOD / Packinghouse	1,000 DU	1,000 DU	1,000 DU	
Residential - Old Town / Santa Fe District	400 DU	600 DU	600 DU	
Total Residential - Units	1,400 DU	1,600 DU	1,600 DU	
Hotel - Old Town / Santa Fe District	116 rooms	116 rooms	116 rooms	
Total Hotel - Rooms	116 rooms	116 rooms	116 rooms	
Commercial - Old Town / Santa Fe District	25,000 SF	125,000 SF	125,000 SF	
Total Commercial / Retail - SF	25,000 SF	125,000 SF	125,000 SF	
Total Hotel - SF	58,000 SF	58,000 SF	58,000 SF	
Total Apartments - SF	1,260,000 SF	1,440,000 SF	1,440,000 SF	
Total Building SF	1,368,000 SF	1,748,000 SF	1,748,000 SF	
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>	
Estimated A/V - Residential	<i>\$250K Per Unit</i>	\$386,428,281	\$487,597,768	\$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>	\$6,900,505	\$38,093,576	\$46,435,856
Total Estimated Assessed Value	\$425,347,129	\$561,042,182	\$683,907,289	

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 2019 dollars



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APPENDIX D

Placentia EIFD - Fiscal Impact Analysis

Project Employment and Occupants

Project Component		<i>Year 5</i> 2024	<i>Year 10</i> 2029	<i>Year 20</i> 2039
Commercial / Retail - SF		25,000 SF	125,000 SF	125,000 SF
Hotel - Rooms		116 Rooms	116 Rooms	116 Rooms
Apartments - Units		1,400 DU	1,600 DU	1,600 DU
Estimated # Employees (FTE)				
Retail	333 SF / emp	75	375	375
Hotel	1.5 room / emp	77	77	77
Apartments	50 DU / emp	28	32	32
Total Estimated # Employees (FTE)		180	485	485
Occupied Dwelling Units				
Residents	95% 2.0 per DU	1,330 DU 2,660	1,520 DU 3,040	1,520 DU 3,040
Employees Weighted at 50%	50%	90	242	242
Total Service Population (Residents + Empl.)		2,750	3,282	3,282
Occupied Hotel Rooms				
Hotel Guests	75% 1.5 per room	87 rooms 131	87 rooms 131	87 rooms 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 2019 dollars



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APPENDIX D

Placentia EIFD - Fiscal Impact Analysis

Property Tax

		Year 5 2024	Year 10 2029	Year 20 2039
Estimated Assessed Value - Residential		\$386,428,281	\$487,597,768	\$594,378,958
Estimated Assessed Value - Non-Residential		\$38,918,848	\$73,444,414	\$89,528,331
Total Estimated Assessed Value		\$425,347,129	\$561,042,182	\$683,907,289
Total Secured Property Tax General Levy	1.00%	\$4,253,471	\$5,610,422	\$6,839,073
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$38,919	\$73,444	\$89,528
Total Estimated Secured + Unsecured Property Tax		\$4,292,390	\$5,683,866	\$6,928,601
<i>Distributions to Taxing Entities</i>				
City of Placentia General Fund	13.60%	\$583,800	\$773,000	\$942,300
Placentia Library District	3.80%	\$163,100	\$216,000	\$263,300
Placentia Lighting District	1.70%	\$73,000	\$96,600	\$117,800
City Contribution to EIFD	(6.80%)	(\$291,900)	(\$386,500)	(\$471,100)
Net Property Tax to City	12.30%	\$528,000	\$699,100	\$852,300
Orange County General	5.90%	\$253,300	\$335,300	\$408,800
Orange County Sanitation	3.10%	\$133,100	\$176,200	\$214,800
Orange County Flood Control	1.90%	\$81,600	\$108,000	\$131,600
Orange County Parks	1.50%	\$64,400	\$85,300	\$103,900
County Contribution to EIFD	(2.95%)	(\$126,600)	(\$167,700)	(\$204,400)
Net Orange County Distributions	9.45%	\$405,800	\$537,100	\$654,700

Notes:

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2019 dollars

Source: Orange County Auditor-Controller (2019)



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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>
	2020	2024	2029	2039
Estimated Project Assessed Value	\$89,250,000	\$425,347,129	\$561,042,182	\$683,907,289
Incremental Property Tax In-Lieu of MVLFF to City	\$63,400	\$302,100	\$398,400	\$485,700
Net Incremental Property Tax In-Lieu of MVLFF to City	\$63,400	\$302,100	\$398,400	\$485,700
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>
	2020	2024	2029	2039
Estimated Project Assessed Value	\$89,250,000	\$425,347,129	\$561,042,182	\$683,907,289
Incremental Property Tax In-Lieu of MVLFF to County	\$55,500	\$264,700	\$349,200	\$425,600

Notes:
 Although property tax in lieu of MVLFF revenues are available for contribution 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 2019 dollars

Source: Orange County Auditor-Controller (2019)



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APPENDIX D

Placentia EIFD - Fiscal Impact Analysis

Property Transfer Tax

		Year 5 2024	Year 10 2029	Year 20 2039
Estimated Assessed Value		\$425,347,129	\$561,042,182	\$683,907,289
Estimated Property Turnover Rate		5.0%	5.0%	5.0%
Estimated Value of Property Transferred		\$21,267,356	\$28,052,109	\$34,195,364
Total Transfer Tax	\$1.10 per \$1,000	\$23,400	\$30,900	\$37,600
Transfer Tax to City	\$0.55 per \$1,000	\$11,700	\$15,400	\$18,800
Transfer Tax to County	\$0.55 per \$1,000	\$11,700	\$15,400	\$18,800

Notes:

Select years shown for illustration

Values in 2019 dollars

Source: Orange County Auditor-Controller (2019)



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APPENDIX D

Placentia EIFD - Fiscal Impact Analysis

Sales Tax - Direct / On-Site

Project Component		Year 5	Year 10	Year 20
		2024	2029	2039
Retail SF		25,000 SF	125,000 SF	125,000 SF
Total Sales-Generating SF		25,000 SF	125,000 SF	125,000 SF
Estimated Taxable Sales	\$300 PSF	\$8,694,556	\$50,396,864	\$67,729,171
Sales Tax to City	1.00%	\$86,946	\$503,969	\$677,292
Use Tax as % of Sales Tax	13.01%	\$11,308	\$65,544	\$88,086
Sales and Use Tax to City - Direct		\$98,300	\$569,500	\$765,400
Measure U Transactions and Use Tax	1.00%	\$86,900	\$504,000	\$677,300
Sales Tax to County (Transportation)	0.75%	\$65,200	\$378,000	\$508,000
Net of Sales Transfer within County	(10%)	(\$6,520)	(\$37,800)	(\$50,800)
Sales Tax to County (Transportation)		\$58,680	\$340,200	\$457,200

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 2019 dollars.



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APPENDIX D

Placentia EIFD - Fiscal Impact Analysis

Sales Tax - Indirect / Off-Site

		Year 5 2024	Year 10 2029	Year 20 2039
Estimated # Employees		180	485	485
Estimated Annual Taxable Retail Spending / Empl.		\$5,602	\$6,494	\$8,727
Estimated Employee Taxable Retail Spending		\$1,010,578	\$3,147,603	\$4,230,116
Estimated Capture within City	25.0%	\$252,644	\$786,901	\$1,057,529
Estimated # Occupied Dwelling Units		1,330 DU	1,520 DU	1,520 DU
Estimated Annual Taxable Retail Spending / HH		\$35,598	\$41,268	\$55,460
Estimated Resident Taxable Retail Spending		\$47,344,952	\$62,726,601	\$84,299,306
Estimated Capture within City	50.0%	\$23,672,476	\$31,363,300	\$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		\$24,201,216	\$32,470,272	\$43,637,330
Less Estimated Capture Within District Retail	(5.0%)	(\$1,210,061)	(\$1,623,514)	(\$2,181,866)
Net Indirect Taxable Sales		\$22,991,155	\$30,846,758	\$41,455,463
Sales Tax to City	1.00%	\$229,912	\$308,468	\$414,555
Use Tax as % of Sales Tax	13.01%	\$29,901	\$40,118	\$53,915
Sales and Use Tax to City - Indirect		\$259,800	\$348,600	\$468,500
Measure U Transactions and Use Tax	1.00%	\$229,900	\$308,500	\$414,600
Sales Tax to County (Transportation)	0.75%	\$172,400	\$231,400	\$310,900
Net of Sales Transfer within County	(10%)	(\$17,240)	(\$23,140)	(\$31,090)
Sales Tax to County (Transportation)		\$155,160	\$208,260	\$279,810

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 2019 dollars.



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APPENDIX D

Placentia EIFD - Fiscal Impact Analysis

Transient Occupancy Tax ("TOT") to City

	<i>Year 5</i> 2024	<i>Year 10</i> 2029	<i>Year 20</i> 2039
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 2019 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
						2024	2029	2039
<i>Revenues</i>								
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							
<i>Expenditures</i>								
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 2019 dollars.

Source: City of Placentia 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.

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APPENDIX D

Placentia EIFD - Fiscal Impact Analysis

City Multiplier Revenues and Expenditures

	<i>Year 5</i> 2024	<i>Year 10</i> 2029	<i>Year 20</i> 2039
Estimated # Residents	2,660	3,040	3,040
Estimated # Employees	180	485	485
Total Project Service Population	2,750	3,282	3,282
Budget Category	2024	2029	2039
<i>Revenues</i>			
Fines and Forfeitures	\$21,800	\$30,100	\$40,500
Franchise Fees	\$118,700	\$164,300	\$220,700
Business Licenses	\$12,500	\$38,800	\$52,100
Total Multiplier Revenues	\$153,000	\$233,200	\$313,300
<i>Expenditures</i>			
Public Safety - Police	\$440,500	\$609,400	\$819,000
Public Safety - Fire	\$251,600	\$348,100	\$467,800
Public Safety - Animal Control	\$14,100	\$19,600	\$26,300
Community Services	\$65,000	\$86,100	\$115,700
Legislative	\$35,700	\$49,300	\$66,300
Administration	\$80,600	\$111,500	\$149,800
Finance	\$48,700	\$67,400	\$90,500
Development Services	\$40,900	\$56,600	\$76,000
Public Works	\$122,800	\$169,800	\$228,300
General Government	\$159,600	\$220,900	\$296,800
Total Multiplier Expenditures	\$1,259,500	\$1,738,700	\$2,336,500

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 2019 dollars.

Source: City of Placentia 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.

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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
							2024	2029	2039
<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 2019 dollars.

Source: County of Orange 2018-2019 Adopted Budget



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APPENDIX D

Placentia EIFD - Fiscal Impact Analysis

County Multiplier Revenues and Expenditures

	<i>Year 5</i> 2024	<i>Year 10</i> 2029	<i>Year 20</i> 2039
Estimated # Residents	2,660	3,040	3,040
Estimated # Employees	180	485	485
Total Project Service Population	2,750	3,282	3,282
Budget Category	2024	2029	2039
<i>Primary Expenditures - Net County Cost</i>			
Public Protection [1]	\$144,900	\$200,400	\$269,300
Community Services	\$92,900	\$123,100	\$165,500
General Government Services	\$70,500	\$97,500	\$131,100
Total Primary Expenditures	\$308,300	\$421,000	\$565,900

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 2019 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**

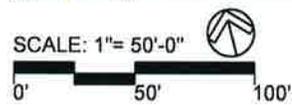
*Prepared by NUVIS Landscape Architecture
for the City of Placentia*



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



NUVIS
 LANDSCAPE
 ARCHITECTURE

ATTACHMENT 2
 EXHIBIT A

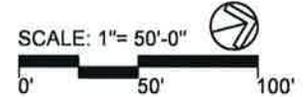
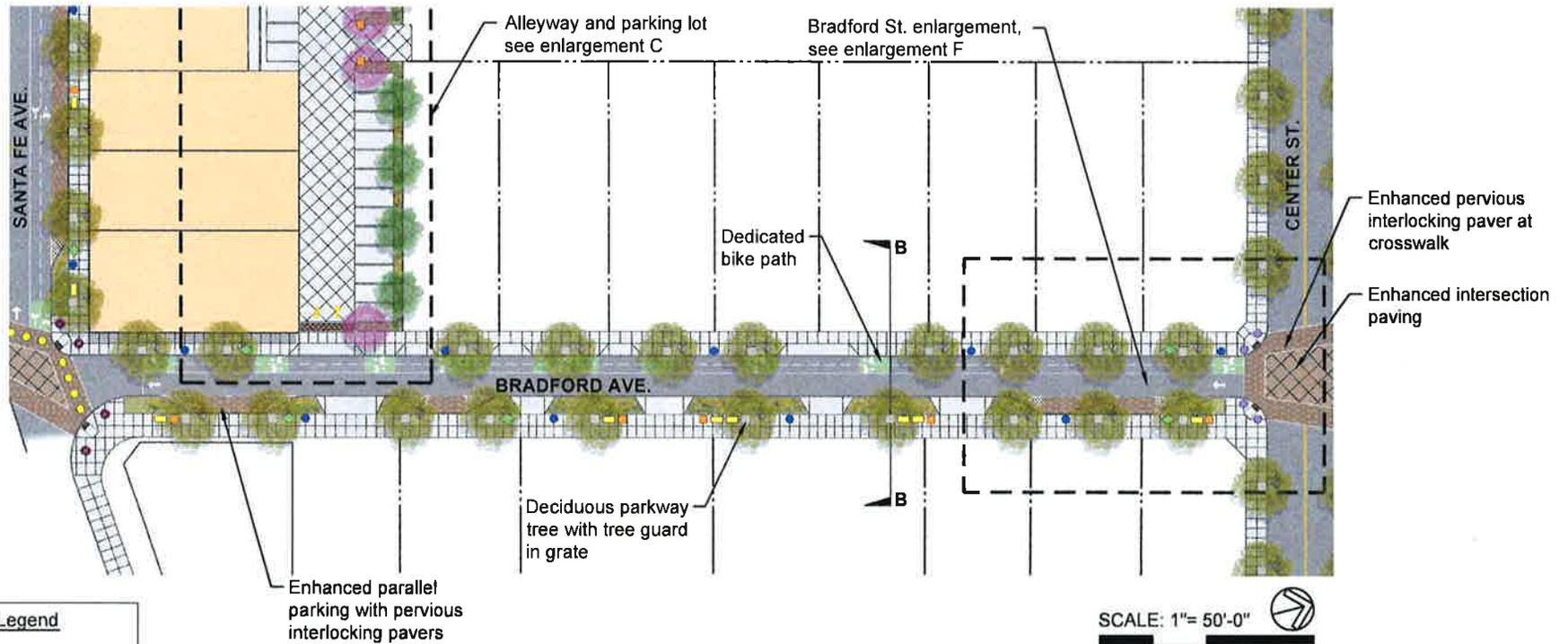


Santa Fe - Melrose St. to Bradford Ave.
Old Town Placentia
Placentia, CA

KEY MAP

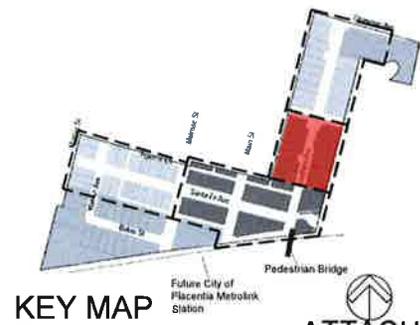
ATTACHMENT 2
FXHIRIT A





- 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

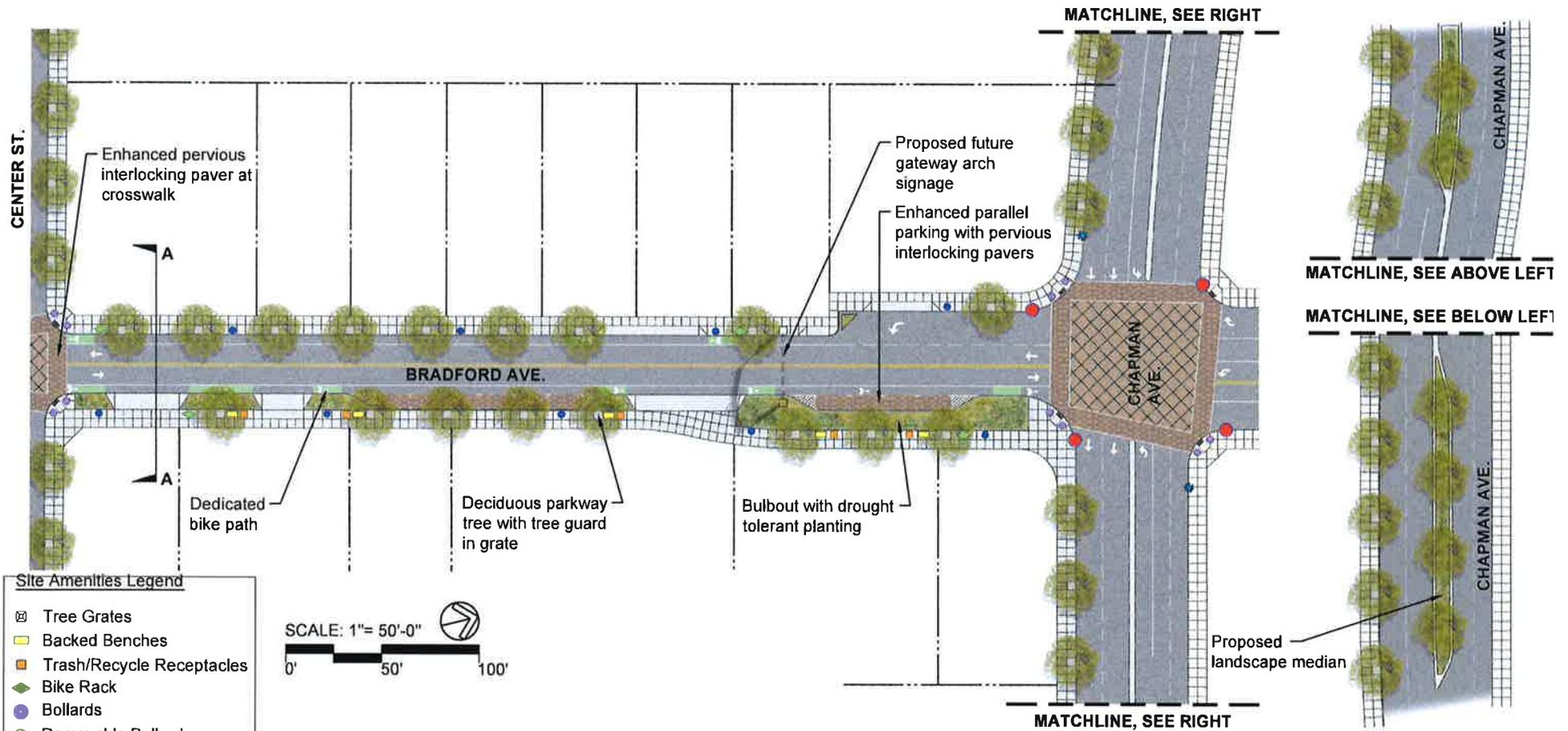
Bradford Avenue - Santa Fe to Center St.
Old Town Placentia
 Placentia, CA



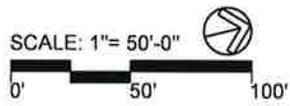
KEY MAP

ATTACHMENT 2
 EXHIBIT A

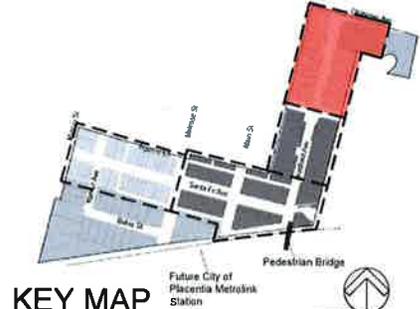




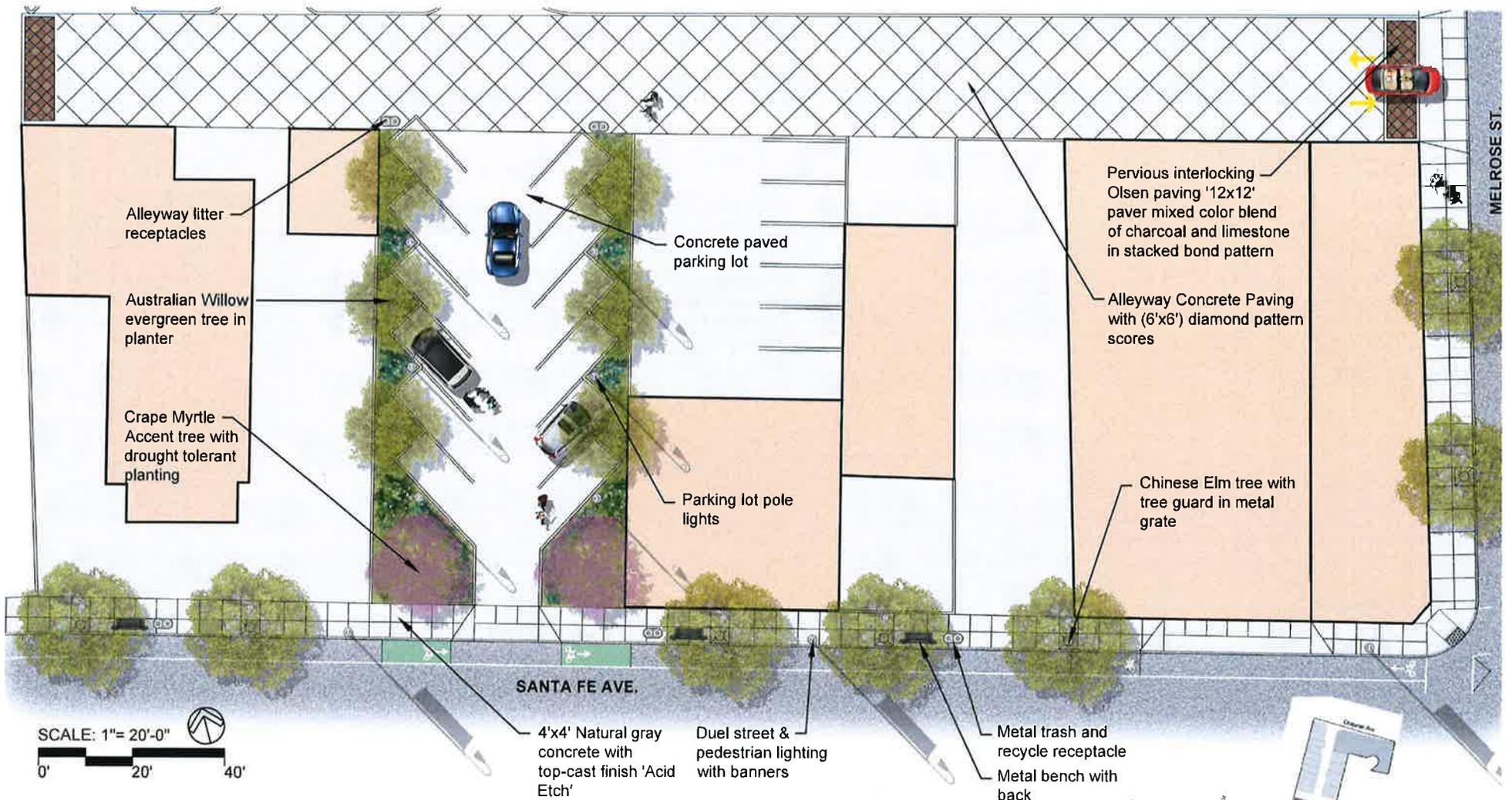
- Site Amenities Legend**
- Tree Grates
 - Backed Benches
 - Trash/Recycle Receptacles
 - Bike Rack
 - Bollards
 - Removable Bollards
 - Street/Pedestrian Lights with Banners
 - Decorative Traffic Signals
 - Mosaic Art Pieces
 - Cantilever Gateway Signage



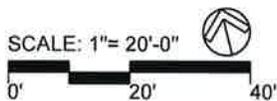
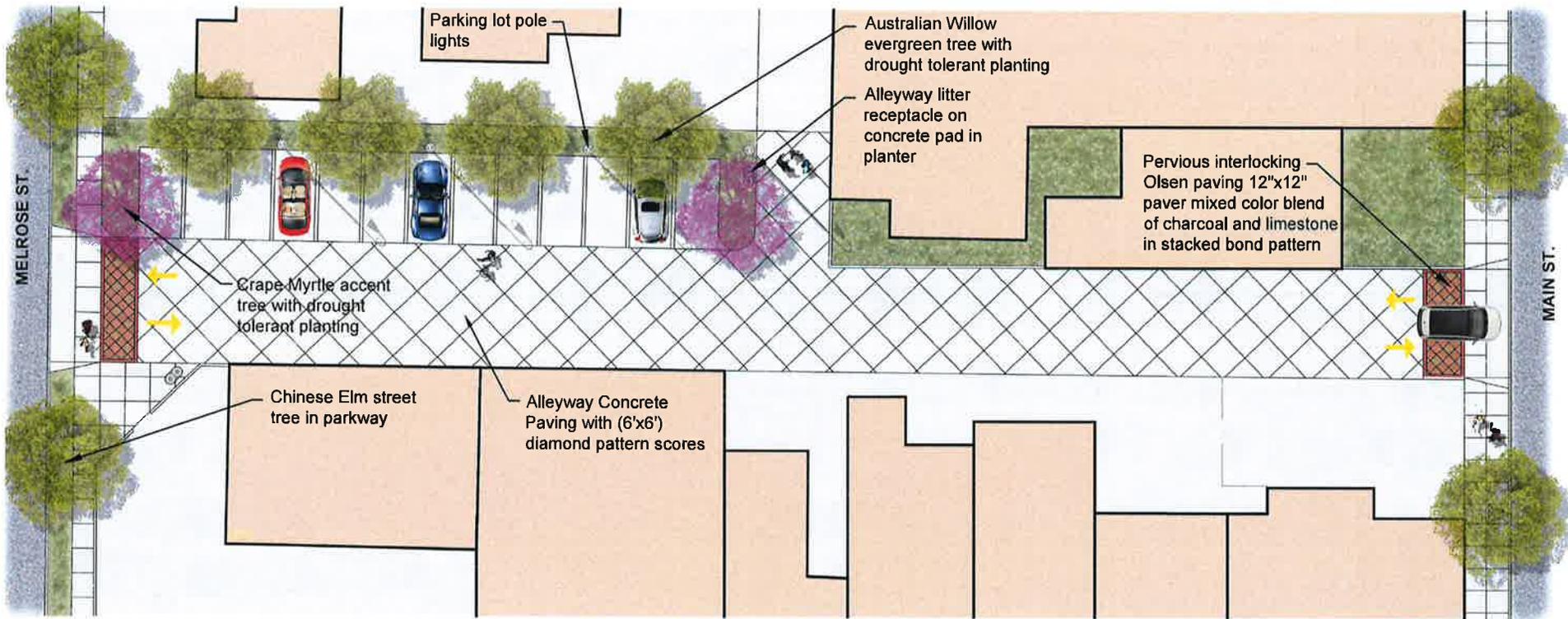
Bradford Ave. - Center St. to Chapman Avenue
Old Town Placentia
 Placentia, CA



KEY MAP



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



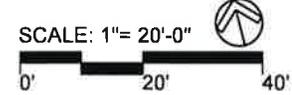
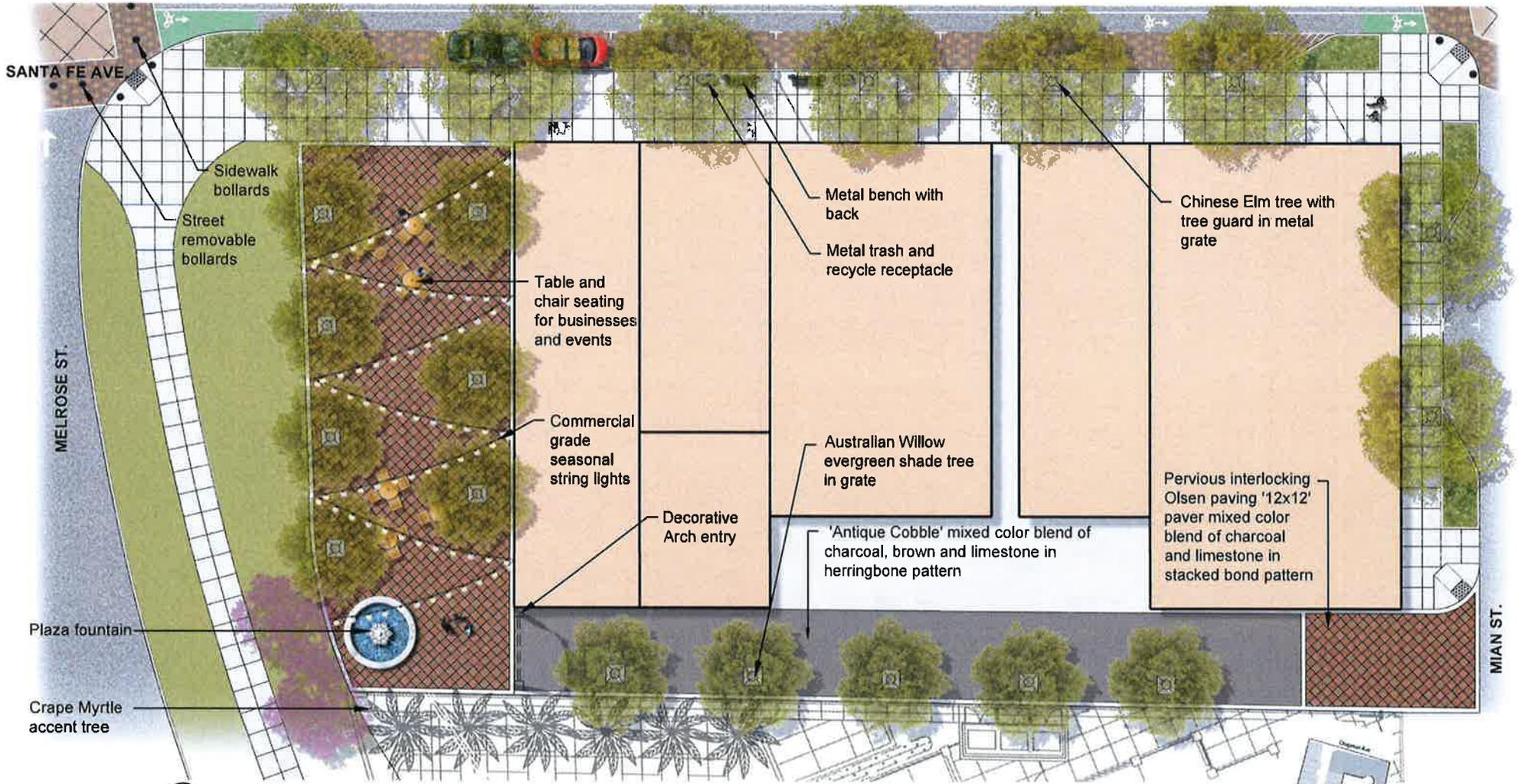
Enlargement B - Alleyway and Parking Lot
 Old Town Placentia
 Placentia, CA



KEY MAP



ATTACHMENT 2
 EXHIBIT A



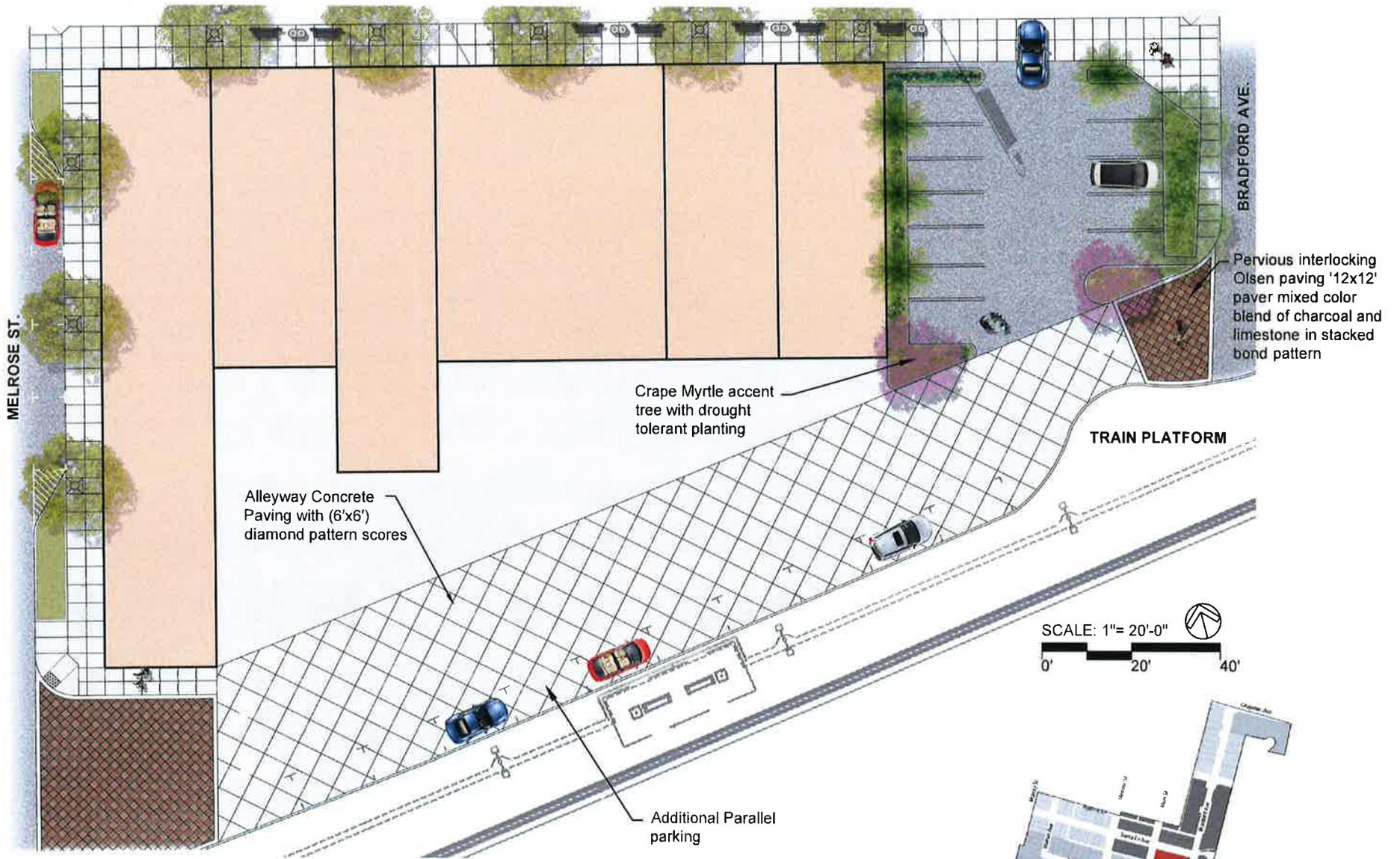
PROPOSED PARKING STRUCTURE

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

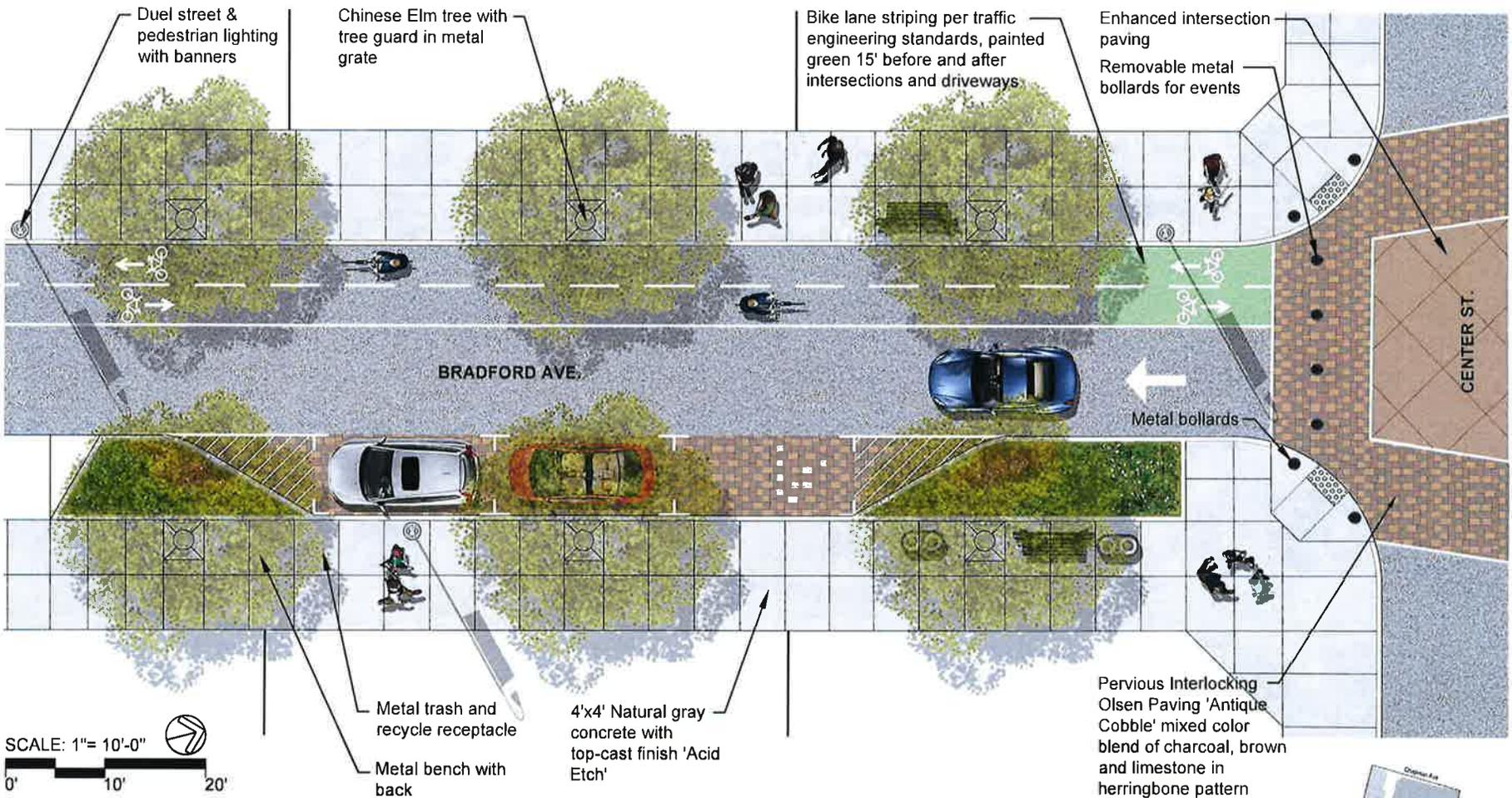


KEY MAP

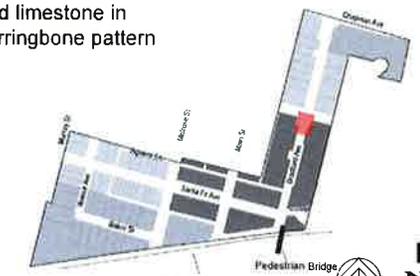
ATTACHMENT 2
EXHIBIT A



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



Enlargement F - Bradford Avenue
 Old Town Placentia
 Placentia, CA





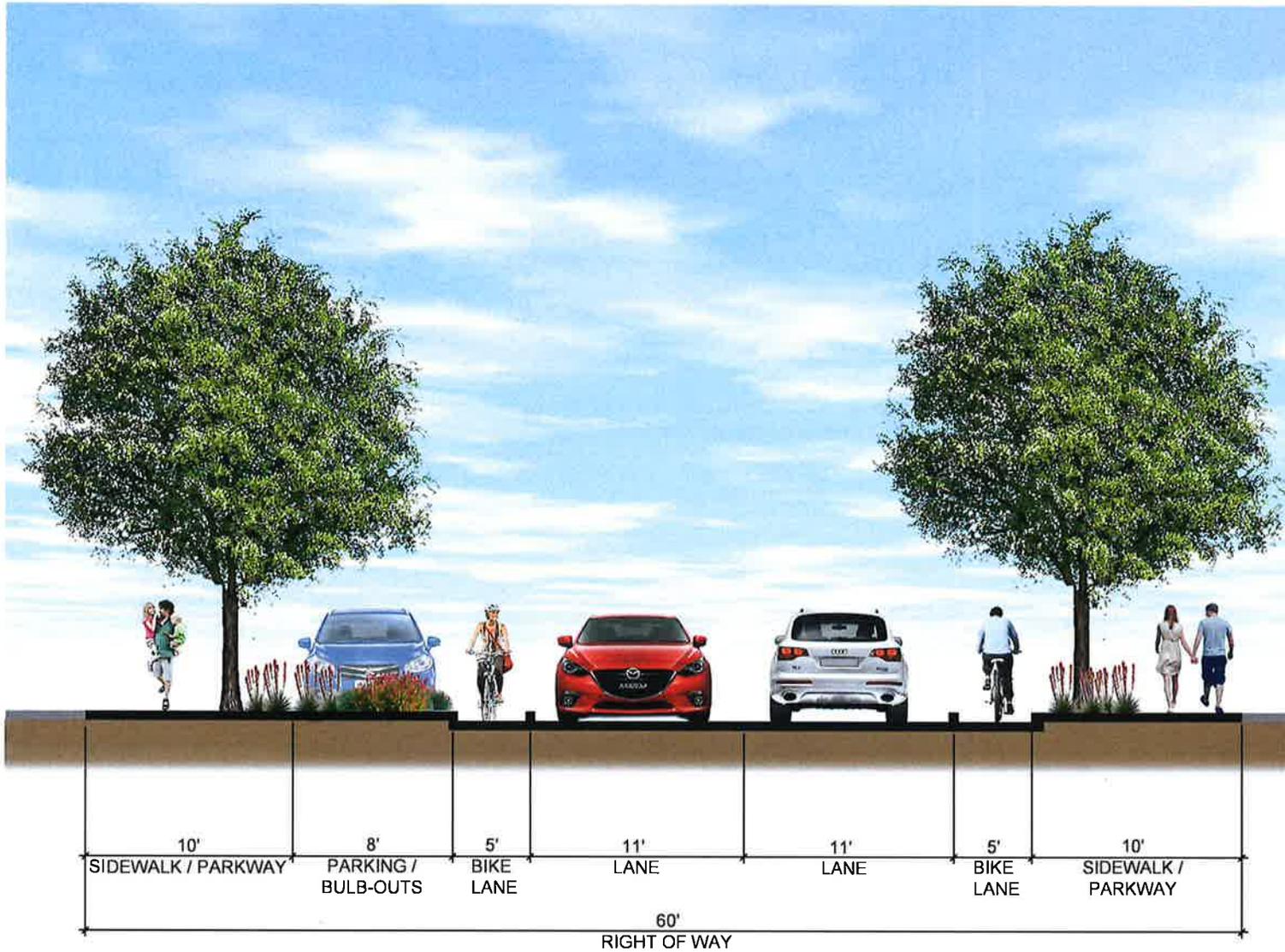
Simulation 1 - Bradford Avenue (Southbound)
OLD TOWN PLACENTIA
Placentia, CA



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

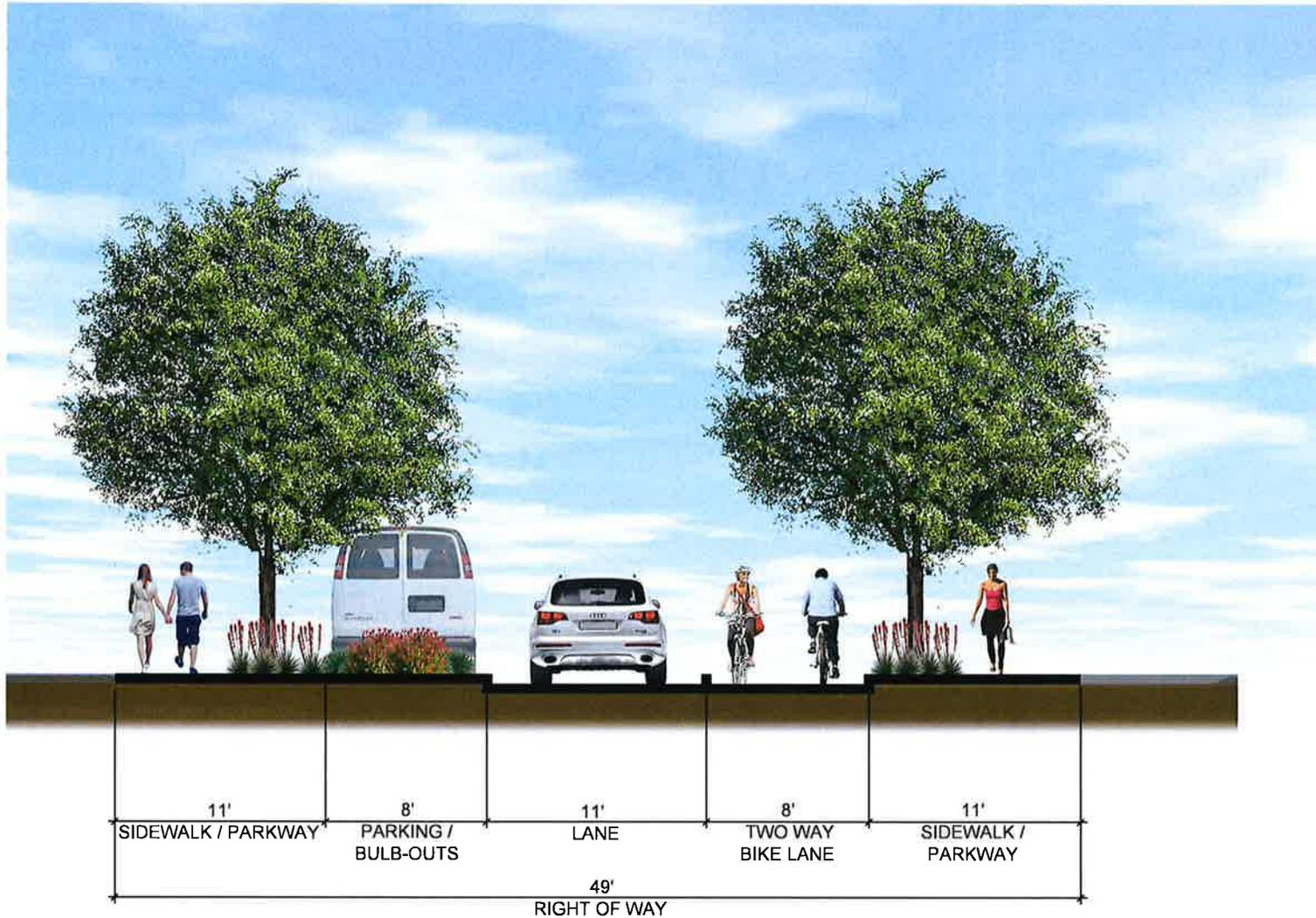


Simulation 3 (Alternative) - Santa Fe looking west
OLD TOWN PLACENTIA
Placentia, CA



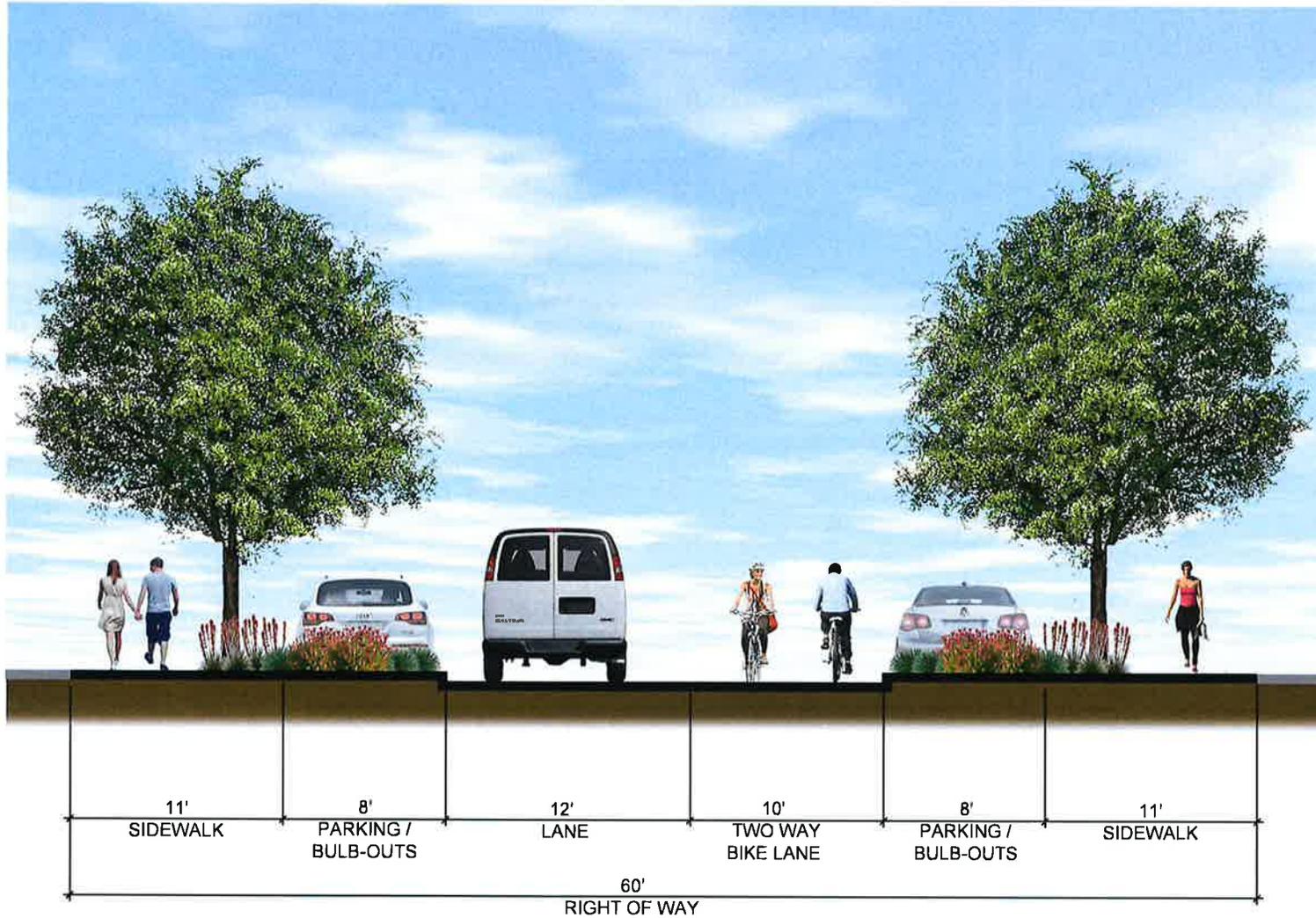
Section A - Bradford Avenue
 OLD TOWN PLACENTIA
 Placentia, CA

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



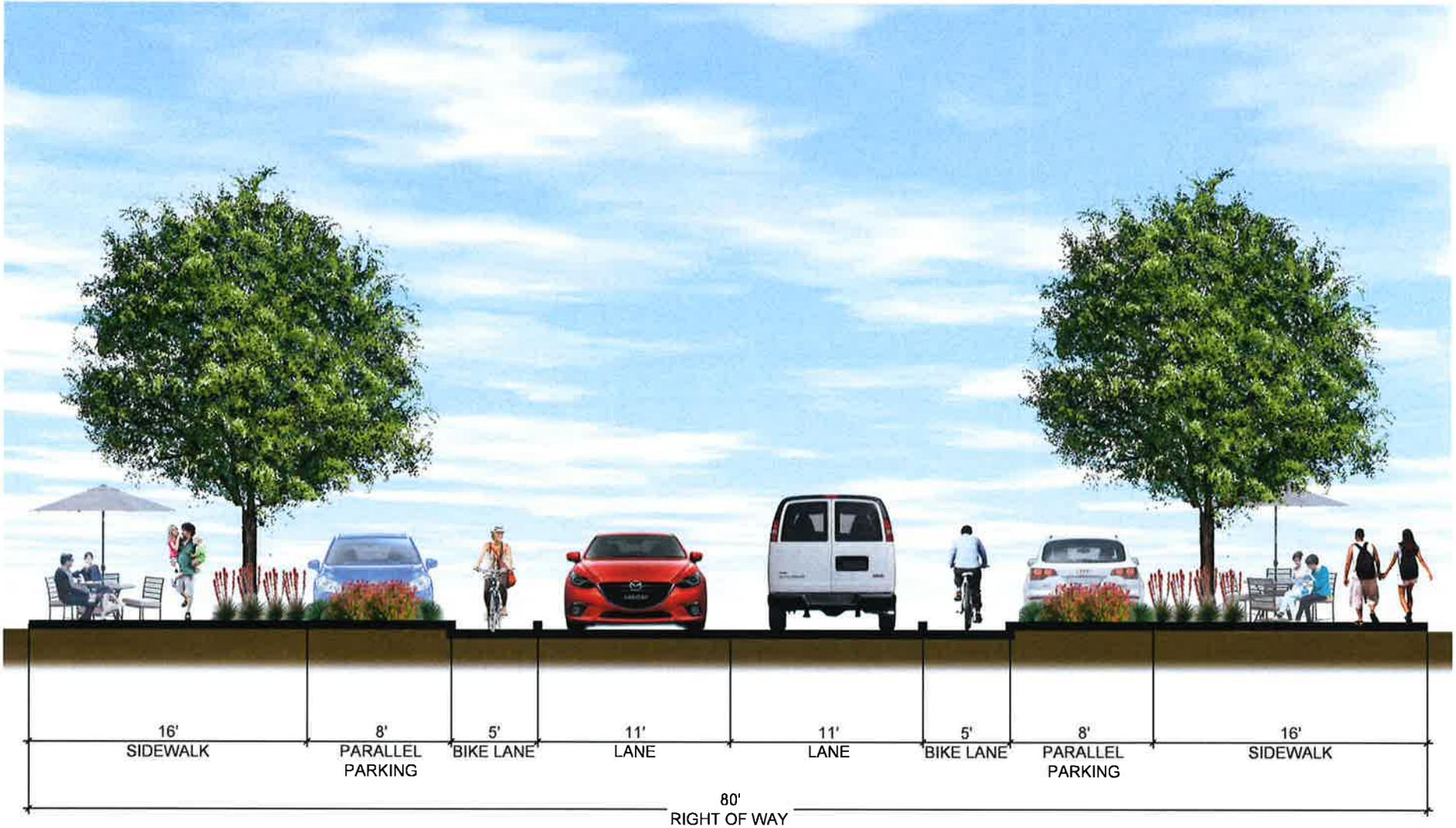
**BRADFORD AVENUE
CENTER ST. TO SANTA FE AVE. (SOUTHBOUND)**

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

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 Manufacturers of Quality for Benchmark since 1848.

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 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 CREVICES 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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 NO. 3-15-10 DRAWN 8.0.0. 2010-02

BENCHES
OLD TOWN PLACENTIA
 City of Placentia, CA

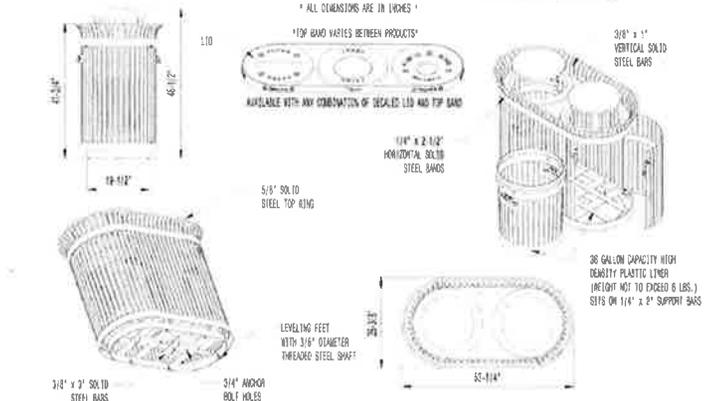


SD-242
 SIDE DOOR OPENING
 RECYCLED SOLID STEEL BAR
 'RECYCLE' TOP STEEL BAND
 TWO 36 GAL LINERS
 DOME LIDS
 COLOR BLACK

LITTER RECEPTACLES
 OLD TOWN PLACENTIA
 City of Placentia, CA

Victor Stanley, Inc.
 4145 Corporate Dr. Suite 100, Placentia, CA 92670

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 TOLL FREE: (800) 368-2573 (USA & CANADA)
 TEL: (310) 858-8300 - FAX: (410) 257-7319
 WEB SITE: [HTTP://WWW.VICTORSTANLEY.COM](http://www.victorst Stanley.com)



AVAILABLE OPTIONS:
POWDER COATING
 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
 CUSTOM COLORS (INCLUDING THE RAL RANGE)
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, PRE-PAINTED, AND ELECTROSTATICALLY POWDER-COATED WITH P.O.D.E. POLYESTER POWDER
 COATING. PRODUCTS ARE FULLY CLEANED AND PRE-PAINTED, PRIMED 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 IMPROVED 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 AIDS, 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/ADHESIVE 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 ADHESIVE 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

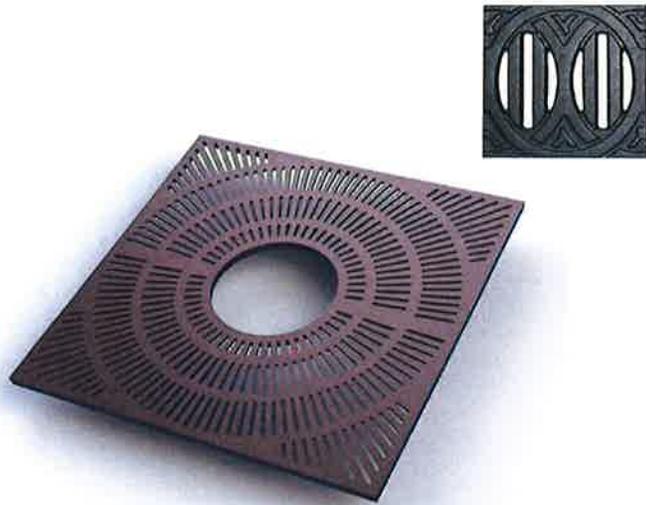
IRONSTAYS SERIES

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

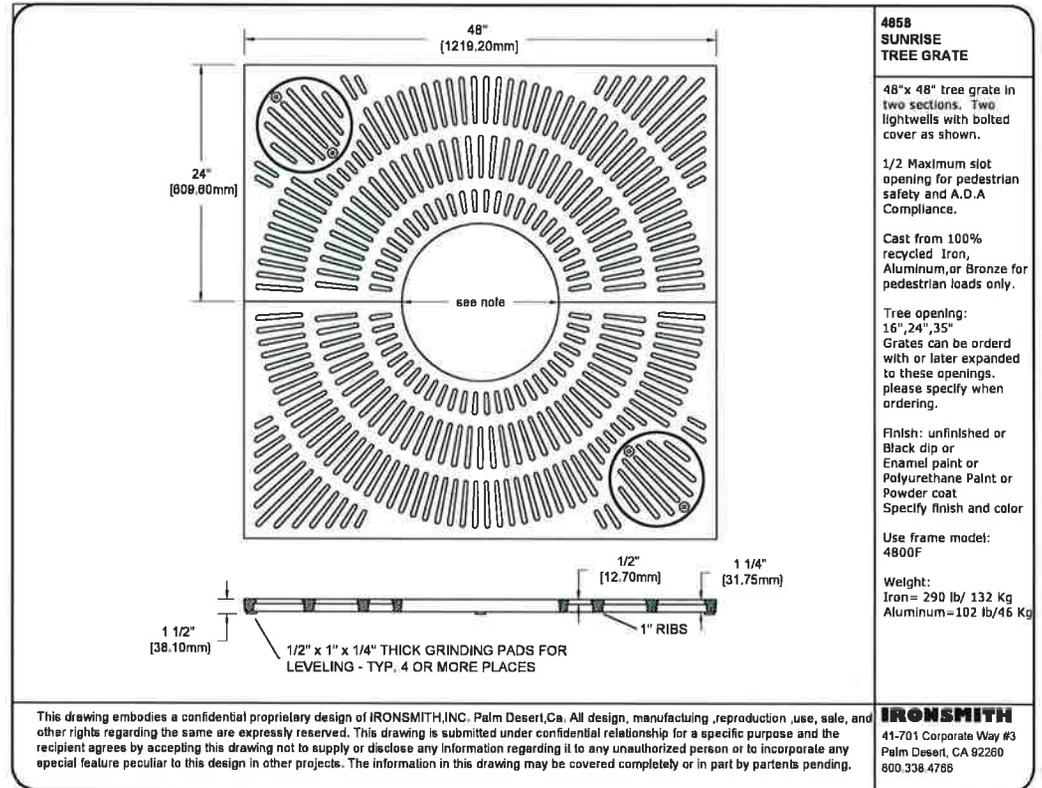
COPYRIGHT 2015 VICTOR STANLEY, INC. ALL RIGHTS RESERVED
 REV. 12/15/15 DRAWN C.O.B. 2015-1078



ATTACHMENT 2
EXHIBIT A



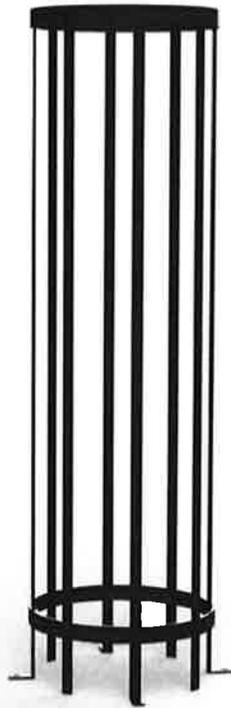
SUNRISE MODEL 48" SQUARE TREE GRATES
 TREE OPENINGS TO BE 24" WITH OPTION FOR EXPANSION TO 35"
 2 UP-LIGHTWELLS FLUSH OR BELOW GRADE
 PLUMBED WITH CONDUIT TO ACCOMODATE APPROX. 4 PLUGS
 COLOR TO BLACK POWDERED



TREE GRATE
 OLD TOWN PLACENTIA
 City of Placentia, CA



ATTACHMENT 2
 EXHIBIT A



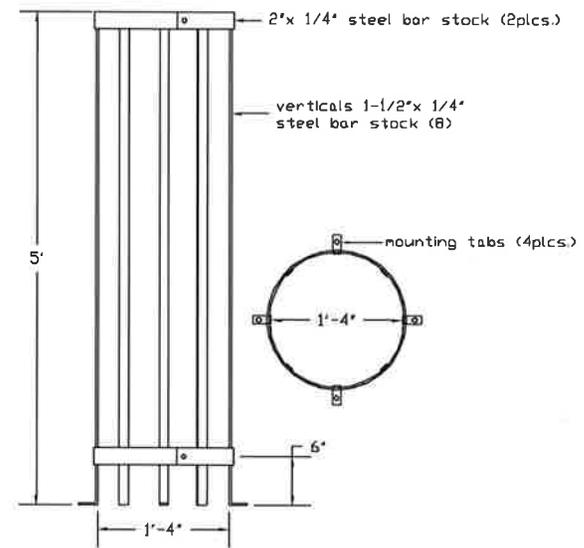
M6 TREE GUARD

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

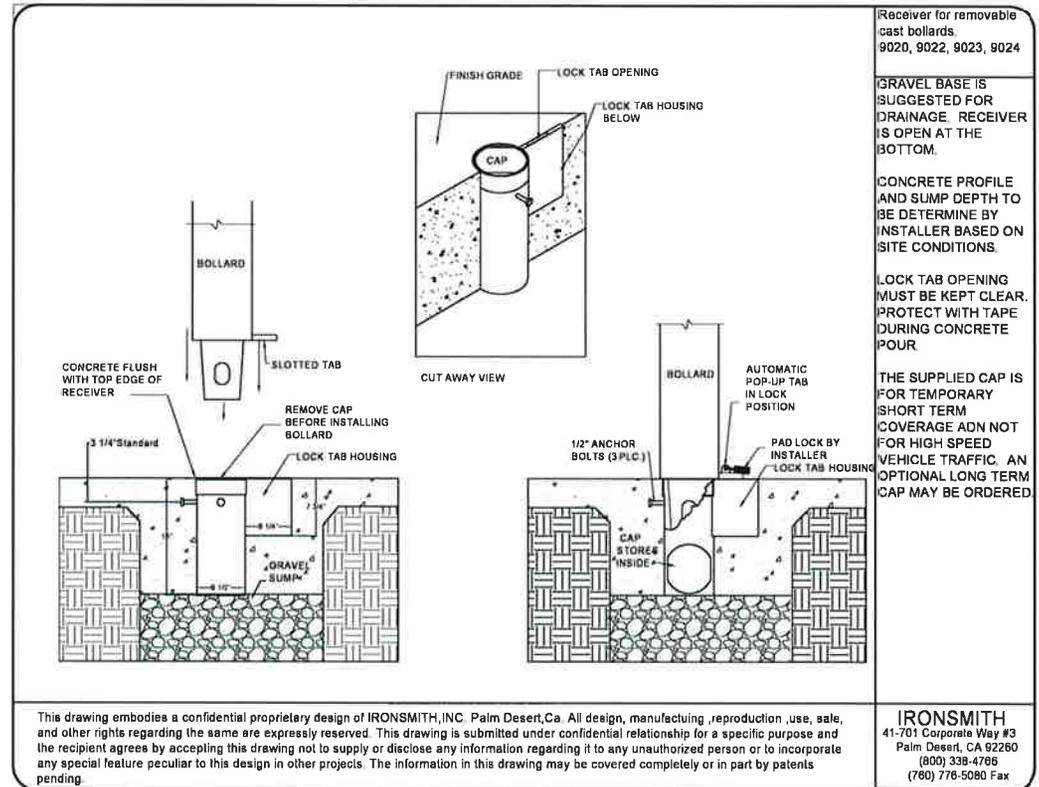
BLACK POWDER
COAT FINISH



FIXED INSTALL



REMOVABLE INSTALL



BOLLARDS
OLD TOWN PLACENTIA
City of Placentia, CA

IRONSMITH
ATTACHMENT 2
EXHIBIT A

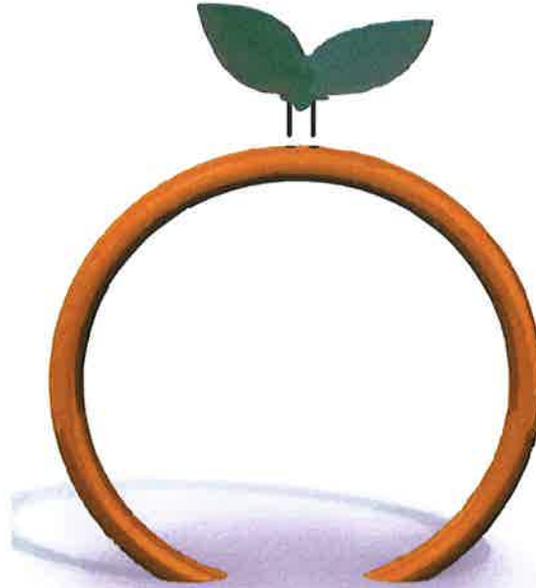


BRHS-101
CUSTOM 'ORANGE' CONCEPT
 CIRCULAR BIKE RACK
 60 MM (OD) TUBULAR STEEL
 POWDER COATED
 IN-GROUND MOUNT
 RACK COLOR RAL 2000 YELLOW ORANGE

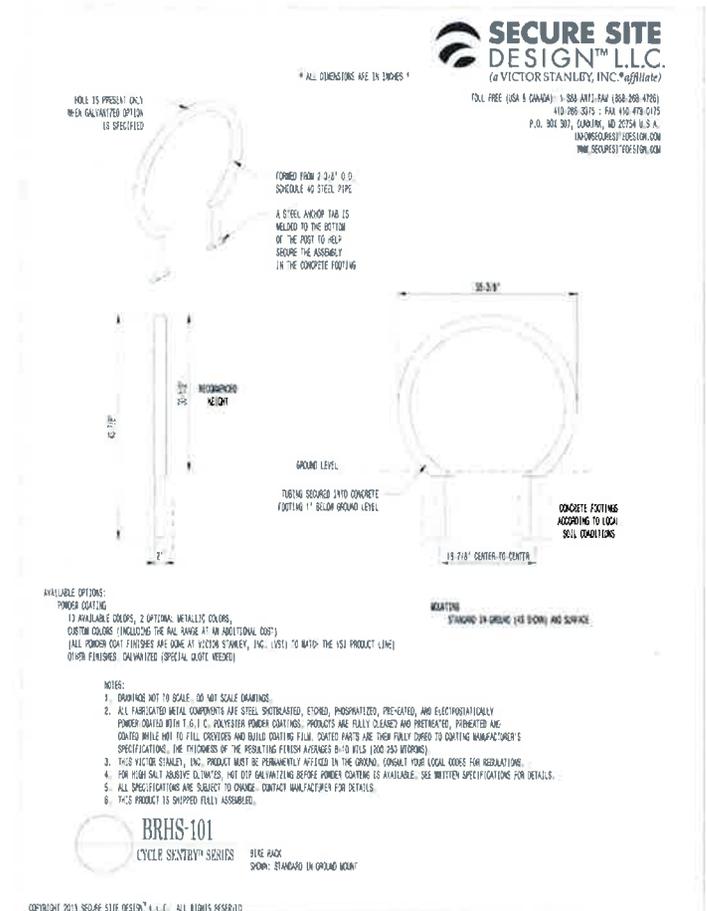
RAL 2000 12111A 614 10201100 1001100000

CUSTOM METAL 'LEAVES'
 WITH VS CUSTOM BOLTED BRACKET
 LEAVES COLOR RAL 6010 GRASS GREEN

RAL 6010 013 104 003 10160210 1001100000



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



CUSTOM BIKE RACK
 OLD TOWN PLACENTIA
 City of Placentia, CA

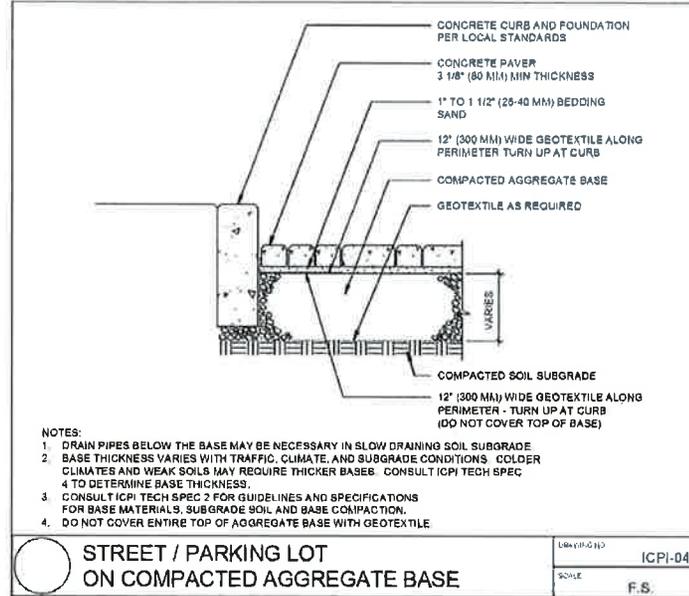


OLSEN PAVINGSTONE
ANTIQUE COBBLE (FLAT TOP) PAVERS

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)

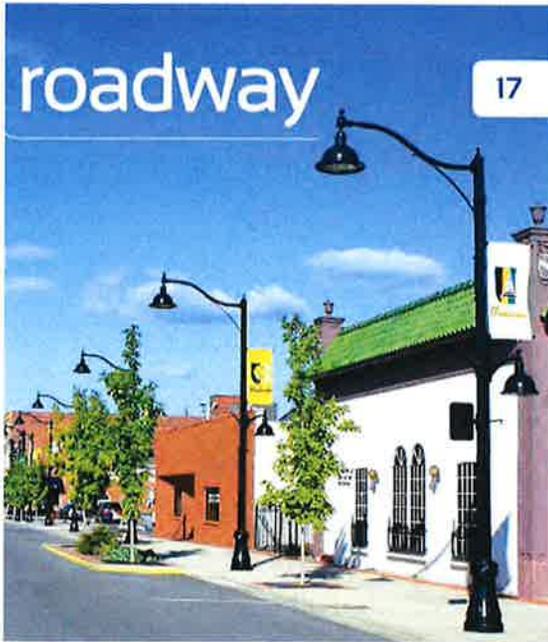
GRACE

INTERLOCKING PERVIOUS PAVERS & CONCRETE PAVING

OLD TOWN PLACENTIA

City of Placentia, CA

ATTACHMENT 2
EXHIBIT A



roadway

17



OMEGA
LED LUMINAIRE FAMILY



BANNER ARMS
BUILDING SIDE OF POLE



WREATH HOOKS
BOTH SIDES OF POLE



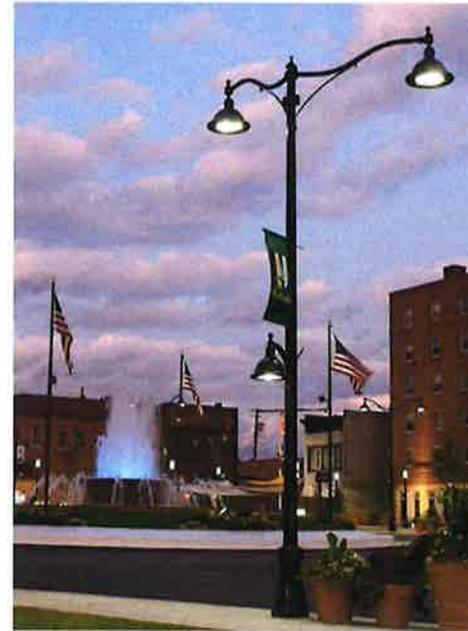
FLAG MOUNTS
STREET SIDE OF POLE



RECEPTACLES
GFI IN BASE WITH COVER



SPEAKER HUBS
AUDIO CAPABILITY



omega®

Omega® is a timeless but modern luminaire with a wide choice of luminaire options. From street lighting to building lighting, Omega® offers a wide range of luminaire options. From street lighting to building lighting, Omega® offers a wide range of luminaire options. From street lighting to building lighting, Omega® offers a wide range of luminaire options.



Omega

Omega

Omega

roadway

Roadway® is a timeless but modern luminaire with a wide choice of luminaire options. From street lighting to building lighting, Roadway® offers a wide range of luminaire options. From street lighting to building lighting, Roadway® offers a wide range of luminaire options.

ROADWAY

Roadway® is a timeless but modern luminaire with a wide choice of luminaire options. From street lighting to building lighting, Roadway® offers a wide range of luminaire options. From street lighting to building lighting, Roadway® offers a wide range of luminaire options.



Roadway



Roadway

ROADWAY

STREET LIGHTING
OLD TOWN PLACENTIA
City of Placentia, CA



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.

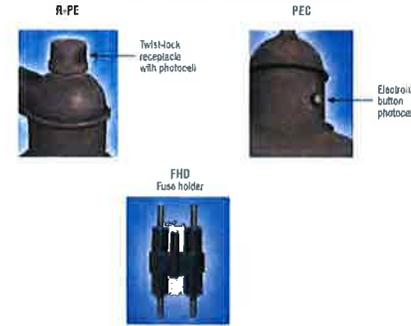
FINISH

Refer to website for details.

Fixtures

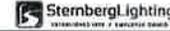


Options



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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 finished cast aluminum shaft. The bollard 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 fluted vertical base section and be made of heavy wall, alloy cast aluminum. It shall have a 1" thick floor 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.

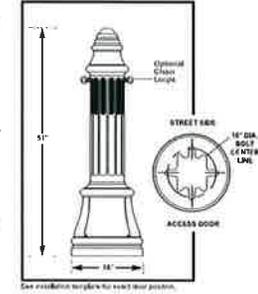
FINISH

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-fluorocarbon 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	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	• PE1C1 PhotoCell-Bornel 120 Volt Flicker • PE1C2 PhotoCell-Bornel 208-277 Volt Flicker • PE1C3 PhotoCell-Electronic 120 Volt Flicker • PE1C4 PhotoCell-Electronic 208-277 Volt Flicker • LP Low Power/Reduced Output 11W (25 TLCA only)	• FHD Dual Fuses and Holder • GFI Ground Fault Interrupter Duplex Outlet	



*NOTES
1. All finishes are only listed in U.S. or E.T.L. Refer to website for details.



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Sternberg Lighting

ATTACHMENT 2
EXHIBIT A



REPRESENTATIVE ABOVE INSTALLATION AT PECK ROAD & VALLEY BLVD



valmont STRUCTURES

ROUND TAPERED STEEL Fluted FL30

Job Name	City	State	County
Job Location	City	State	County
Project No./Job No.	City	State	County

SPECIFICATIONS:

Fluted - The pole shaft conforms to ASTM A596 Grade A or A572 Grade 55 with a constant linear taper of 0.14 inch.

Fluting Process - The tapered shafts are cold rolled over a precision hardened steel mandrel to form the desired flute shape. The flutes are uniform and equally spaced throughout the process. The termination of the flutes is no greater than 1/8" transition into the round section of the shaft. The results of the fluting process are flutes with architecturally pleasing reduced terminations and chip uniform flutes.

Linear Flute Layout - Flutes start and stop to ensure decorative nut covers and anchor base connection fit a smooth round diameter. Flute start and stop locations should be specified.

Finish - A decorative spear finish with hardware is provided.

Luminaire Arm - Luminaire arms are made from 2" schedule 40 pipe (2.375" O.D.) with a minimum yield strength of 28,000 psi. Double luminaire arms are oriented 180° apart. For other orientations and spool options please consult factory.

Luminaire Arm Attachment - Connection allows arm to be erected and held in place by gravity and secured by a single bolt.

Handhole - A covered handhole and grounding provision with hardware is provided.

Nut Covers - Decorative anchor bolt nut covers with hardware are provided.

Base Covers - Optional decorative base covers available as special order.

Anchor Base - The anchor base (base plate) conforms to ASTM A36.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized or zinc plated carbon steel or stainless steel.

Hardware - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc plated carbon steel or stainless steel.

Finish - Standard finishes are galvanized, prepainted or any of Valmont's VPRO™ Protection Systems. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

Fluted Tapered Steel

Fluted Tapered Steel

Fluted Tapered Steel

VALMONT INDUSTRIES, INC. 1881 N. 28TH STREET, PO BOX 228, VALLEY, NE 68688 USA 402 825 3888 VALMONTSTRUCTURES.COM

valmont STRUCTURES

WASHINGTON Fluted Tapered/Non-Tapered Aluminum

Job Name	City	State	County
Job Location	City	State	County
Project No./Job No.	City	State	County

SPECIFICATIONS:

Pole - The pole shaft is either spun or extruded from 6063 alloy aluminum.

Pole Top - A pole top plate and lumen are provided for top mount luminaire and/or bracket. A removable fin is available for poles receiving drilling patterns for side mount luminaire arm assemblies.

Structural Base - The structural base is cast from 305 alloy aluminum and provided with a 4.00" wide x 5.57" tall access door. A grounding provision with hardware is provided. The pole is inserted and welded into the structural base casting. The completed assembly is heat-treated to a T6 temper after the structural welding is complete.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Finish - The standard finish for the pole assembly and components is a polyester powder applied coating in accordance with Valmont's Specifications. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

Fluted Tapered Steel

Fluted Tapered Steel

Fluted Tapered Steel

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TRAFFIC SIGNAL ELEMENTS TO INCLUDE:

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

REFLECTORIZED STREET NAME SIGN

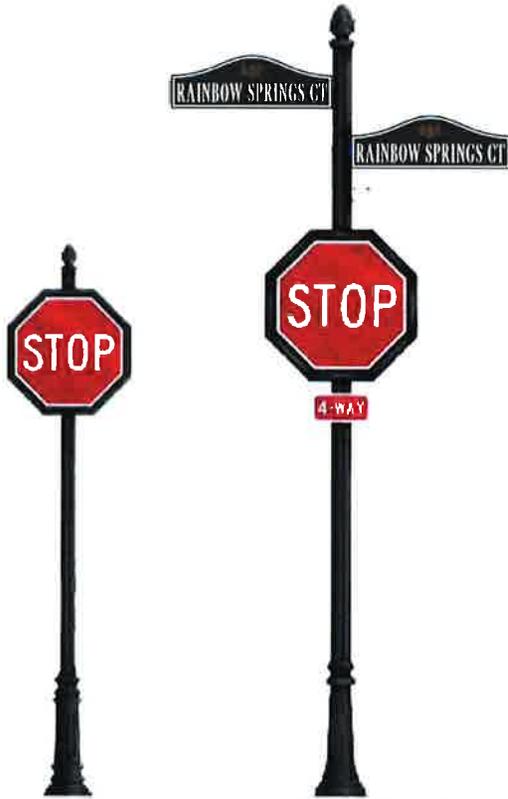
TRAFFIC SIGNAL POLES
OLD TOWN PLACENTIA
 City of Placentia, CA



WASHINGTON 8'16"

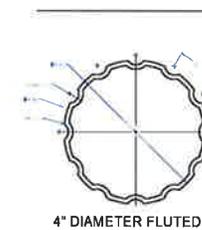


14 FT
13 FT
12 FT
11 FT
10 FT
9 FT
8 FT
7 FT
6 FT
5 FT
4 FT
3 FT
2 FT
1 FT



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



4" Fluted

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