

RESOLUTION NO. PFA-2019-01

A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF THE CITY OF PLACENTIA, CALIFORNIA APPROVING THE INFRASTRUCTURE FINANCING PLAN FOR THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT AND THE ALLOCATION OF THE CITY AND COUNTY'S INCREMENTAL TAX REVENUE FROM THE PROJECT AREA PURSUANT TO GOVERNMENT CODE SECTION 53398.75 ET SEQ

A. Recitals

(i). The California Legislature enacted California Government Code ("Code") sections 53398.50 through 53398.88 ("EIFD Law") authorizing cities to form enhanced infrastructure financing districts and use specified property tax increment revenue generated within such districts to finance certain infrastructure and community benefit projects; and

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

(iii). The City Council has determined that it will be beneficial to the City of Placentia ("City") to form the Placentia Enhanced Infrastructure Financing District ("Placentia EIFD"); and

(iv). By Resolution No. R-2019-05 the City Council has stated its intention that the Placentia EIFD is proposed to be established under the EIFD Law; identified the boundaries of the proposed Placentia EIFD; identified the types of public facilities and development proposed to be financed or assisted by the proposed Placentia EIFD; described the need for the proposed Placentia EIFD and the goals the Placentia EIFD proposes to achieve; and confirmed that incremental property tax revenue from the City; and

(v). By Resolution No. 19-032 the County of Orange Board of Supervisors ("County") has stated its intention to participate in the Placentia EIFD and Public Financing Authority; and

(vi). By Resolution No. R-2019-23 the City Council established the Placentia Enhanced Infrastructure Financing District Public Financing Authority ("PFA"); and

(vii). Pursuant to the EIFD Law, an Infrastructure Financing Plan ("IFP") has been developed for the Placentia EIFD which defines the boundaries of the Placentia EIFD, identifies the public infrastructure improvements, and the financial analysis of expected tax increment over the life of the EIFD to allow for the issuance of bonds to pay for the identified public infrastructure improvements.

(viii). By Resolution No. R-2019-28 the City Council approved the IFP for Placentia EIFD and the allocation of the City's incremental tax revenue from the boundaries of the Placentia EIFD pursuant to Government Code Section 53398.75 et seq.; and

(ix). By Resolution No. 19-060 the County of Orange Board of Supervisors approved the Placentia EIFD IFP and the allocation of the County's incremental tax revenue from the boundaries of the Placentia EIFD; and

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

B. Resolution

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

1. The facts set forth in the Recitals, Part A of this Resolution, are true and correct.

2. Approval of the Infrastructure Financing Plan for Placentia Enhanced Infrastructure Financing District. The Public Financing Authority hereby approves the Infrastructure Financing Plan attached hereto as Exhibit A.

3. Approval of Tax Allocation Financing. The allocation from the City and County's tax revenue from the project area pursuant to Government Code Section 533398.75 et seq is hereby approved.

4. The County Auditor-Controller will calculate the property tax shares consistent with Section 53398.75(a)(2)(b), which requires that for areas that overlap former redevelopment agency project areas, any debt or obligation of the Public Financing Authority is subordinate to the obligations of the former redevelopment agency.

5. This Resolution is hereby adopted by the Public Financing Authority.

6. That the Chair of the Public Financing Authority shall sign, and the City Clerk shall attest to the passage and adoption of this Resolution.

APPROVED and ADOPTED this 30th day of July 2019.


Chad P. Wanke, Chair

ATTEST:


Robert S. McKinnell, City Clerk

Exhibit A: Infrastructure Financing Plan



STATE OF CALIFORNIA
COUNTY OF ORANGE

I, Robert S. McKinnell, City Clerk of the City of Placentia do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Public Financing Authority held on the 30th day of July 2019 by the following vote:

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



Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:



Christian L. Bettenhausen, City Attorney

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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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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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



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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



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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



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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.



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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.



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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.



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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



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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	\$625,975,150	\$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%	\$237,827	\$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.



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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.



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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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.



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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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

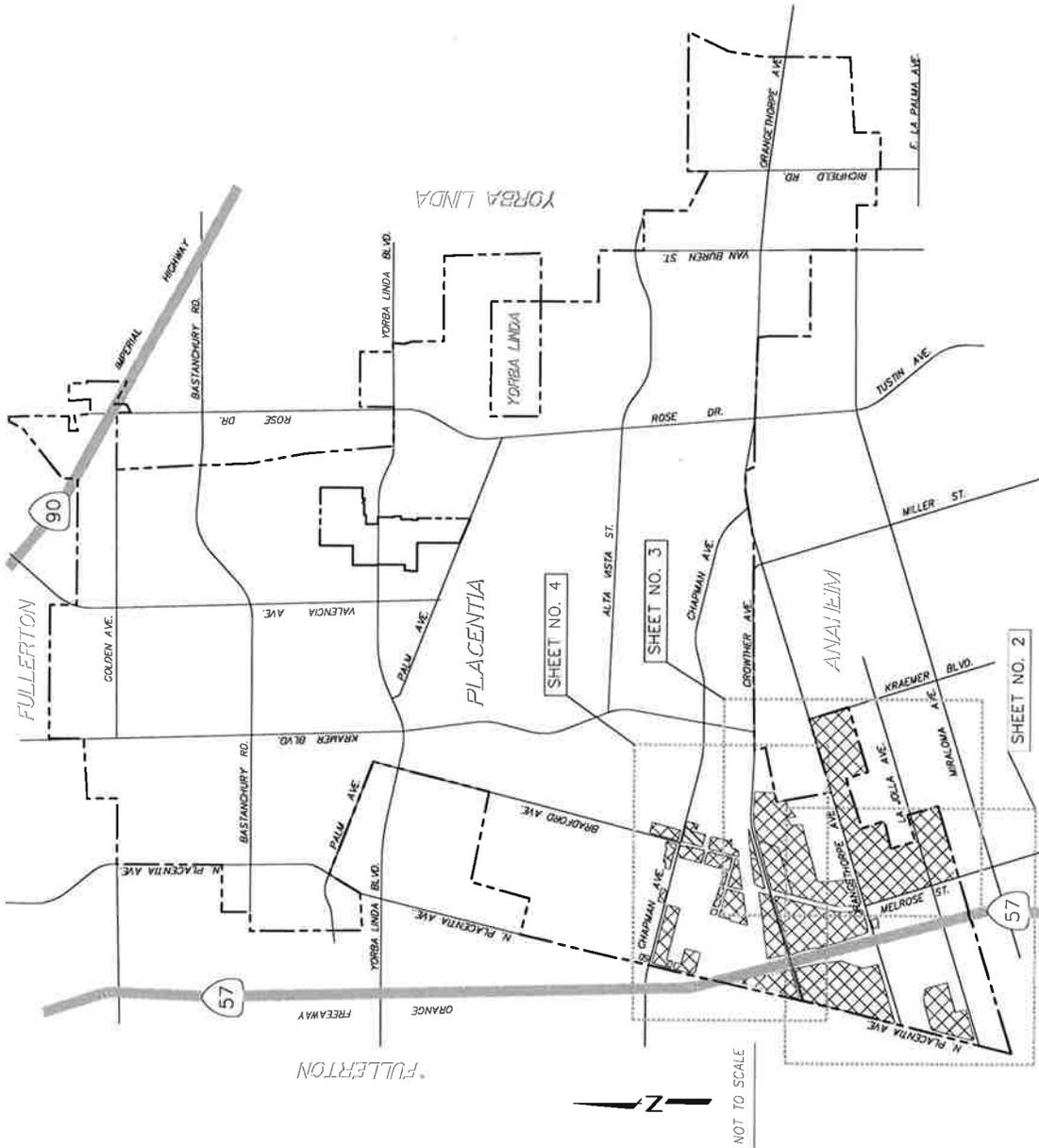


The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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APPENDIX A:
Map of Boundaries of the Placentia EIFD

APPENDIX A



AFFECTED AGENCIES: CITY OF PLACENTIA

LEGEND
 --- EXISTING CITY OF PLACENTIA
 [Hatched Box] ANNEXED AREA

ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA LAFCO NO. FILE:	CITY OF PLACENTIA ECONOMIC DEVELOPMENT DEPARTMENT
 PREPARED BY: TRANSTECH ENGINEERS, INC. 10000 WILSON AVENUE CHINO, CA 91710 PHONE: (909) 595-8599	Created By: _____ Date: _____ Check by: _____ Date: _____ Revision No: _____ Approved: _____ Date: _____
	DAVID B. RAGLAND DATE: _____ SHEET: 1 OF 4

VICINITY MAP AND INDEX SHEET

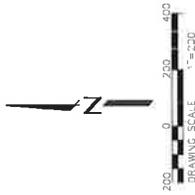
PRELIMINARY FOR EXAMINATION ONLY

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

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

LEGEND

INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY



SEE SHEET NO. 4

SEE SHEET NO. 3

CITY OF PLACENTIA
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

LAFCO NO. _____
FILE: _____

- AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMDEN STREET ALONG CHORWICK AVENUE.
- AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CAMDEN AVENUE, NORTH OF ORANGETHORPE AVENUE.
- AREA 3: GENERALLY LOCATED NORTH OF A U.S. HIGHWAY, SOUTH OF CHAMMAN AVENUE, EAST OF MONROE STREET, WEST OF ALA STREET.
- AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.
- AREA 5: LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF ORANGE AVENUE, EAST OF MELROSE AVENUE, WEST OF MONROE AVENUE.
- AREA 6: GENERALLY LOCATED PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL AVENUE, WEST OF LA JOLLA STREET.
- AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAMMAN AVENUE, WEST OF ANNOLD DRIVE.

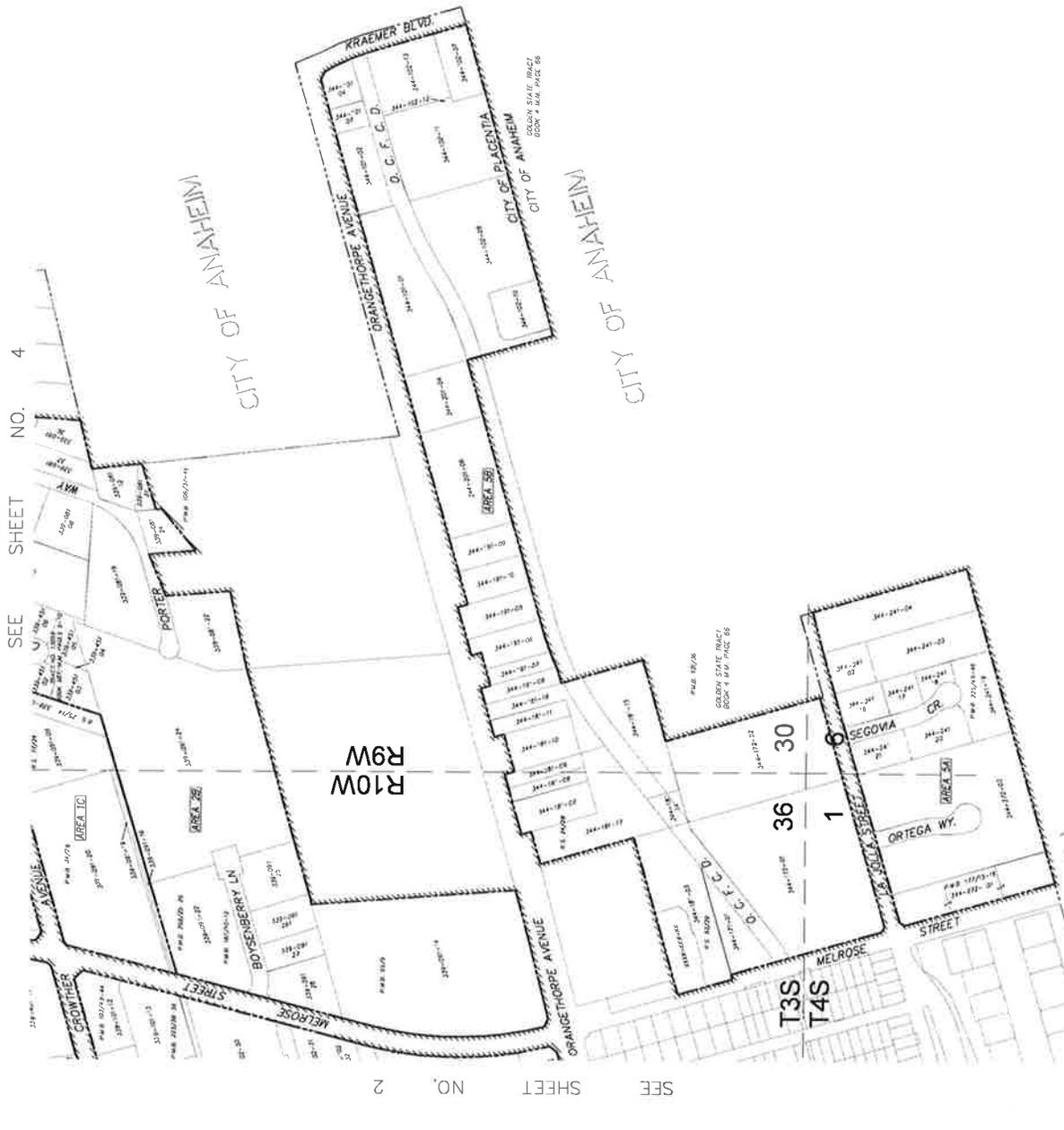
Drawn By: _____	Date: _____
Checked By: _____	Date: _____
Revised No: _____	Approval: _____
SHEET 2 OF 4	

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

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

LEGEND

////// INDICATES FINANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY



SEE SHEET NO. 4

SEE SHEET NO. 2

CITY OF PLACENTIA
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

LAFCO NO. _____
FILE: _____

AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 52, WEST OF CHAMBERLAIN STREET, ALONG CROWTHER AVENUE.
AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 52, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGE THORPE AVENUE.
AREA 3: GENERALLY LOCATED NORTH OF A.L.B. STREET, SOUTH OF CHAMBERLAIN STREET, WEST OF STATE HIGHWAY 52.
AREA 4: GENERALLY LOCATED NORTH OF ORANGE THORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 52.
AREA 5: STREET, WEST OF ARROYO ROAD, NORTH OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF MELROSE STREET.
AREA 6: GENERALLY LOCATED EAST OF STATE HIGHWAY 52, ALONG CHAMBERLAIN AVENUE, WEST OF ANNA AVENUE.
AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 52, ALONG CHAMBERLAIN AVENUE, WEST OF ANNA AVENUE.

Prepared by: _____	Date: _____
Checked by: _____	Date: _____
Approved by: _____	Date: _____
Effective Date: _____	

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

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

LEGEND

INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY



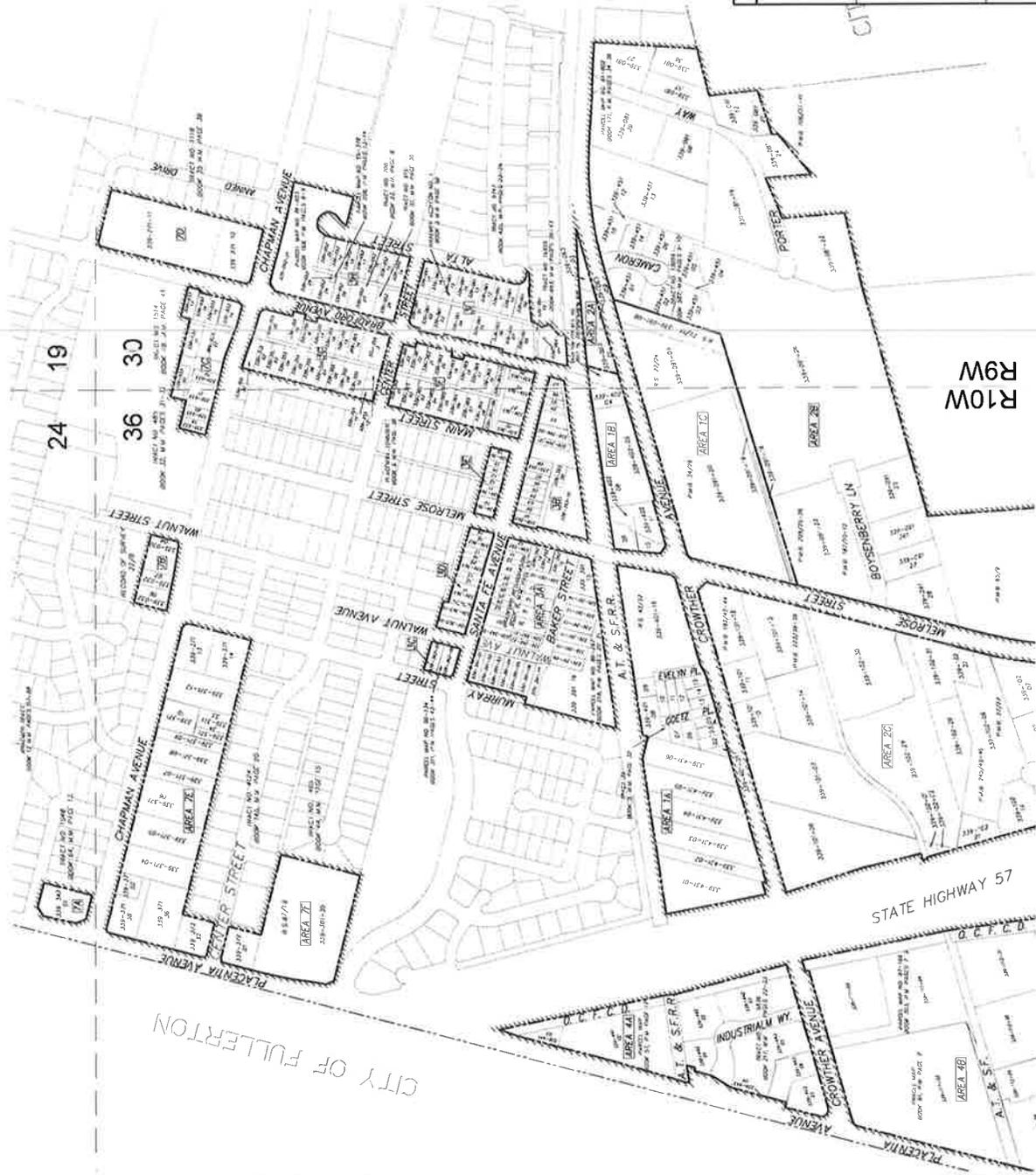
CITY OF PLACENTIA
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF PLACENTIA

LAFCO NO. _____
FILE: _____

AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CHAPMAN STREET ALONG CROWTHER AVENUE.
AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGEHOPE AVENUE.
AREA 3: GENERALLY LOCATED NORTH OF A.T. & S.F.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURPHY STREET, WEST OF ALTA STREET.
AREA 4: GENERALLY LOCATED NORTH OF ORANGEHOPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.
AREA 5: LOCATED SOUTH OF ORANGEHOPE AVENUE, NORTH OF WALLING AVENUE, EAST OF MURPHY STREET.
AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL AVENUE.
AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNUL DRIVE.

Created by: _____ date: _____
Checked by: _____ date: _____
Approval No. _____
Effective Date: _____

SHEET 4 OF 4



R9W
R10W

SEE SHEET NO. 2

APPENDIX B:
Legal Description of the Placentia EIFD

DRAFT
CITY OF PLACENTIA
Enhanced Infrastructure Financing District (EIFD)

All that portion of that certain area of the City of Placentia incorporated territory, located in Section 30, Township 3 South, Range 9 West, Sections 24 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 South 14°09'30" West 7.53 feet;
- 4) Thence, continuing along said southerly Right of Way line, North 76°00'30" West 109.00 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 644.98 feet to a point on the northwesterly Right of Way line of Bradford Avenue, 20-foot half width as shown on Record of Survey recorded in Book 5, Page 40 of Records of Survey in the office of the County Recorder of said County;
- 2) Thence, South $13^{\circ}59'07''$ West along said northwesterly Right of Way line 145.91 feet to the north Right of Way line of Crowther Avenue, 25-foot half width as shown on said Record of Survey;
- 3) Thence South $73^{\circ}30'24''$ West 432.80 feet to the southwest corner of Lot 6 as shown on said Record of Survey;
- 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 Survey 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 Survey, 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, in the office of the County Recorder of said County;

- 4) Thence South $17^{\circ}41'22''$ 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 Survey, in the office of the County Recorder of said County;
- 5) Thence South $72^{\circ}39'10''$ 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 the northerly line of Crowther Avenue 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 $13^{\circ}59'07''$ East along the 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 the northerly line of said Crowther Avenue;
- 3) Thence, southeasterly along the said northerly line of Crowther Avenue 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, Records of Surveys in the office of the County Recorder of said County;

- 1) Thence, North $72^{\circ}39'10''$ East along the north line of said parcel 1 and the south line of said Record of Survey 1058.94 feet 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 Survey in the office of the County Recorder of said County;
- 2) Thence North $17^{\circ}41'22''$ 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 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 Map recorded in Book 171, Pages 34 to 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 to 41 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 said Parcel Map No. 81-802;
- 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 easterly 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 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 east line of Parcel 1 of Parcel Map recorded in Book 65, Page 9 in the office of the County Recorder of said County;
- 17) Thence South 04°38'44" East along the east line of said Parcel 1, 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 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 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 11 inclusive Records of Survey 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 42-44 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;
- 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 to an angle point;
- 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 $14^{\circ}25'34''$ 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 20.11 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 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 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 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 **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 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 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 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 $13^{\circ}57'35''$ West 249.35 feet;
- 6) North $75^{\circ}55'09''$ 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 $59^{\circ}15'19''$ West;
- 7) Thence, northeasterly along said curve, through a central angle of $27^{\circ}38'34''$ 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 curve, through a central angle of $218^{\circ}40'11''$ a distance of 175.56 feet;
- 8) Thence North $76^{\circ}02'19''$ West 4.24 feet;
- 9) Thence leaving said south line of said Parcel 2 South $13^{\circ}58'25''$ West along the 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 $76^{\circ}00'53''$ 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 to 43, 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 $76^{\circ}00'00''$ 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 $13^{\circ}58'20''$ 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 $119^{\circ}59'58''$ 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, in the office of the County Recorder of said County;
- 5) Thence, South $13^{\circ}58'20''$ West 11.44 feet to a point on the north line of Tract No. 16855, as per Map recorded in Book 883, Pages 39 through 43 and being a point on a non-tangent curve concave southwesterly, having a radius of 5886.77 feet, a radial to said point bears North $03^{\circ}42'05''$ West;
- 6) Thence, westerly along said curve and north line of Tract No. 16855 to the northwest corner of Lot 1 of said Tract No. 16855, and being a point on a non-tangent curve,

- concave northwesterly, having a radius of 85.50 feet, a radial to said point bears South 73°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, 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, 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 line of said Atchison Topeka and Santa Fe Right of Way line;
- 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, 792 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, 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 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 Map recorded in Book 219, Pages 5 through 7, 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 $17^{\circ}09'53''$ 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 $17^{\circ}10'36''$ West 245.73 feet;
- 4) Thence continuing along said westerly Right of Way line of State Highway 57, South $16^{\circ}04'49''$ 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 $73^{\circ}03'55''$ 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 $120^{\circ}30'00''$, 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 in 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 15 and 16 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, to the **POINT OF BEGINNING**.

AREA 5B

BEGINNING at the southwest corner of Lot 2 of 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 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 $16^{\circ}16'33''$ East and along the easterly line of said Lot 1, a distance of 334.78 feet, more or less, to the southeast corner of said Lot 1;
- 9) Thence, continuing along said Corporate City Limit Line South $73^{\circ}43'00''$ West and along the northerly line of Lot 3, Block 7 of said Golden State Tract 329.96 feet to the northwest corner of Parcel 1 as shown on Parcel Map recorded in Book 131, Page 36 of Parcel Maps in the office of the County Recorder of said County;
- 10) Thence, continuing along said Corporate City Limit Line and along the westerly line of said Parcel 1 South $16^{\circ}16'16''$ East 628 feet, more or less, to a point in the north Right of Way line of La Jolla Street, as shown on Parcel Map recorded in Book 131, Page 36 of Parcel Maps in the office of the County Recorder of said County;
- 11) Thence South $73^{\circ}43'00''$ West along the north Right of Way line of La Jolla Street 330.00 feet to a point on the easterly line of Lot 4, Block 7 of said Golden State Tract;
- 12) Thence, continuing along said Right of Way line, southerly and perpendicular to the centerline of La Jolla Street 2.00 feet;
- 13) Thence, continuing along said Right of Way line South $73^{\circ}43'00''$ West 595.00 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 25.00 feet; Thence, continuing along said Right of Way line northwesterly along said curve, through a central angle of $90^{\circ}00'00''$ a distance of 39.27 feet to a point of tangency with the easterly Right of Way line of Melrose Street;
- 14) Thence North $16^{\circ}17'00''$ West along said easterly Right of Way line 605.00 feet, more or less, to the **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, as shown on Map of Parcel Map No. 84-816 recorded in Book 208, Pages 38 through 41 in the office of the County Recorder of Orange County, State of California, said point being on a non-tangent radius curve, concave northerly, having a radius of 462.00 feet, a radial to said point bears South $00^{\circ}16'47''$ East;

- 1) Thence, easterly along said curve and southerly Right of Way line, through a central angle of $16^{\circ}01'38''$, a distance of 129.23 feet;
- 2) Thence continuing along said southerly Right of Way line North $73^{\circ}41'35''$ East 395.76 feet to the beginning of a tangent curve, concave southerly, having a radius of 563.00 feet;
- 3) Thence continuing along said southerly Right of Way line, through a central angle of $16^{\circ}30'09''$, a distance of 162.16 feet;
- 4) Thence continuing along said Right of Way line South $82^{\circ}09'46''$ East 198.56 feet to a point on the easterly line of Lot 2, Block 9 of Golden State Tract, per map recorded in

Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of said County;

- 5) Thence South $16^{\circ}21'30''$ East along said easterly line 96.29 feet to the southeast corner of said Lot 2, and being the northeast corner of Lot 7 of Tract No. 558, as per Map recorded in Book 19, Page 20 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 6) Thence, South $16^{\circ}52'20''$ East along the easterly line of said Tract No. 558, a distance of 395.00 feet to the southeast corner of Lot 5 of said Tract No. 558;
- 7) Thence South $73^{\circ}07'40''$ West 660.28 feet to the southwest corner of Lot 10 of said Tract No. 558;
- 8) Thence South $16^{\circ}52'20''$ East along the westerly line of Lot 1 of said Tract No. 558, a distance of 234.00 feet to a point on the northerly Right of Way line of La Jolla Street, 30-foot half width;
- 9) Thence, South $73^{\circ}07'40''$ West along said northerly Right of Way line 662.99 feet to an angle point;
- 10) Thence continuing along said northerly Right of Way line North $53^{\circ}44'55''$ West 37.79 feet to a point on the easterly Right of Way line of Placentia Avenue, 45-foot half width;
- 11) Thence North $14^{\circ}13'30''$ East along said easterly Right of Way line 948.28 feet, more or less, to the **POINT OF BEGINNING**.

AREA 7A

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

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

AREA 7B

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

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

- 1) Thence North $76^{\circ}02'08''$ West 281.62 feet to the southwest corner of said Lot 9;
- 2) Thence North $13^{\circ}51'37''$ East along the westerly line of said Lot 9, a distance of 170.00 feet;

- 3) Thence South $76^{\circ}02'08''$ East 282.02 feet to a point on the westerly Right of Way line of Walnut Avenue;
- 4) Thence South $13^{\circ}58'07''$ 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 that portion 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 $13^{\circ}58'07''$ East along the westerly line of said Lot 4, a distance of 145.00 feet;
- 2) Thence, South $76^{\circ}02'08''$ East 115.00 feet;
- 3) Thence, North $13^{\circ}58'07''$ East 50.00 feet;
- 4) Thence, South $76^{\circ}02'08''$ East 135.00 feet;
- 5) Thence, North $13^{\circ}58'07''$ East 5.00 feet;
- 6) Thence, South $76^{\circ}02'08''$ East 174.00 feet;
- 7) Thence, North $13^{\circ}58'07''$ East 35.00 feet;
- 8) Thence, South $76^{\circ}02'08''$ East 149.00 feet to a point on the westerly Right of Way line of Bradford Avenue;
- 9) Thence, South $13^{\circ}58'07''$ 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;
- 10) Thence along said curve and said Right of Way line, through a central angle of $90^{\circ}00'15''$, a distance of 9.42 feet to a point on the northerly Right of Way line of Chapman Avenue;
- 11) Thence, North $76^{\circ}02'08''$ 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 Records, 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 $13^{\circ}42'55''$ 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 $58^{\circ}40'36''$ East 41.70 feet to a point on the southerly Right of Way line of Chapman Avenue, 45-foot half width;
- 3) Thence, South $76^{\circ}21'42''$ East along said southerly Right of Way line 1226.70 feet 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 $90^{\circ}09'15''$, 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 $13^{\circ}47'33''$ 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 $76^{\circ}21'42''$ 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 $13^{\circ}38'29''$ West 134.93 feet to the southeast corner of said Lot 18;
- 8) Thence North $76^{\circ}21'31''$ 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 $90^{\circ}04'44''$, a distance of 23.58 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 10) Thence, North $13^{\circ}43'13''$ 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 $14^{\circ}09'30''$ 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 $76^{\circ}21'31''$ West along the 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 $13^{\circ}38'29''$ East 135.00 feet;
- 4) Thence North $76^{\circ}21'31''$ 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 $89^{\circ}55'16''$, a distance of 23.54 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 6) Thence South $13^{\circ}43'13''$ 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 Survey, in the office of the County Recorder of said County;

- 7) Thence South $14^{\circ}05'40''$ 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 $6^{\circ}26'30''$, a distance of 212.54 feet to the beginning of a reverse curve, having a radius of 1910.00 feet;
- 9) Thence, along said curve, through a central angle of $3^{\circ}04'36''$, a distance of 102.56 feet to a point on the south line of said Record of Survey;
- 10) Thence, South $75^{\circ}59'10''$ East along the south line of said Record of Survey 456.96 feet to the **POINT OF BEGINNING**.

Prepared by:
TRANSTECH ENGINEERS, INC.

David B. Ragland, L.S. 5173

Date

APPENDIX C:
Projected Tax Increment Revenue Analysis

Placentia EIFD - Projected Tax Increment Revenue Analysis

Value / Unit	0	1	2	3	4	5	6	7	8	9
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
New Development										
1,600 Res Units \$250,000 per unit		350	200	300	275	275	100	100		
		\$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 \$250 PSF							25,000	25,000	25,000	25,000
							\$7,179,285	\$7,322,871	\$7,469,329	\$7,618,715
116 Hotel Rooms \$250,000 per unit						116				
						\$32,658,710				
Subtotal Value Add										
Total Assessed value		\$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
Incremental AV		\$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
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		\$133,923	\$218,879	\$343,779	\$464,002	\$633,109	\$704,706	\$778,710	\$814,558	\$851,326
Percent Allocated*		\$66,961	\$109,439	\$171,890	\$232,001	\$316,555	\$352,353	\$389,355	\$407,279	\$425,663
County Share Available		\$58,099	\$94,955	\$149,140	\$201,295	\$274,658	\$305,718	\$337,823	\$353,375	\$369,325
Percent Allocated**		\$29,049	\$47,477	\$74,570	\$100,647	\$137,329	\$152,859	\$168,911	\$176,687	\$184,663
Total EIFD Funds Available***		\$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



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APPENDIX C

Placentia EIFD - Projected Tax Increment Revenue Analysis

Value / Unit	Total	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
New Development												
1,600 Res Units \$250,000 per unit	1,600 \$436,615,660	\$7,771,089	\$1,046,097,679	\$1,067,019,633	\$1,288,360,025	\$1,110,127,226	\$1,132,329,770	\$1,152,576,366	\$1,178,075,893	\$1,201,537,411	\$1,225,670,159	\$1,250,000,000
125,000 Commercial SF \$250 PSF	125,000 \$37,361,290	\$7,771,089	\$674,214,981	\$695,136,934	\$716,477,327	\$738,244,527	\$760,447,072	\$785,093,667	\$806,193,195	\$829,754,712	\$853,787,461	\$878,320,210
116 Hotel Rooms \$250,000 per unit	116 \$32,658,710		\$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	\$8,778,200
Subtotal Value Add	\$506,635,660	\$7,771,089	\$916,932	\$945,386	\$974,409	\$1,004,013	\$1,034,208	\$1,065,007	\$1,096,423	\$1,128,466	\$1,161,151	\$1,193,851
Total Assessed value		\$1,025,585,960	\$1,046,097,679	\$1,067,019,633	\$1,288,360,025	\$1,110,127,226	\$1,132,329,770	\$1,152,576,366	\$1,178,075,893	\$1,201,537,411	\$1,225,670,159	\$1,250,000,000
Incremental AV		\$653,703,261	\$674,214,981	\$695,136,934	\$716,477,327	\$738,244,527	\$760,447,072	\$785,093,667	\$806,193,195	\$829,754,712	\$853,787,461	\$878,320,210
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	\$8,778,200
City Share Available		\$889,036	\$916,932	\$945,386	\$974,409	\$1,004,013	\$1,034,208	\$1,065,007	\$1,096,423	\$1,128,466	\$1,161,151	\$1,193,851
Percent Allocated*		50.0%										
County Share Available		\$385,685	\$397,787	\$410,131	\$422,722	\$435,564	\$448,664	\$462,025	\$475,654	\$489,555	\$503,735	\$518,149
Percent Allocated**		50.0%										
Total EIFD Funds Available***		\$637,361	\$657,360	\$677,759	\$698,565	\$719,788	\$741,436	\$763,516	\$786,038	\$809,011	\$832,443	\$855,700

* 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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Placentia EIFD - Projected Tax Incremental Revenue Analysis

Value / Unit	Total	2009	2010	2011	2012	2013	2014	2015
New Development								
1,600 Res Units \$250,000 per unit	1,600 \$436,615,660		\$0	\$0	\$0	\$0	\$0	\$0
125,000 Commercial SF \$250 PSF	125,000 \$37,361,290		\$1,275,187,234	\$1,300,690,978	\$1,326,704,798	\$1,353,238,894	\$1,380,772,990	\$1,408,307,086
116 Hotel Rooms \$250,000 per unit	116 \$32,658,710		\$903,304,535	\$928,808,280	\$954,822,099	\$981,356,195	\$1,008,880,299	\$1,036,404,403
Subtotal Value Add	\$506,635,660	\$0	\$1,275,187,234	\$1,300,690,978	\$1,326,704,798	\$1,353,238,894	\$1,380,772,990	\$1,408,307,086
Total Assessed value								
Incremental AV			\$878,300,864	\$903,304,535	\$928,808,280	\$954,822,099	\$981,356,195	\$1,008,880,299
Total tax increment			\$8,783,009	\$9,033,045	\$9,288,083	\$9,548,221	\$9,813,562	\$10,078,800
City Share Available			\$1,194,489	\$1,228,494	\$1,263,179	\$1,298,558	\$1,334,644	\$1,370,730
Percent Allocated*			\$597,245	\$614,247	\$631,590	\$649,279	\$667,322	\$685,365
County Share Available			\$518,198	\$532,950	\$547,997	\$563,345	\$579,000	\$594,421
Percent Allocated**			\$259,099	\$266,475	\$273,998	\$281,673	\$289,500	\$307,321
Total EIFD Funds Available***			\$856,343	\$880,722	\$905,588	\$930,952	\$956,822	\$982,141

* 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:
Fiscal Impact Analysis**

Placentia EIFD - Fiscal Impact Analysis

Overview of Fiscal Impacts

	Annual (Stabilized 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	\$665,900	\$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



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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 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Placentia Revenues								
Property Tax	\$819,900	\$1,085,600	\$1,323,400	\$1,613,217	\$2,397,156	2.0%	\$74,237,900	\$31,713,200
Property Tax Contribution to EIFD	(\$291,900)	(\$386,500)	(\$471,100)	\$0	\$0	2.0%	(\$8,914,400)	(\$5,724,000)
Property Tax In-Lieu of MVL	\$302,100	\$398,400	\$485,700	\$592,066	\$879,178	2.0%	\$27,256,600	\$11,648,200
Property Transfer Tax	\$11,700	\$15,400	\$18,800	\$23,917	\$34,054	2.0%	\$1,055,000	\$450,900
Sales and Use Tax - Direct / On-Site	\$98,300	\$669,500	\$765,400	\$1,028,634	\$1,857,827	3.0%	\$46,396,500	\$18,103,200
Sales and Use Tax - Indirect / Off-Site	\$259,800	\$348,600	\$468,500	\$623,625	\$848,163	3.0%	\$29,444,200	\$11,966,900
Measure J Transactions and Use Tax	\$316,800	\$812,500	\$1,091,900	\$1,467,422	\$2,650,328	3.0%	\$67,113,100	\$26,609,800
Transient Occupancy Tax	\$429,500	\$497,900	\$669,100	\$899,214	\$1,624,081	3.0%	\$41,444,700	\$16,545,200
Fines and Forfeitures	\$21,800	\$30,100	\$40,500	\$54,429	\$98,304	3.0%	\$2,541,800	\$1,031,500
Franchise Fees	\$118,700	\$164,300	\$220,700	\$296,602	\$535,697	3.0%	\$13,852,600	\$5,622,000
Business Licenses	\$12,500	\$38,800	\$52,100	\$70,018	\$126,460	3.0%	\$3,177,200	\$1,248,000
Estimated Total Revenues	\$2,095,200	\$3,574,600	\$4,665,000	\$6,674,144	\$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	\$1,987,928	3.0%	\$51,403,500	\$20,861,300
Public Safety - Fire	\$251,600	\$348,100	\$467,800	\$623,684	\$1,135,473	3.0%	\$29,359,900	\$11,914,900
Public Safety - Animal Control	\$14,100	\$19,600	\$26,300	\$35,345	\$63,837	3.0%	\$1,650,800	\$670,000
Community Services	\$65,000	\$86,100	\$115,700	\$155,491	\$280,834	3.0%	\$7,278,100	\$2,961,000
Legislative	\$35,700	\$49,300	\$66,300	\$89,102	\$119,745	3.0%	\$4,161,200	\$1,688,700
Administration	\$80,600	\$111,500	\$149,800	\$201,319	\$363,604	3.0%	\$9,402,200	\$3,815,800
Finance	\$48,700	\$67,400	\$90,500	\$121,624	\$219,667	3.0%	\$5,680,300	\$2,305,300
Development Services	\$40,900	\$56,600	\$76,000	\$102,138	\$184,472	3.0%	\$4,770,300	\$1,936,000
Public Works	\$122,800	\$169,800	\$228,300	\$305,816	\$554,144	3.0%	\$14,328,300	\$5,814,700
General Government	\$159,600	\$220,900	\$296,800	\$393,874	\$720,412	3.0%	\$18,628,600	\$7,560,200
Estimated Total Expenditures	\$1,259,500	\$1,738,700	\$2,336,500	\$3,142,061	\$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	\$5,669,559		\$150,942,000	\$59,687,000
Revenue / Cost Ratio	1.67	2.06	2.00	2.13	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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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%
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	\$261,940	\$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 MVL	\$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	\$279,610	\$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		Year 10		Year 20	
	2024	2029	2029	2039	2039	2039
Residential - TOD / Packinghouse	1,000 DU	1,000 DU	1,000 DU	1,000 DU	1,000 DU	1,000 DU
Residential - Old Town / Santa Fe District	400 DU	600 DU	600 DU	600 DU	600 DU	600 DU
Total Residential - Units	1,400 DU	1,600 DU	1,600 DU	1,600 DU	1,600 DU	1,600 DU
Hotel - Old Town / Santa Fe District	116 rooms	116 rooms	116 rooms	116 rooms	116 rooms	116 rooms
Total Hotel - Rooms	116 rooms	116 rooms	116 rooms	116 rooms	116 rooms	116 rooms
Commercial - Old Town / Santa Fe District	25,000 SF	125,000 SF	125,000 SF	125,000 SF	125,000 SF	125,000 SF
Total Commercial / Retail - SF	25,000 SF	125,000 SF	125,000 SF	125,000 SF	125,000 SF	125,000 SF
Total Hotel - SF	58,000 SF	58,000 SF	58,000 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	1,440,000 SF	1,440,000 SF	1,440,000 SF
Total Building SF	1,368,000 SF	1,748,000 SF	1,748,000 SF	1,748,000 SF	1,748,000 SF	1,748,000 SF
<i>Annual Escalation Factor</i>		1.10	1.22	1.49		
Estimated AV - Residential	\$250K Per Unit	\$386,428,281	\$487,597,768	\$594,378,958		
Estimated AV - Hotel	\$250K Per Room	\$32,018,343	\$35,350,838	\$43,092,474		
Estimated AV - Commercial / Retail	\$250 PSF	\$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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Placentia EIFD - Fiscal Impact Analysis

Project Employment and Occupants

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

Notes:

Average household size reflects City average household size and mix of single family and multifamily units
 Select years shown for illustration
 Values in 2019 dollars



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APPENDIX D Placentia EIFD - Fiscal Impact Analysis

Property Tax

	Year 5	Year 10	Year 20
	2024	2029	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	\$4,253,471	\$5,610,422	\$6,839,073
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$73,444	\$89,528
Total Estimated Secured + Unsecured Property Tax	\$4,292,390	\$5,683,866	\$6,928,601
Distributions to Taxing Entities			
City of Placentia General Fund	\$583,800	\$773,000	\$942,300
Placentia Library District	\$163,100	\$216,000	\$263,300
Placentia Lighting District	\$73,000	\$96,600	\$117,800
City Contribution to EIFD	(\$291,900)	(\$386,500)	(\$47,100)
Net Property Tax to City	\$528,000	\$699,100	\$852,300
Orange County General	\$253,300	\$335,300	\$408,800
Orange County Sanitation	\$133,100	\$176,200	\$214,800
Orange County Flood Control	\$81,600	\$108,000	\$131,600
Orange County Parks	\$64,400	\$85,300	\$103,900
County Contribution to EIFD	(\$126,600)	(\$167,700)	(\$204,400)
Net Orange County Distributions	\$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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Placentia EIFD - Fiscal Impact Analysis

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

	Year 1 2020	Year 5 2024	Year 10 2029	Year 20 2039
Total AV within CITY (FY 2017-18)	\$6,778,268,541			
Current Property Tax In-Lieu of MVLF (2017-2018)	\$4,813,706			
Prop Tax In-Lieu of MVLF per \$1M of AV	\$710			
Estimated Project Assessed Value	\$89,250,000	\$425,347,129	\$561,042,182	\$683,907,289
Incremental Property Tax In-Lieu of MVLF to City	\$63,400	\$302,100	\$398,400	\$485,700
Net Incremental Property Tax In-Lieu of MVLF 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 MVLF (2017-2018)	\$372,727,800			
Prop Tax In-Lieu of MVLF per \$1M of AV	\$622			
Estimated Project Assessed Value	\$89,250,000	\$425,347,129	\$561,042,182	\$683,907,289
Incremental Property Tax In-Lieu of MVLF to County	\$55,500	\$264,700	\$349,200	\$425,600

Notes:

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

Select years shown for illustration
Values in 2019 dollars

Source: Orange County Auditor-Controller (2019)



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APPENDIX D Placentia EIFD - Fiscal Impact Analysis

Property Transfer Tax

	Year 5	Year 10	Year 20
	2024	2029	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	\$23,400	\$30,900	\$37,600
Transfer Tax to City	\$11,700	\$15,400	\$18,800
Transfer Tax to County	\$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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Placentia EIFD - Fiscal Impact Analysis

Sales Tax - Direct / On-Site

Project Component	Year 5		Year 10		Year 20	
	2024	2029	2024	2029	2024	2039
Retail SF	25,000 SF	125,000 SF	125,000 SF	125,000 SF	125,000 SF	125,000 SF
Total Sales-Generating SF	25,000 SF	125,000 SF	125,000 SF	125,000 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%	\$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%	\$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%	\$320,070	\$430,148
Total Estimated Indirect Taxable Sales	\$24,201,216	\$32,470,272	\$43,637,330
Less Estimated Capture Within District Retail	(\$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	\$229,912	\$308,468	\$414,555
Use Tax as % of Sales Tax	13.01%	\$40,118	\$53,915
Sales and Use Tax to City - Indirect	\$259,800	\$348,600	\$468,500
Measure U Transactions and Use Tax	\$229,900	\$308,500	\$414,600
Sales Tax to County (Transportation)	\$172,400	\$231,400	\$310,900
Net of Sales Transfer within County	(\$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.



The analysis, 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 performance and tax analysis are projections only. Actual results may differ from those expressed in this analysis.

Placentia EIFD - Fiscal Impact Analysis

Transient Occupancy Tax ("TOT") to City

	Year 5		Year 10		Year 20	
	2024	2029	2029	2039	2039	2039
Estimated # Hotel Rooms	116 rooms	116 rooms	116 rooms	116 rooms	116 rooms	116 rooms
Average Daily Room Rate (ADR)	\$145	\$168	\$168	\$226	\$226	\$226
Average Occupancy Rate	70%	70%	70%	70%	70%	70%
Annual Hotel Room Receipts	\$4,294,821	\$4,978,874	\$4,978,874	\$6,691,191	\$6,691,191	\$6,691,191
TOT to City	10.0%	\$429,500	\$497,900	\$669,100	\$669,100	\$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)

	2017
City of Placentia	
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		
						Year 5	Year 10	Year 20
Revenues								
Fines and Forfeitures	\$417,000	Service Population	61,045	\$6.83	3.0%	\$7.92	\$9.18	\$12.34
Franchise Fees	\$2,273,000	Service Population	61,045	\$37.24	3.0%	\$43.17	\$50.04	\$67.25
Business Licenses	\$987,000	Per Employee	16,579	\$59.53	3.0%	\$69.02	\$80.01	\$107.52
Total Selected Revenues	\$3,677,000							
Expenditures								
Public Safety - Police	\$11,245,134	Service Population	61,045	\$138.16	3.0%	\$160.16	\$185.57	\$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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Placentia EIFD - Fiscal Impact Analysis

City Multiplier Revenues and Expenditures

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



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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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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	Year		
						2024	2029	2039
<i>Primary Expenditures - Net County Cost</i>								
Public Protection [1]	\$238,861,139	Service Population	3,943,087	25%	\$45.43	\$52.67	\$61.06	\$82.06
Community Services	\$129,428,329	Resident Population	3,221,103	25%	\$30.14	\$34.94	\$40.50	\$54.43
General Government Services	\$116,247,148	Service Population	3,943,087	25%	\$22.11	\$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

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



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APPENDIX E:
Old Town Placentia Revitalization
Streetscape Master Plan

APPENDIX E

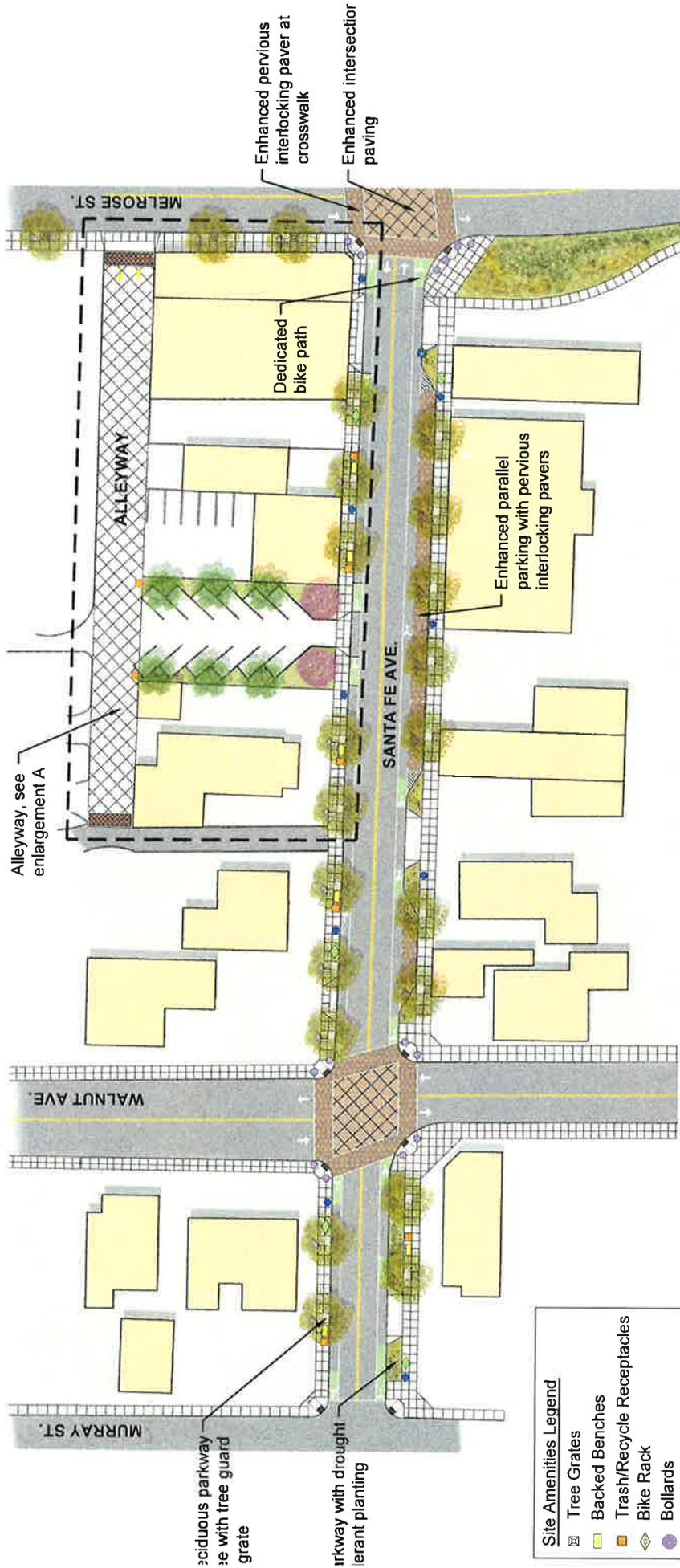
Old Town Placentia Revitalization

Streetscape Master Plan

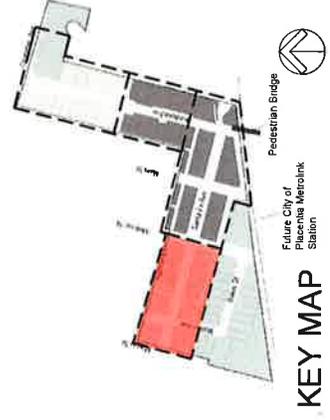
*Prepared by NUVIS Landscape Architecture
for the City of Placentia*



City of Placentia ♦ 401 W. 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



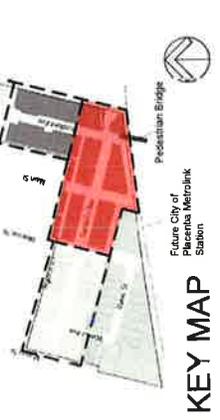
Santa Fe - Walnut Ave. to Melrose St.
Old Town Placentia
 Placentia, CA

- 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

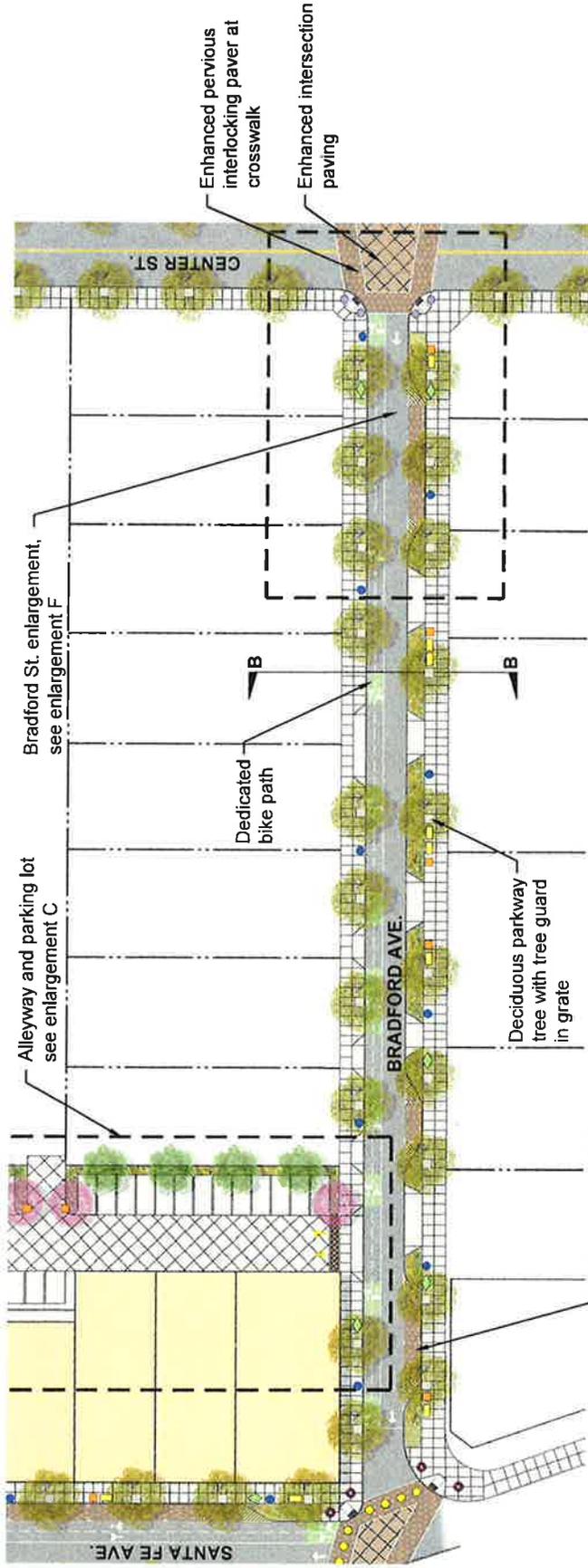


SCALE: 1"= 50'-0"
 0' 50' 100'

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

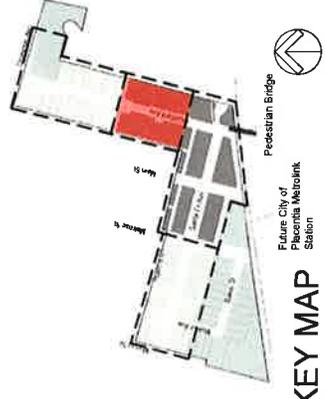


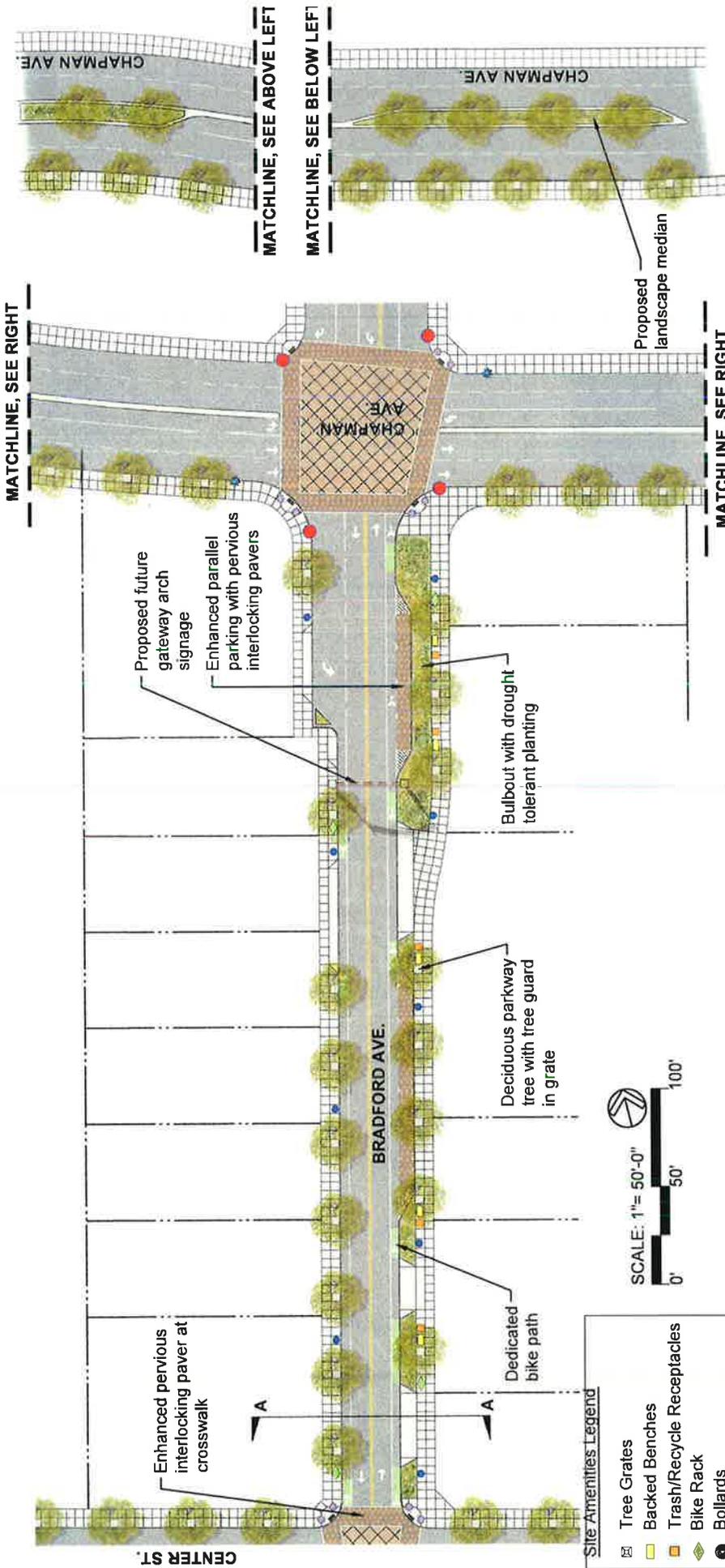
KEY MAP



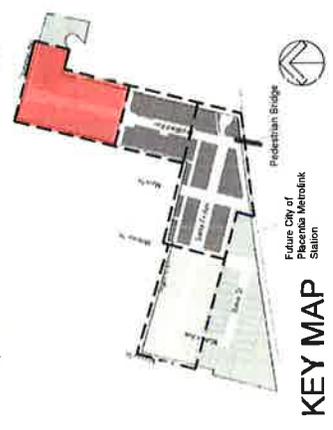
- Site Amenities Legend**
- Tree Grates
 - Backed Benches
 - Trash/Recycle Receptacles
 - Bike Rack
 - Bollards
 - Removable Bollards
 - Street/Pedestrian Lights with Banners
 - Decorative Traffic Signals
 - Mosaic Art Pieces
 - Cantilever Gateway Signage

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

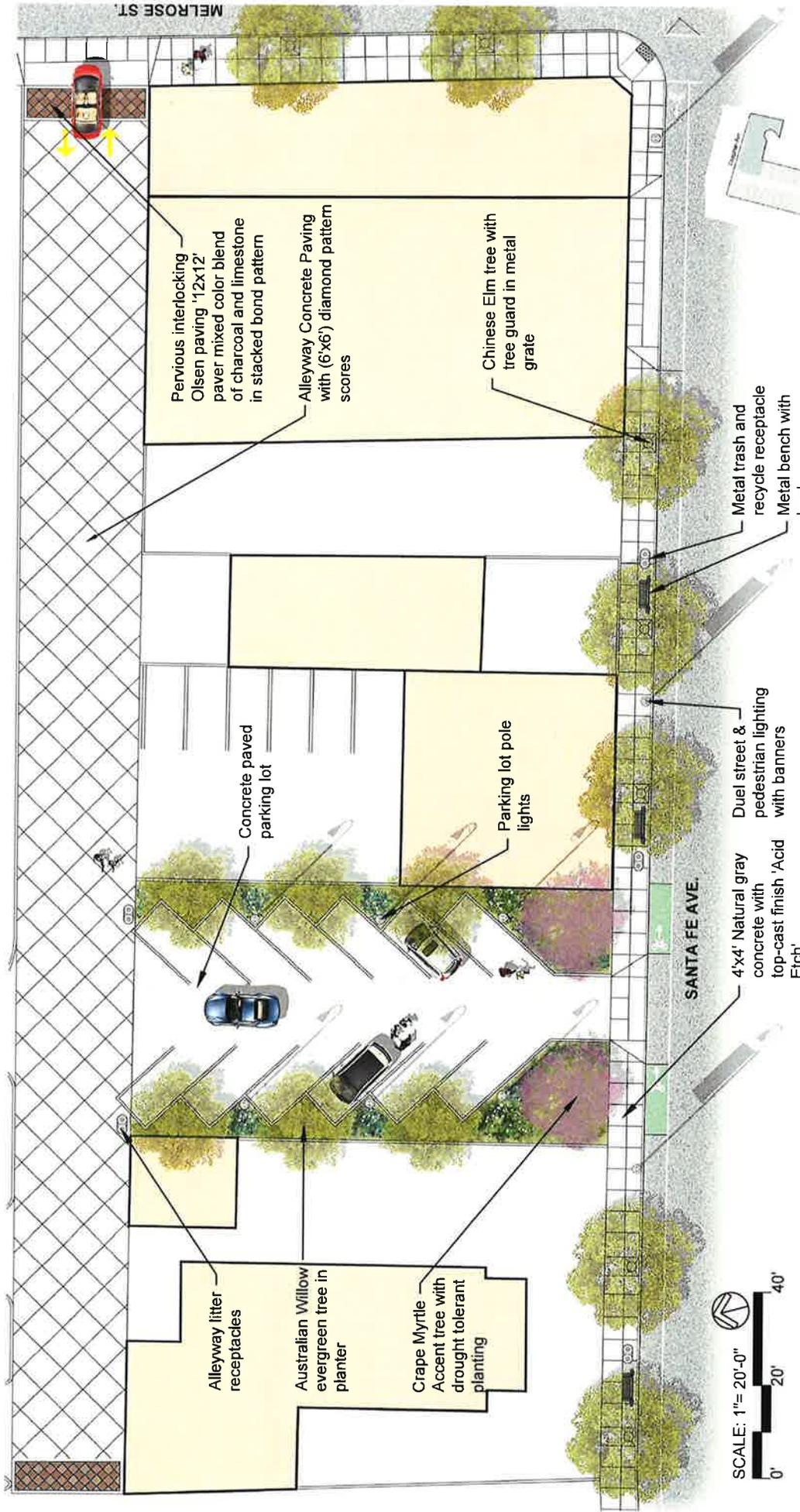




- Site Amenities Legend**
- Tree Grates
 - Backed Benches
 - Trash/Recycle Receptacles
 - Bike Rack
 - Bollards
 - Removable Bollards
 - Street/Pedestrian Lights with Banners/Decorative Traffic Signals
 - Mosaic Art Pieces
 - Cantilever Gateway Signage



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



MELROSE ST.

SANTA FE AVE.

Pervious interlocking Olsen paving '12x12' paver mixed color blend of charcoal and limestone in stacked bond pattern

Alleyway Concrete Paving with (6'x6') diamond pattern scores

Chinese Elm tree with tree guard in metal grate

Alleyway litter receptacles

Australian Willow evergreen tree in planter

Grape Myrtle Accent tree with drought tolerant planting

Concrete paved parking lot

Parking lot pole lights

Metal trash and recycle receptacle
Metal bench with back

Duel street & pedestrian lighting with banners

4'x4' Natural gray concrete with top-cast finish 'Acid Etch'



SCALE: 1"= 20'-0"
0' 20' 40'



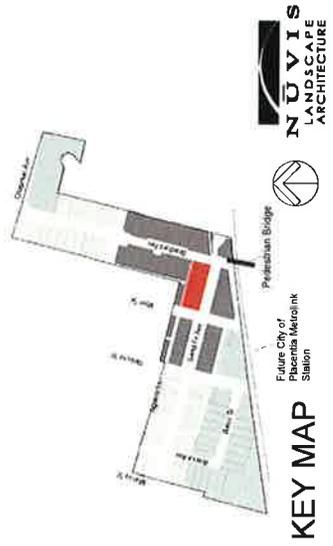
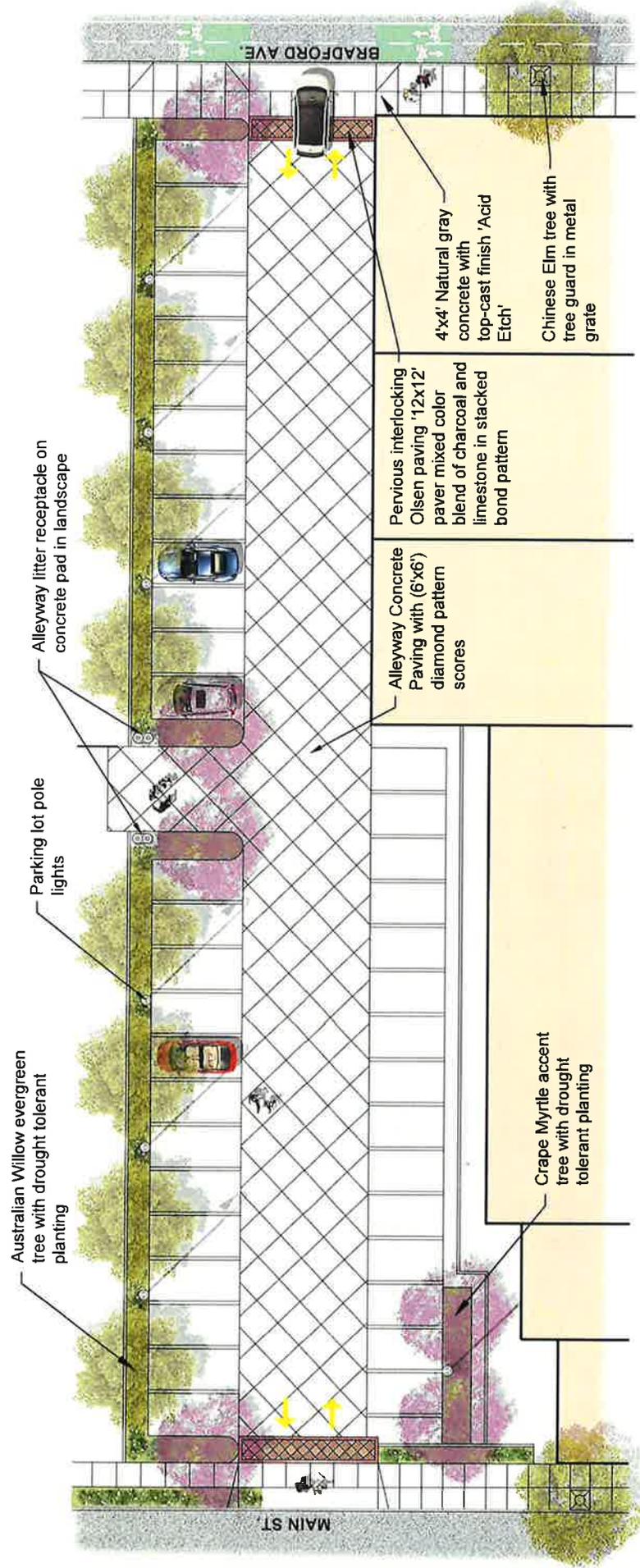
NOVIS
LANDSCAPE
ARCHITECTURE



Future City of Placentia MetroLink Station

KEY MAP

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



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



Future City of
Placentia Metrolink
Station

KEY MAP

SCALE: 1" = 20'-0"
0' 20' 40'

**Englement D - Plaza Space and Alleyway
Old Town Placentia
Placentia, CA**



Chinese Elm tree with tree guard in metal grate

Pervious interlocking Olsen paving '12x12' blend of charcoal and limestone in stacked bond pattern

Metal bench with back
Metal trash and recycle receptacle

Australian Willow evergreen shade tree in grate

'Antique Cobble' mixed color blend of charcoal, brown and limestone in herringbone pattern

Table and chair seating for businesses and events

Commercial grade seasonal string lights

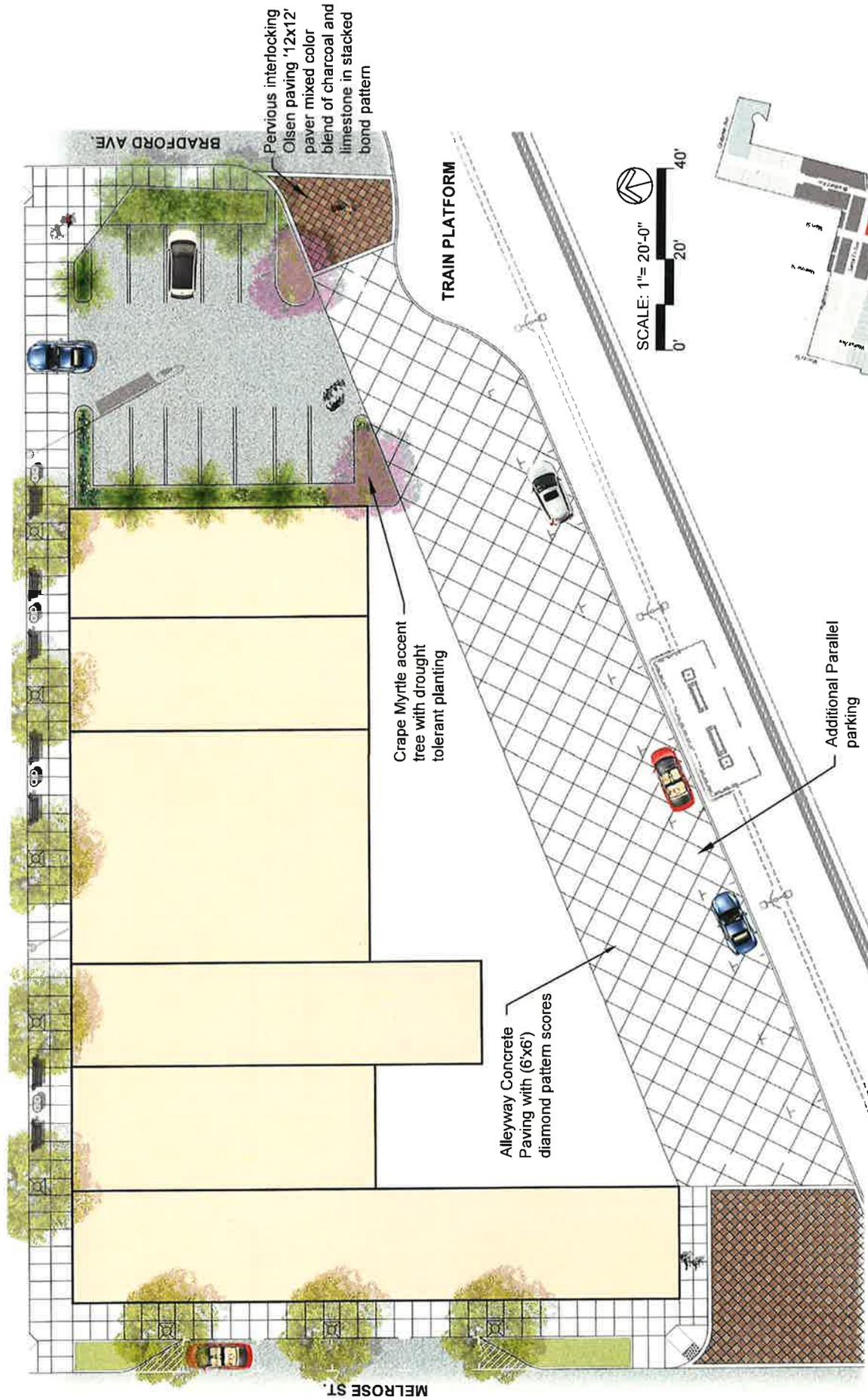
Decorative Arch entry

Sidewalk bollards
Street removable bollards

Plaza fountain

Crape Myrtle accent tree

PROPOSED PARKING STRUCTURE

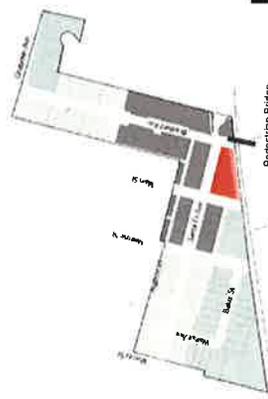


**Enlargement E - One way street and Alleyway
Old Town Placentia
Placentia, CA**



Placentia Metrolink Station
Pedestrian Bridge

KEY MAP





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



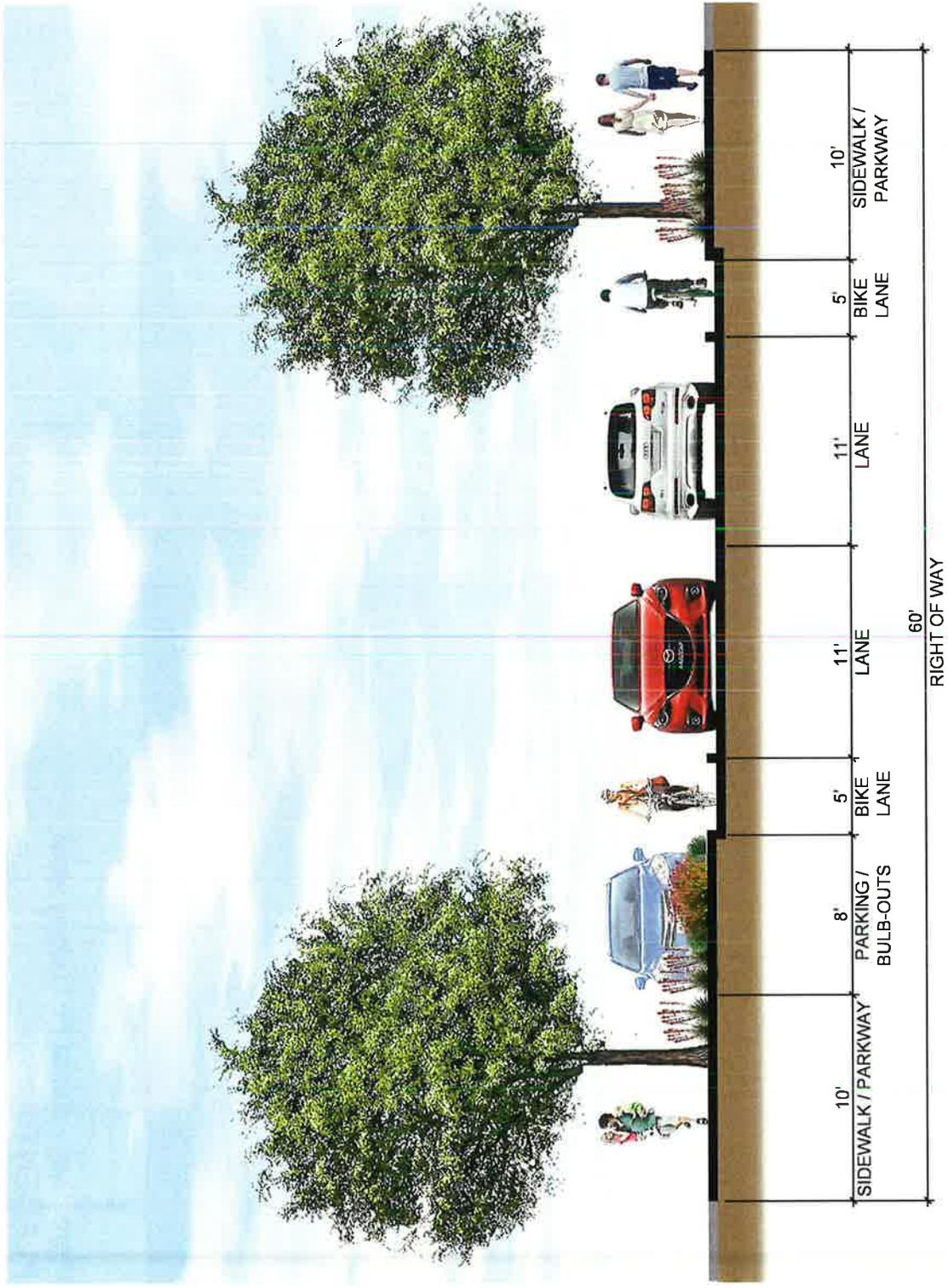
Simulation 2 - Bradford mid-way (Southbound)

OLD TOWN PLACENTIA

Placentia, CA

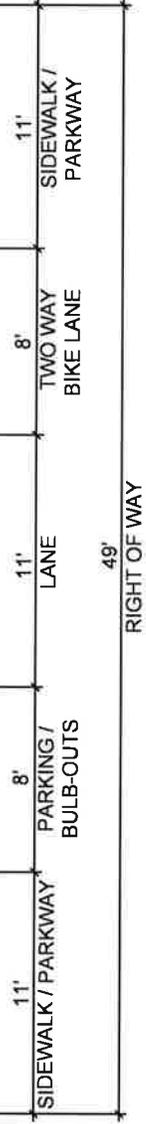


Simulation 3 (Alternative) - Santa Fe looking west
OLD TOWN PLACENTIA
Placentia, CA



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

Section A - Bradford Avenue
 OLD TOWN PLACENTIA
 Placentia, CA



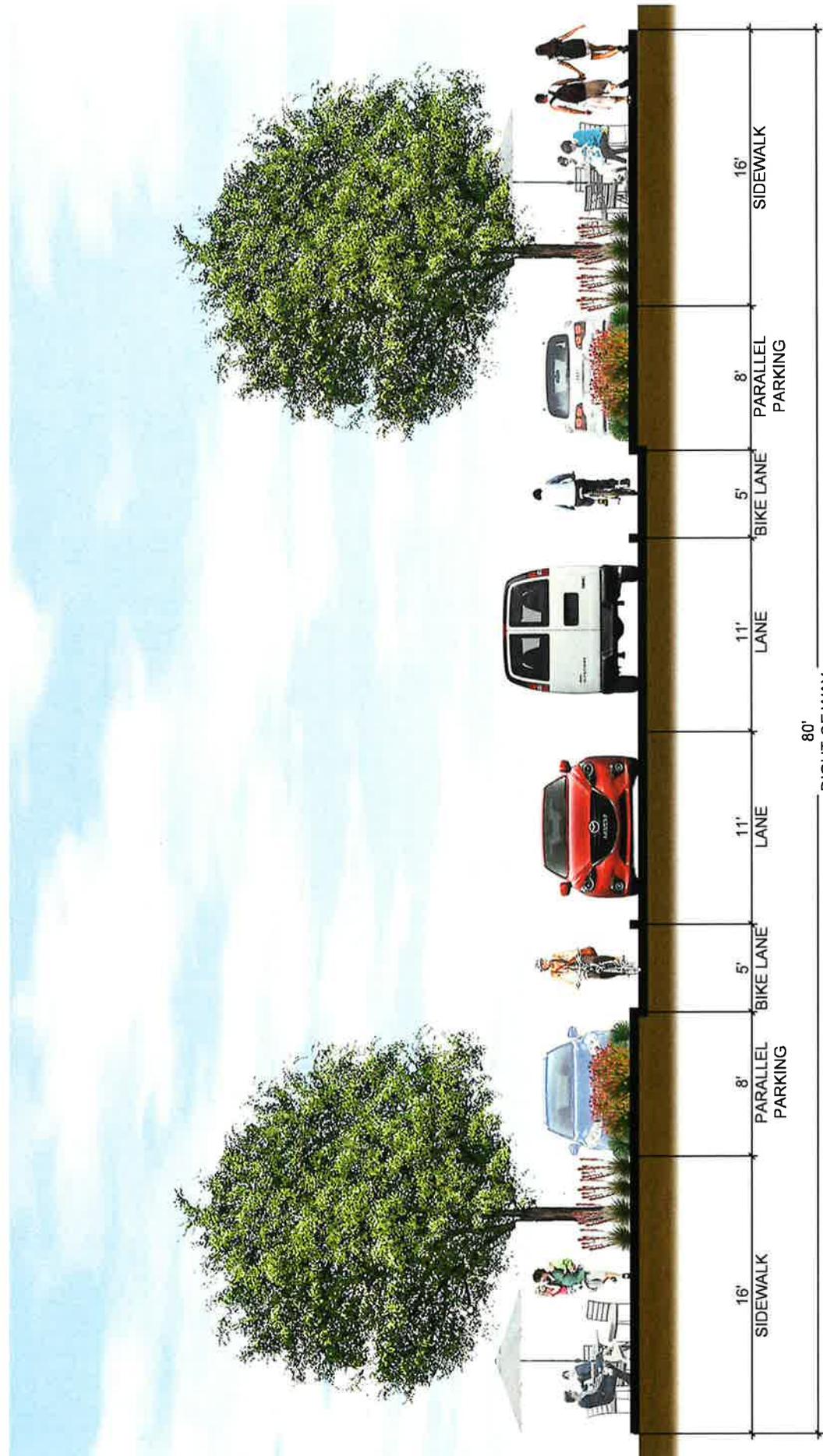
**BRADFORD AVENUE
CENTER ST. TO SANTA FE AVE. (SOUTHBOUND)**

**Section B- Bradford Avenue
OLD TOWN PLACENTIA
Placentia, CA**



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

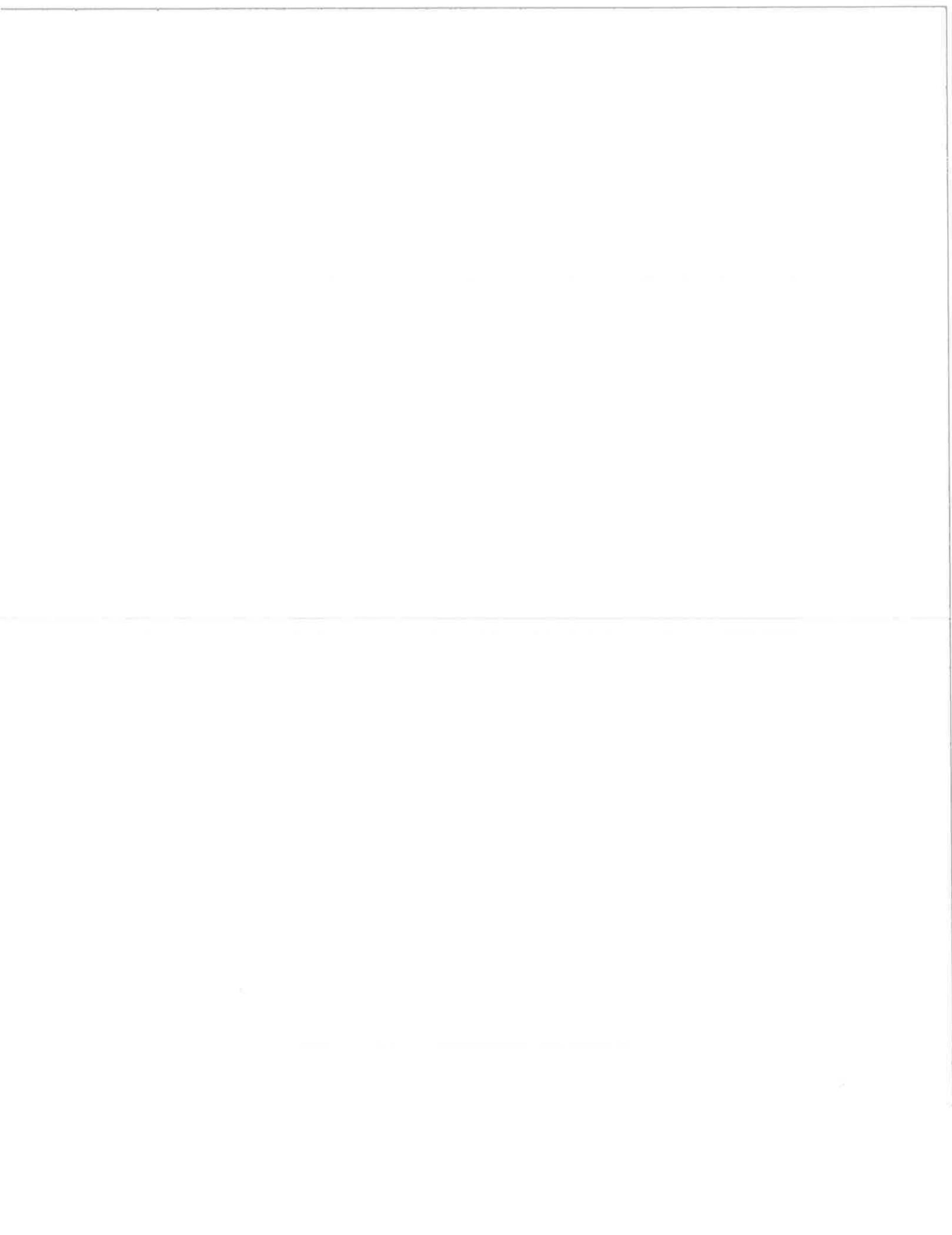
Section C - Santa Fe Avenue
OLD TOWN PLACENTIA
Placentia, CA



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

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

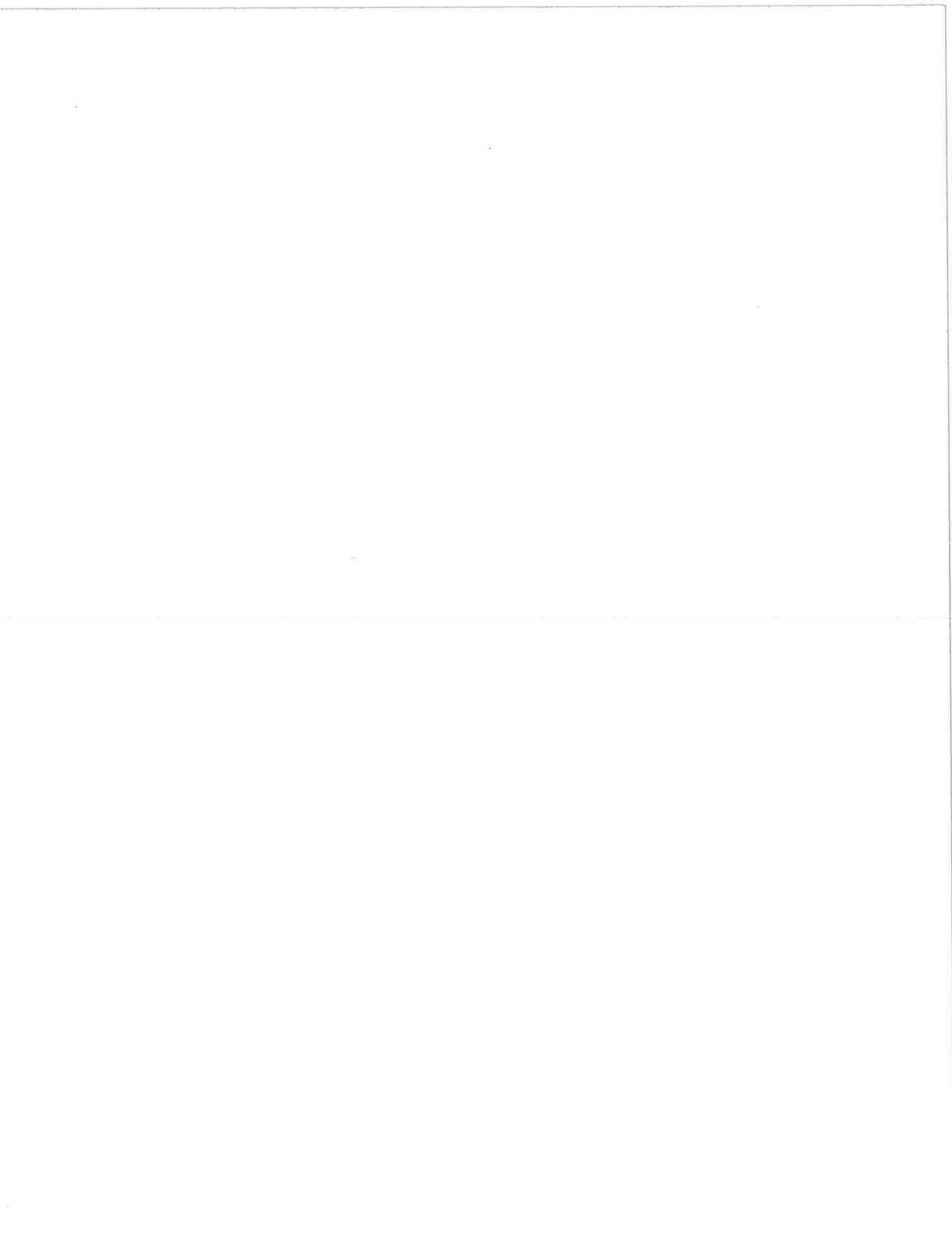


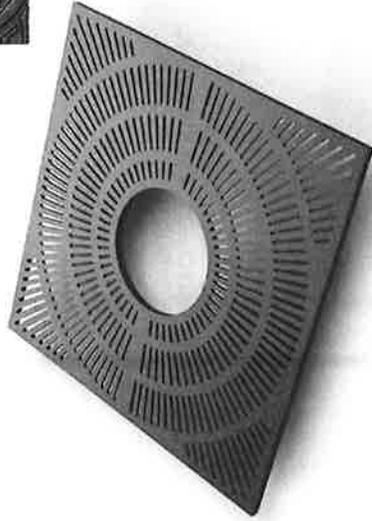


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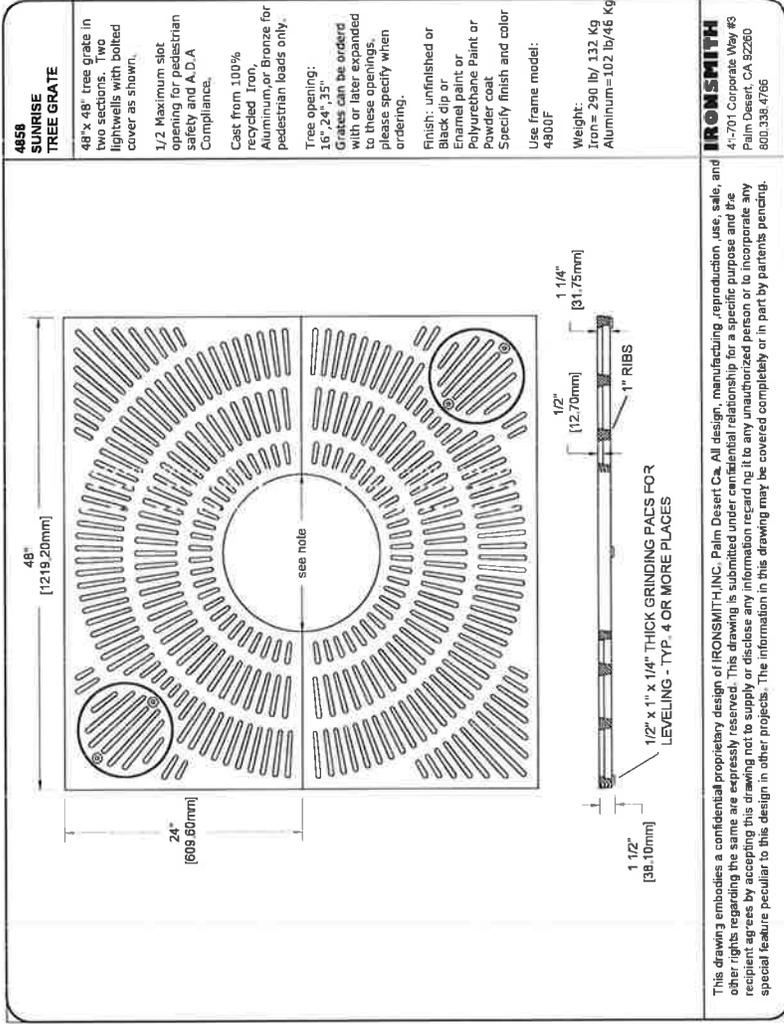
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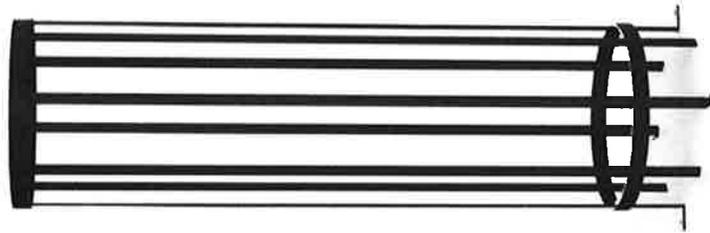
SUNRISE MODEL 48" SQUARE TREE GRATES
 TREE OPENINGS TO BE 24" WITH OPTION FOR EXPANSION TO 35"
 2 UP-LIGHTWELLS FLUSH OR BELOW GRADE
 PLUMBED WITH CONDUIT TO ACCOMMODATE APPROX. 4 PLUGS
 COLOR TO BLACK POWDERED



TREE GRATE
 OLD TOWN PLACENTIA
 City of Placentia, CA

IRONSMITH

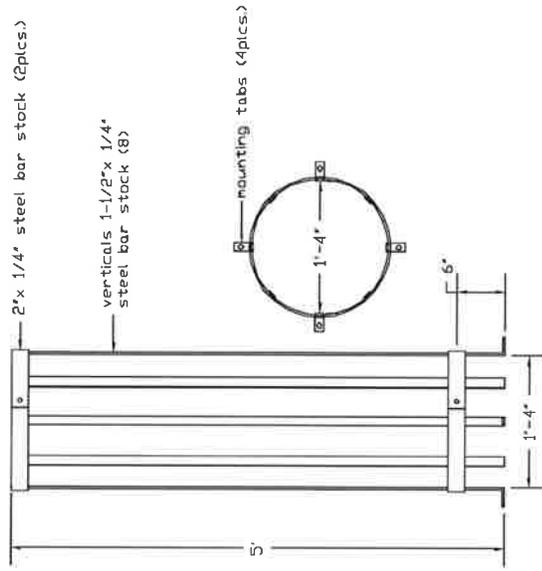
TREE GUARD



M6 TREE GUARD

BLACK POWDER
COAT FINISH

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

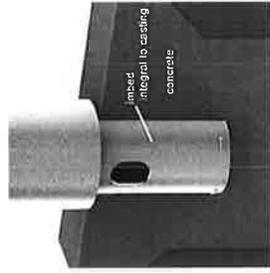
TREE GUARD
OLD TOWN PLACENTIA
City of Placentia, CA

IRONSMITH



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

BLACK POWDER
COAT FINISH



FIXED INSTALL



REMOVABLE INSTALL

Receiver for removable cast bollards.
 9020, 9022, 9023, 9024

GRAVEL BASE IS SUGGESTED FOR DRAINAGE RECEIVER IS OPEN AT THE BOTTOM.

CONCRETE PROFILE AND SUMP DEPTH TO BE DETERMINE BY INSTALLER BASED ON SITE CONDITIONS.

LOCK TAB OPENING MUST BE KEPT CLEAR PROTECT WITH TAPE DURING CONCRETE POUR.

THE SUPPLIED CAP IS FOR TEMPORARY SHORT TERM COVERAGE AND NOT FOR HIGH SPEED VEHICLE TRAFFIC. AN OPTIONAL LONG TERM CAP MAY BE ORDERED.

IRONSMITH
 41-701 Corporate Way #3
 Palm Desert, CA 92260
 (800) 351-0795
 (760) 778-5680 Fax

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BOLLARDS
OLD TOWN PLACENTIA
 City of Placentia, CA



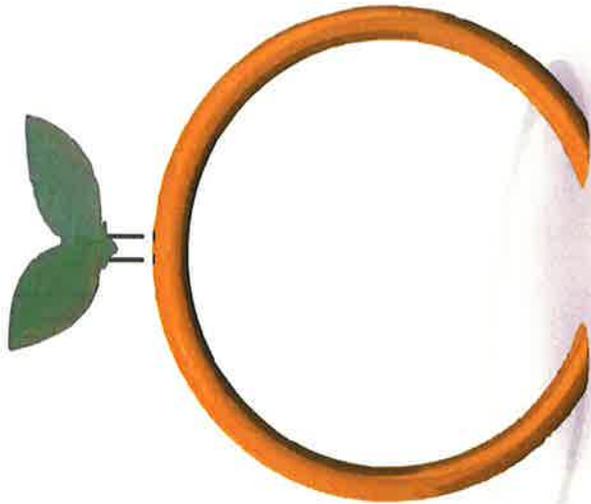


BRHS-101
CUSTOM 'ORANGE' CONCEPT
 CIRCULAR BIKE RACK
 60 MM (OD) TUBULAR STEEL
 POWDER COATED
 IN-GROUND MOUNT
 RACK COLOR RAL 2000 YELLOW ORANGE

RAL 2000 2011150000 01007200 0100000000

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

RAL 6010 010104000 01000000 0100000000



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

SECURE SITE DESIGN™ L.L.C.
 (A VICTOR STANLEY, INC. AFFILIATE)
 1001 FREE WAY & CAVANA: 1001 FREE WAY, SUITE 100, FORT
 WORTH, TEXAS 76102-1001
 P.O. BOX 2021, FORT WORTH, TEXAS 76101-2021
 WWW.SECURESITEDESIGN.COM

* ALL DIMENSIONS ARE IN INCHES *

WALL IS PRESET ONLY
 HAS AN ANGLE OF 15 DEGREES
 IS SPECIFIED

CONCRETE FOUNDATION
 18" DIA. x 18" DEEP

ALSO, ANCHOR BOLTS IS
 REQUIRED TO BE SET IN
 OF THE FOOT TO BE SET
 BEFORE THE ASSEMBLY
 IN THE CONCRETE FOOTING

30-311

CONCRETE FOUNDATION
 18" DIA. x 18" DEEP

FRONT LEG

LEG IS BOLTED INTO CONCRETE
 FOOTING AT COLUMN BOUNDARY LINE

CONCRETE FOOTING
 ACCORDING TO LOCAL
 BUILDING DEPARTMENT

* 18" DIA. CENTER TO CENTER *

AVAILABLE OPTIONS:
 IN VARIOUS COLORS & FINISHES
 WITH AN ANGLE OF 15 DEGREES
 ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED. SEE THIS TO MATCH THE 10' PRODUCT LINE;
 OTHER FINISHES AVAILABLE UPON REQUEST

NOTES:
 1. THIS PRODUCT IS SHOWN ASSEMBLED.
 2. DIMENSIONS ARE GIVEN TO THE CENTER OF THE TUBULAR STEEL.
 3. DIMENSIONS ARE GIVEN TO THE CENTER OF THE TUBULAR STEEL.
 4. DIMENSIONS ARE GIVEN TO THE CENTER OF THE TUBULAR STEEL.
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 9. DIMENSIONS ARE GIVEN TO THE CENTER OF THE TUBULAR STEEL.
 10. DIMENSIONS ARE GIVEN TO THE CENTER OF THE TUBULAR STEEL.

BRHS-101

CYCLE SECURITY SERIES SEE PAGE 100
 3000' STAINED IN BROWN 2000'

CONTACT YOUR SECURE SITE DESIGN, L.L.C. ALL RIGHTS RESERVED
 817-481-1500 FAX 817-481-3755

CUSTOM BIKE RACK
OLD TOWN PLACENTIA
 City of Placentia, CA

VICTOR STANLEY®





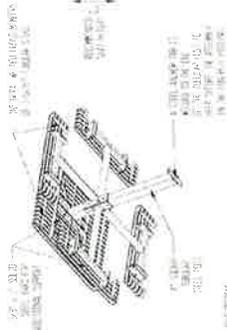
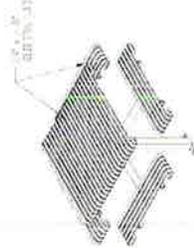
CRPR-4 SEAT
 RECYCLED SOLID STEEL BAR MATERIAL
 IN-GROUND OR SURFACE MOUNT
 COLOR BLACK



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

NS VICTOR STANLEY, INC.
 Manufacturers of Quality Site Furnishings Since 1912

74 TOWN OF PLACENTIA, CA
 13100 13100 13100 13100
 13100 13100 13100 13100
 13100 13100 13100 13100



REMARKS:
 1. SEE DRAWING FOR DIMENSIONS AND MATERIAL SPECIFICATIONS.
 2. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
 3. ALL MATERIALS SHALL BE GALVANNEAL STEEL UNLESS OTHERWISE SPECIFIED.
 4. ALL SURFACES SHALL BE FINISHED WITH A BLACK POWDER COATING.
 5. ALL FASTENERS SHALL BE 304 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED.
 6. ALL WELDS SHALL BE FULL PENETRATION BUTT JOINTS.
 7. ALL WELDS SHALL BE FINISHED WITH A BLACK POWDER COATING.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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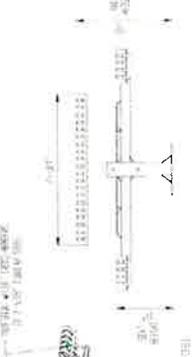
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CRPR-4
SUBMITTALS
 1. SHOP DRAWINGS
 2. MATERIAL SPECIFICATIONS
 3. WELDING PROCEDURES
 4. FINISH COATING SPECIFICATIONS

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

NS VICTOR STANLEY, INC.
 Manufacturers of Quality Site Furnishings Since 1912

74 TOWN OF PLACENTIA, CA
 13100 13100 13100 13100
 13100 13100 13100 13100
 13100 13100 13100 13100



REMARKS:
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CRPR-3
SUBMITTALS
 1. SHOP DRAWINGS
 2. MATERIAL SPECIFICATIONS
 3. WELDING PROCEDURES
 4. FINISH COATING SPECIFICATIONS

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

TABLES
OLD TOWN PLACENTIA
 City of Placentia, CA

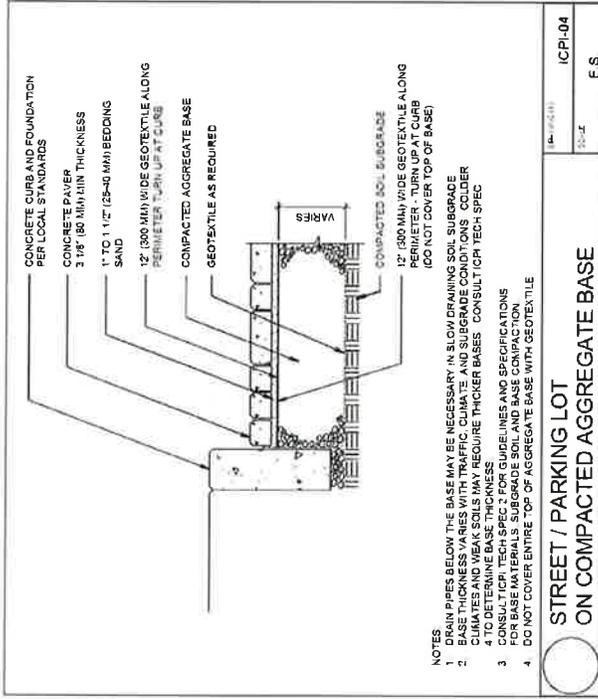




**OLSEN PAVINGSTONE
ANTIQUE COBBLE (FLAT TOP) PAVERS**
80 MM THICKNESS
RECTANGLES ONLY 8.25" X 5.5" SIZE
HERRINGBONE PATTERN
SET ON COMPACTED AGGREGATE BASE
NO GROUT FOR PERMEABILITY



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



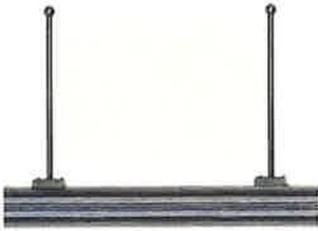
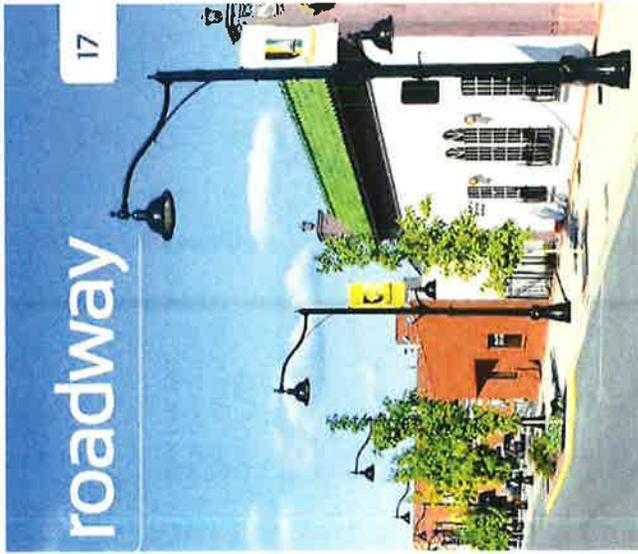
**STREET / PARKING LOT
ON COMPACTED AGGREGATE BASE**



**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



BANNER ARMS
BUILDING SIDE OF POLE



WREATH HOOKS
BOTH SIDES OF POLE



FLAG MOUNTS
STREET SIDE OF POLE



RECEPTACLES
GFI IN BASE WITH COVER



omega®

Omega® is a trademark for luminaires. The name of the luminaire is not a trademark of the manufacturer. The name of the luminaire is not a trademark of the manufacturer. The name of the luminaire is not a trademark of the manufacturer.

15

roadway

ROADWAY LIGHTING, Inc. has designed and manufactured this luminaire for use in roadway applications. It is a high quality, durable luminaire that is designed to provide long life and low maintenance. It is a high quality, durable luminaire that is designed to provide long life and low maintenance. It is a high quality, durable luminaire that is designed to provide long life and low maintenance.



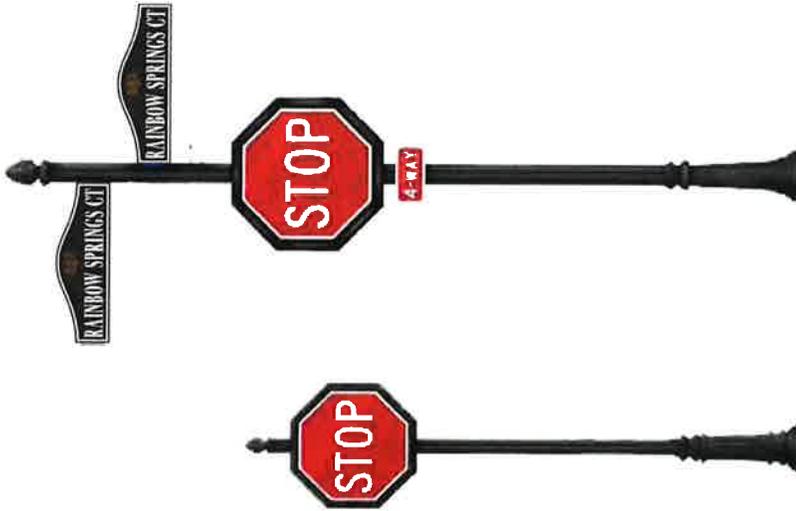
**Sternberg
Lighting**



OMEGA
LED LUMINAIRE FAMILY

STREET LIGHTING
OLD TOWN PLACENTIA
City of Placentia, CA

- 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



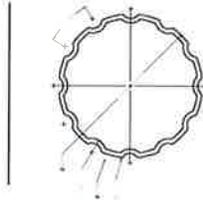
Part Name: Acorn Finial

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

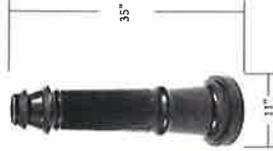
Material: Extruded Aluminum
Alloy: 6063
Tolerances: +/-0.020"
Wall Thickness: 0.128" +/-0.010"
Symmetry: Shape is symmetrical about center lines
Estimated Weight: 3" diameter: 1.15 lbs/ft
 4" diameter: 1.91 lbs/ft
Finish: Black Powder Coat (Custom and Mill Finish Available)
Warranty: 1 Year Limited Manufacturer Warranty From Date of Purchase



4" DIAMETER FLUTED

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

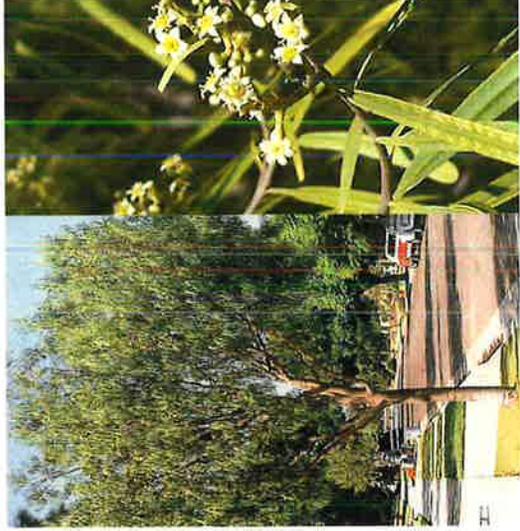




PRIMARY CANOPY STREET TREE

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, Dasyliiron, 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.

SHRUB PALETTE OLD TOWN PLACENTIA Placentia, CA

Botanical Name	Common Name	Water Use*	Spacing
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"
Dasyliiron wheeleri	Spoon Yucca	Very Low	30"
Hesperaloe parviflora	Red/Yellow Yucca	Very Low	18"
Portulacaria afra 'Prostrate Form'	Dwarf Elephant's Foot	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/>



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



Rhipirolepis i. 'Ballarina'
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 desmetiana
Variegated Smooth Agave



Aloe rudiakoppe '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

