

## AGENDA



Garden Grove City  
Council

Tuesday, December 11,  
2018

6:30 PM

Community Meeting  
Center, 11300 Stanford  
Avenue, Garden Grove,  
CA 92840

**Steven R. Jones**

Mayor

**George S. Brietigam**

Council Member - District 1

**John R. O'Neill**

Council Member - District 2

**Thu-Ha Nguyen**

Council Member - District 3

**Patrick Phat Bui**

Council Member - District 4

**Stephanie Klopfenstein**

Council Member - District 5

**Kim B. Nguyen**

Council Member - District 6

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**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the City Council, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations. Phone: (714) 741-5040.

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The City Council may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

**Documents/Writings:** Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Council Members within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the City Council meeting agenda; and (3) at the Council Chamber at the time of the meeting.

**Public Comments:** Members of the public desiring to address the City Council are requested to complete a **pink speaker card** indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the City Clerk prior to the start of the meeting. General comments are made during "Oral Communications" and should be limited to matters under consideration and/or what the City Council has jurisdiction over. Persons wishing to address the City Council regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

**Manner of Addressing the City Council:** After being called by the Mayor, you may approach the podium, it is requested that you state your name for the record, and proceed to address the City Council. All remarks and questions should be addressed to the City Council as a whole and not to individual Council Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the City Council shall be called to order by the Mayor. If such conduct continues, the Mayor may order the person barred from addressing the City Council any further during that meeting.

**Time Limitation:** Speakers must limit remarks for a total of (5) five minutes. When any group of persons wishes to address the City Council on the same subject matter, the Mayor may request a

spokesperson be chosen to represent the group, so as to avoid unnecessary repetition. At the City Council's discretion, a limit on the total amount of time for public comments during Oral Communications and/or a further limit on the time allotted to each speaker during Oral Communications may be set.

**PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.**

## AGENDA

ROLL CALL: COUNCIL MEMBER O'NEILL, COUNCIL MEMBER T. NGUYEN, COUNCIL MEMBER BUI, COUNCIL MEMBER KLOPFENSTEIN, COUNCIL MEMBER K. NGUYEN, MAYOR PRO TEM BEARD, MAYOR JONES

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

1. PRESENTATIONS

- 1.a. Community Spotlight in recognition of Mayor Pro Tem Kris Beard for his service to the City and community of Garden Grove.

2. ORAL COMMUNICATIONS FROM THE PUBLIC REGARDING CERTIFICATION OF THE ELECTION

3. DECLARATION OF RESULTS OF THE GENERAL MUNICIPAL ELECTION AND SEATING OF ELECTED MAYOR AND CITY COUNCIL MEMBERS

- 3.a. Adoption of a Resolution reciting the fact of the General Municipal Election held on November 6, 2018, declaring the results and such other matters as provided by law. (*Action Item*)

COURTESY OF THE FLOOR EXTENDED TO OUTGOING MAYOR PRO TEM BEARD

RECESS

RECONVENE

OATH OF OFFICE ADMINISTERED TO ELECTED MAYOR JONES

OATH OF OFFICE ADMINISTERED TO ELECTED COUNCIL MEMBER BRIETIGAM

OATH OF OFFICE ADMINISTERED TO ELECTED COUNCIL MEMBER T. NGUYEN

OATH OF OFFICE ADMINISTERED TO ELECTED COUNCIL MEMBER BUI

## CONVENE NEW CITY COUNCIL

ROLL CALL: COUNCIL MEMBER BRIETIGAM, COUNCIL MEMBER O'NEILL,  
COUNCIL MEMBER T. NGUYEN, COUNCIL MEMBER BUI,  
COUNCIL MEMBER KLOPFENSTEIN,  
COUNCIL MEMBER K. NGUYEN, MAYOR JONES

COURTESY OF THE FLOOR EXTENDED TO MAYOR JONES, COUNCIL MEMBER BRIETIGAM, COUNCIL MEMBER T. NGUYEN, AND COUNCIL MEMBER BUI

## RECESS FOR RECEPTION

## RECONVENE

4. ORAL COMMUNICATIONS (to be held simultaneously with other legislative bodies)
5. REORGANIZATION
  - 5.a. Selection of Mayor Pro Tempore. (*Action Item*)

## RECESS

## CONDUCT OTHER LEGISLATIVE BODIES' BUSINESS

## RECONVENE

### 6. CONSENT ITEMS

*(Consent Items will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Council Member.)*

- 6.a. Authorize the issuance of a purchase order to Scott Equipment, Inc., for one (1) new Public Works streets construction equipment trailer. (Cost: \$28,179.86) (*Action Item*)
- 6.b. Authorize the issuance of a purchase order to National Auto Fleet Group for one (1) new Public Works vehicle maintenance utility truck. (Cost: \$45,060.10) (*Action Item*)
- 6.c. Authorize the issuance of a purchase order to National Auto Fleet Group for one (1) new Public Works parks utility truck. (Cost: \$53,430.12) (*Action Item*)
- 6.d. Authorize the issuance of a purchase order to Pres Tech Equipment Company to provide and install a PT-26-G Valve Exerciser and an 8'x10' Valve Truck Body. (Cost: \$54,607.35) (*Action Item*)
- 6.e. Authorize the issuance of a purchase order to National Auto Fleet Group for one (1) new Public Works water production crane mounted utility truck. (Cost: \$70,926.57) (*Action Item*)

- 6.f. Authorize the issuance of a purchase order to National Auto Fleet Group for two (2) new Public Works water production utility trucks. (Cost: \$95,089.64) (*Action Item*)
- 6.g. Appropriation of funds for existing contract with All City Management Services, Inc. (Amount: \$100,000) (*Action Item*)
- 6.h. Authorize the issuance of a purchase order to ConvergeOne to provide seven (7) Cisco Servers including three years of support. (Cost: \$109,893.00) (*Action Item*)
- 6.i. Approval of Amendment No. 1 to the agreement with Wallace & Associates Consulting, Inc., to provide on-call construction inspection services. (Cost: \$200,000) (*Action Item*)
- 6.j. Authorization for City Manager to send Notices of Withdrawal from Fire Department Related Agreements with outside agencies. (*Action Item*)
- 6.k. Receive and file minutes from the meetings held on November 13, 2018, and November 27, 2018. (*Action Item*)
- 6.l. Approval of warrants. (*Action Item*)
- 6.m. Approval to waive full reading of Ordinances listed. (*Action Item*)

## 7. PUBLIC HEARINGS

*(Motion to approve will include adoption of each Resolution unless otherwise stated.)*

- 7.a. Adoption of a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Hilton Hotel Project; adoption of a Resolution approving General Plan Amendment No. GPA-002-2018; and introduction and first reading of an Ordinance adopting Amendment No. A-024-2018. (*Action Item*)

Ordinance Entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CODE AMENDMENT NO. A-024-2018, A ZONING TEXT AMENDMENT TO SECTIONS 9.16.020.020.A.4 and 9.16.020.050.AJ OF THE GARDEN GROVE MUNICIPAL CODE MODIFYING THE DEVELOPMENT STANDARDS FOR HOTELS LOCATED IN THE C-3 (HEAVY COMMERCIAL) ZONE.

## 8. COMMISSION/COMMITTEE MATTERS

- 8.a. Consideration of appointments to the Audit Committee and outside Committees. (*Action Item*)

## 9. ITEMS FOR CONSIDERATION

- 9.a. Adoption of Resolutions authorizing agreements with the



California Department of Tax and Fee Administration and HDL Companies required for implementation, collection, tracking and examination of transactions for a new local Transactions and Use (Sales) Tax. (Action Item)

10. ORDINANCES PRESENTED FOR SECOND READING AND ADOPTION

10.a. Second reading of Ordinance No. 2898

Entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-103-76 (REV. 2018) AMENDING PLANNED UNIT DEVELOPMENT NO. PUD-103-76 TO ALLOW PROFESSIONAL OFFICE USES WITHIN THE "INDUSTRY" SUB-DISTRICT (AREA 4) FOR PARCELS LOCATED WITH ASSESSOR'S PARCEL NUMBERS 131-021-26, 27, 28, 33, 35, 36, 37, 38, 39, 44, 47 & 49; 131-331-36 & 40; 131-651-03, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37 & 38; and 936-751-31 thru 52.  
(Action Item)

11. MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER

12. ADJOURNMENT

The next Regular City Council meeting is Tuesday, January 8, 2019, at 5:30 p.m., in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Teresa Pomeroy
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Adoption of a Resolution reciting the fact of the General Municipal Election held on November 6, 2018, declaring the results and such other matters as provided by law. ( <i>Action Item</i> )		
		Date:	12/11/2018

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Attached is the Resolution for adoption reciting the fact of the General Municipal Election held in consolidation with the General Election on November 6, 2018, with the Certified Statement of the Votes Cast and the Orange County Statement of Votes as provided by the Orange County Registrar's as the Result of the Canvass.

**OBJECTIVE**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Resolution	12/6/2018	Resolution	12-11-18_Certify_2018_Election.pdf
Certificate of Registrar of Voters	12/3/2018	Backup Material	Garden_Grove_Certification_of_elections_results.pdf
Statement of Votes	12/6/2018	Backup Material	DOC-20181206-10_41_29.pdf

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 6, 2018, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW

WHEREAS, a General Municipal Election was held and conducted in the city of Garden Grove, California, on Tuesday, November 6, 2018, as required by law;

WHEREAS, notice of the election was given in time, form, and manner as provided by law; that voting precincts were properly established; that election officers were appointed; and that in all respects the election was held and conducted and the votes were cast, received, and canvassed and the returns made and declared in time, form, and manner as required by the provisions of the Elections Code of the State of California for the holding of elections in General Law cities; and

WHEREAS, the Orange County Registrar of Voters canvassed the returns of the election and has certified the results to this City Council, the results are received, attached, and made a part hereof as "Exhibit A."

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the total number of ballots cast in the city is 45,585.

SECTION 2. That the names of persons voted for at the election for Mayor are as follows: Steven R. Jones and Donald Taylor.

That the names of persons voted for at the election for Member of the City Council are as follows: Roger Flanders, Adam Jason Degner, Joshua Kramer, Gerry Serrano, and George Brietigam III - District 1; Duy Nguyen and Thu-Ha Nguyen - District 3; Joe Dovich, Mark Anthony Parades, and Phat Bui - District 4.

That the measure voted upon at the election is as follows: Measure O.

SECTION 3. That the number of votes given at each precinct and the number of votes given in the city to each of the persons above named for the respective offices for which the persons were candidates, and for and against the measure, are as listed in "Exhibit A" attached.

SECTION 4. The City Council of the City of Garden Grove does declare and determine that Steven R. Jones was elected as Mayor for the full term of two years; George Brietigam III was elected as a City Council Member-District 1 for the full term of four years; Thu-Ha Nguyen was elected as a City Council Member-District 3

for the full term of four years; Patrick Phat Bui was elected a City Council Member-District 4 for the full term of four years;

That as a result of the election, a majority of the voters voting on Measure O, Garden Grove Public Safety/9-1-1 and Vital City Services Measure that would add a 1% transactions and use tax, voted in favor of it, and that Measure O did pass, and shall be deemed adopted.

SECTION 5. The City Clerk shall enter on the records of the City Council of the City of Garden Grove a statement of the result of the election, showing: (1) The whole number of ballots cast in the city; (2) The names of the persons voted for; (3) For what office each person was voted for; (4) that Measure O was voted upon; (5) The number of votes given at each precinct to each person; and for and against Measure O; (6) The total number of votes given to each person, and for and against Measure O.

SECTION 6. That the City Clerk shall immediately make and deliver to each of the persons so elected a Certificate of Election signed by the City Clerk and authenticated; that the City Clerk shall also administer to each person elected the Oath of Office prescribed in the Constitution of the State of California and shall have them subscribe to it and file it in the Office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

SECTION 7. That the City Clerk shall certify to the passage and adoption of this Resolution, and enter it into the book of original Resolutions.

#### "EXHIBIT A"

#### CERTIFICATE OF ORANGE COUNTY REGISTRAR OF VOTERS TO RESULT OF THE CANVASS OF THE RETURNS OF THE NOVEMBER 6, 2018, ELECTION

**CERTIFICATE OF REGISTRAR OF VOTERS TO RESULT  
OF THE CANVASS OF THE GENERAL ELECTION RETURNS**

STATE OF CALIFORNIA)

)ss.

COUNTY OF ORANGE )

I, Neal Kelley, Registrar of Voters of Orange County, do hereby certify the following to be a full, true and correct Statement of the Vote of the election listed below, consolidated with the General Election held on November 6, 2018.

CITY OF GARDEN GROVE  
MAYOR

STEVE JONES	33,788
DONALD TAYLOR	6,227
EARLY VOTING BALLOTS CAST:	447
PRECINCT BALLOTS CAST:	16,065
VOTE-BY-MAIL BALLOTS CAST:	29,073
TOTAL BALLOTS CAST:	45,585

MEMBER OF THE CITY COUNCIL, DISTRICT 1

GEORGE S. BRIETIGAM, III	2,822
GERRY L. SERRANO	2,239
ADAM DEGNER	1,775
ROGER A. FLANDERS	1,502
JOSHUA J. KRAMER	602
EARLY VOTING BALLOTS CAST:	101
PRECINCT BALLOTS CAST:	4,235
VOTE-BY-MAIL BALLOTS CAST:	6,297
TOTAL BALLOTS CAST:	10,633

MEMBER OF THE CITY COUNCIL, DISTRICT 3

THU-HA NGUYEN	4,270
DUY NGUYEN	1,693
EARLY VOTING BALLOTS CAST:	87
PRECINCT BALLOTS CAST:	2,257
VOTE-BY-MAIL BALLOTS CAST:	4,664
TOTAL BALLOTS CAST:	7,008

MEMBER OF THE CITY COUNCIL, DISTRICT 4

PHAT BUI	2,664
MARK ANTHONY PAREDES	2,283
JOE DOVINH	1,703

EARLY VOTING BALLOTS CAST:	62
PRECINCT BALLOTS CAST:	2,404
VOTE-BY-MAIL BALLOTS CAST:	4,918
TOTAL BALLOTS CAST:	7,384

MEASURE O

YES	27,306
NO	15,024

EARLY VOTING BALLOTS CAST:	447
PRECINCT BALLOTS CAST:	16,065
VOTE-BY-MAIL BALLOTS CAST:	29,073
TOTAL BALLOTS CAST:	45,585

I hereby certify that the number of votes cast for each candidate and measure is as set forth above and appears in the Certified Statement of the Vote.

WITNESS my hand and Official Seal this 30th day of November, 2018.



A handwritten signature in black ink, appearing to read "Neal Kelley".

NEAL KELLEY  
Registrar of Voters  
Orange County

# Orange County Statement of Votes

CITY OF GARDEN GROVE Mayor							
Precinct	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Mayor		DONALD TAYLOR	STEVE JONES
14002	2266	1396	61.61%			179	1052
14005	700	444	63.43%			78	301
14013	540	353	65.37%			38	280
14014	2101	1343	63.92%			187	999
14020	2556	1501	58.72%			186	1158
14026	1397	904	64.71%			138	676
14027	763	491	64.35%			59	382
14031	1307	733	56.08%			89	553
14033	1614	1035	64.13%			184	739
14035	1014	639	63.02%			91	481
14036	1805	1117	61.88%			148	839
14037	1190	693	58.24%			86	538
14046	30	10	33.33%			2	8
14047	2128	1333	62.64%			170	1009
14053	2216	1259	56.81%			183	882
14058	1186	720	60.71%			99	516
14059	918	563	61.33%			63	434
14069	1278	704	55.09%			110	513
14071	1955	1169	59.80%			152	859
14075	1340	1054	78.66%			143	762
14078	1012	767	75.79%			118	568
14080	682	549	80.50%			67	405
14082	788	584	74.11%			74	440
14084	857	684	79.81%			100	480
14085	580	432	74.48%			76	307
14086	1713	1350	78.81%			174	1006
14091	577	477	82.67%			84	308
14092	833	631	75.75%			105	452
14224	0	0	0.00%			0	0
14228	638	402	63.01%			51	315
14229	927	574	61.92%			97	405
14234	1241	804	64.79%			111	617
14236	2768	1723	62.25%			211	1287
14239	717	450	62.76%			51	335
14247	544	367	67.46%			49	280
14249	617	380	61.59%			62	277
14250	797	496	62.23%			58	363
14251	1143	696	60.89%			109	494
14252	555	336	60.54%			48	243
14257	1028	688	66.93%			64	526
14274	980	750	76.53%			134	541
14275	904	594	65.71%			78	443
14277	590	365	61.86%			43	261
14278	504	396	78.57%			46	295
14282	242	156	64.46%			21	108
14285	59	33	55.93%			9	19
14291	114	70	61.40%			7	55
14293	471	255	54.14%			32	194
14298	616	371	60.23%			45	278
14308	1835	1163	63.38%			181	846

# Orange County Statement of Votes

Precinct	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Mayor		DONALD TAYLOR	STEVE JONES
14317	1213	714	58.86%			80	529
14701	1966	1156	58.80%			182	851
14702	1740	948	54.48%			132	718
14703	2211	1270	57.44%			152	986
14704	1117	580	51.92%			70	442
14705	2770	1547	55.85%			185	1171
14706	1736	887	51.09%			136	626
14707	2314	1316	56.87%			195	973
14708	1883	1089	57.83%			157	804
14709	1425	935	65.61%			110	697
14710	1706	1139	66.76%			158	862
<b>Totals:</b>	<b>72717</b>	<b>45585</b>	<b>62.69%</b>			<b>6227</b>	<b>33788</b>



# Early Voting Totals

# Orange County Statement of Votes

CITY OF GARDEN GROVE Mayor							
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Mayor		DONALD TAYLOR	STEVE JONES
1st Supervisorial District	72717	447	0.61%			74	318
34th Senate District	72717	447	0.61%			74	318
3rd Supervisorial District	0	0	0.00%			0	0
46th Congressional District	18065	103	0.57%			12	82
47th Congressional District	45985	294	0.64%			57	199
48th Congressional District	8667	50	0.58%			5	37
65th Assembly District	301	3	1.00%			1	2
69th Assembly District	13060	75	0.57%			9	61
72nd Assembly District	59356	369	0.62%			64	255
Anaheim Elementary School District	114	2	1.75%			0	2
Anaheim Elementary School District Trustee Area 1	114	2	1.75%			0	2
Anaheim Union High School District	173	2	1.16%			0	2
Anaheim Union High School District Trustee Area 1	173	2	1.16%			0	2
Coast Community College District	37528	243	0.65%			48	160
Coast Community College District Trustee Area 1	8736	59	0.68%			9	46
Coast Community College District Trustee Area 2	28792	184	0.64%			39	114
County Board of Education Trustee Area 1	61989	374	0.60%			63	261
County Board of Education Trustee Area 2	10728	73	0.68%			11	57
County Board of Education Trustee Area 3	0	0	0.00%			0	0
Garden Grove	72717	447	0.61%			74	318
Garden Grove Division 1	14899	101	0.68%			19	73
Garden Grove Division 2	13208	73	0.55%			11	56
Garden Grove Division 3	11430	87	0.76%			11	59
Garden Grove Division 4	12048	62	0.51%			17	35
Garden Grove Division 5	12037	83	0.69%			9	65
Garden Grove Division 6	9095	41	0.45%			7	30
Garden Grove Unified School District	66659	411	0.62%			63	300
Garden Grove Unified School District Trustee Area 1	18615	130	0.70%			21	96
Garden Grove Unified School District Trustee Area 2	24738	138	0.56%			27	93
Garden Grove Unified School District Trustee Area 3	11293	70	0.62%			7	58
Garden Grove Unified School District Trustee Area 4	904	4	0.44%			1	1
Garden Grove Unified School District Trustee Area 5	12815	79	0.62%			8	60
Huntington Beach Union High School District	3432	23	0.67%			8	10
Magnolia School District	59	0	0.00%			0	0
Magnolia School District Trustee Area 5	59	0	0.00%			0	0
Municipal Water District Of Orange County	72717	447	0.61%			74	318
Municipal Water District of Orange County Division 1	53595	318	0.59%			50	229
Municipal Water District of Orange County Division 2	20828	139	0.67%			25	97
North Orange County Community College District	12443	66	0.53%			7	53
North Orange County Community College District	12443	66	0.53%			7	53
Orange County	72717	447	0.61%			74	318
Orange County Water District	72717	447	0.61%			74	318
Orange County Water District Division 1	62231	377	0.61%			64	263
Orange County Water District Division 2	0	0	0.00%			0	0
Orange County Water District Division 4	10486	70	0.67%			10	55
Orange Unified School District	2453	11	0.45%			3	6
Orange Unified School District Trustee Area 2	2453	11	0.45%			3	6
Rancho Santiago Community College District	22746	138	0.61%			19	105
Rancho Santiago Community College District Trustee Area 1	19275	115	0.60%			15	88
Rancho Santiago Community College District Trustee Area 2	3471	23	0.66%			4	17

# Early Voting Totals

# Orange County Statement of Votes

District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Mayor		DONALD TAYLOR	STEVE JONES
Santa Ana College Imp Dist No. 1 of RSCCD	20293	127	0.63%			16	99
State Board of Equalization (4th District)	72717	447	0.61%			74	318
Westminster School District	3432	23	0.67%			8	10
Westminster School District Trustee Area 3	3432	23	0.67%			8	10
<b>Totals:</b>	<b>72717</b>	<b>447</b>	<b>0.61%</b>			<b>74</b>	<b>318</b>

## Vote-by-Mail Totals

## Orange County Statement of Votes

CITY OF GARDEN GROVE Mayor							
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Mayor		DONALD TAYLOR	STEVE JONES
1st Supervisorial District	72717	29073	39.98%			3798	21940
34th Senate District	72717	29073	39.98%			3798	21940
3rd Supervisorial District	0	0	0.00%			0	0
46th Congressional District	18065	6845	37.89%			878	5210
47th Congressional District	45985	18407	40.03%			2466	13832
48th Congressional District	8667	3821	44.09%			454	2898
65th Assembly District	301	175	58.14%			29	125
69th Assembly District	13060	4828	36.97%			611	3656
72nd Assembly District	59356	24070	40.55%			3158	18159
Anaheim Elementary School District	114	66	57.89%			7	51
Anaheim Elementary School District Trustee Area 1	114	66	57.89%			7	51
Anaheim Union High School District	173	98	56.65%			16	70
Anaheim Union High School District Trustee Area 1	173	98	56.65%			16	70
Coast Community College District	37528	15485	41.26%			1959	11703
Coast Community College District Trustee Area 1	8736	3827	43.81%			511	2828
Coast Community College District Trustee Area 2	28792	11658	40.49%			1448	8875
County Board of Education Trustee Area 1	61989	24400	39.36%			3141	18496
County Board of Education Trustee Area 2	10728	4673	43.56%			657	3444
County Board of Education Trustee Area 3	0	0	0.00%			0	0
Garden Grove	72717	29073	39.98%			3798	21940
Garden Grove Division 1	14899	6297	42.26%			883	4629
Garden Grove Division 2	13208	5302	40.14%			755	3973
Garden Grove Division 3	11430	4664	40.80%			582	3534
Garden Grove Division 4	12048	4918	40.82%			574	3822
Garden Grove Division 5	12037	4679	38.87%			606	3539
Garden Grove Division 6	9095	3213	35.33%			398	2443
Garden Grove Unified School District	66659	26800	40.20%			3472	20286
Garden Grove Unified School District Trustee Area 1	18615	7841	42.12%			1083	5811
Garden Grove Unified School District Trustee Area 2	24738	9698	39.20%			1294	7376
Garden Grove Unified School District Trustee Area 3	11293	4246	37.60%			511	3240
Garden Grove Unified School District Trustee Area 4	904	394	43.58%			52	304
Garden Grove Unified School District Trustee Area 5	12815	5335	41.63%			622	4098
Huntington Beach Union High School District	3432	1358	39.57%			192	993
Magnolia School District	59	32	54.24%			9	19
Magnolia School District Trustee Area 5	59	32	54.24%			9	19
Municipal Water District Of Orange County	72717	29073	39.98%			3798	21940
Municipal Water District of Orange County Division 1	53595	21120	39.41%			2696	16066
Municipal Water District of Orange County Division 2	20828	8667	41.61%			1192	6417
North Orange County Community College District	12443	5046	40.55%			730	3788
North Orange County Community College District	12443	5046	40.55%			730	3788
Orange County	72717	29073	39.98%			3798	21940
Orange County Water District	72717	29073	39.98%			3798	21940
Orange County Water District Division 1	62231	24543	39.44%			3161	18602
Orange County Water District Division 2	0	0	0.00%			0	0
Orange County Water District Division 4	10486	4530	43.20%			637	3338
Orange Unified School District	2453	817	33.31%			118	591
Orange Unified School District Trustee Area 2	2453	817	33.31%			118	591
Rancho Santiago Community College District	22746	8542	37.55%			1109	6449
Rancho Santiago Community College District Trustee Area 1	19275	7331	38.03%			955	5536
Rancho Santiago Community College District Trustee Area 2	3471	1211	34.89%			154	913

## Vote-by-Mail Totals

## Orange County Statement of Votes

District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Mayor		DONALD TAYLOR	STEVE JONES
Santa Ana College Imp Dist No. 1 of RSCCD	20293	7725	38.07%			991	5858
State Board of Equalization (4th District)	72717	29073	39.98%			3798	21940
Westminster School District	3432	1358	39.57%			192	993
Westminster School District Trustee Area 3	3432	1358	39.57%			192	993
<b>Totals:</b>	<b>72717</b>	<b>29073</b>	<b>39.98%</b>			<b>3798</b>	<b>21940</b>

## Grand Totals

## Orange County Statement of Votes

CITY OF GARDEN GROVE Mayor							
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Mayor		DONALD TAYLOR	STEVE JONES
1st Supervisorial District	72717	45585	62.69%			6227	33788
34th Senate District	72717	45585	62.69%			6227	33788
3rd Supervisorial District	0	0	0.00%			0	0
46th Congressional District	18065	10589	58.62%			1411	7940
47th Congressional District	45985	29520	64.19%			4146	21761
48th Congressional District	8667	5476	63.18%			670	4087
65th Assembly District	301	189	62.79%			30	127
69th Assembly District	13060	7493	57.37%			991	5584
72nd Assembly District	59356	37903	63.86%			5206	28077
Anaheim Elementary School District	114	70	61.40%			7	55
Anaheim Elementary School District Trustee Area 1	114	70	61.40%			7	55
Anaheim Union High School District	173	103	59.54%			16	74
Anaheim Union High School District Trustee Area 1	173	103	59.54%			16	74
Coast Community College District	37528	24204	64.50%			3244	17858
Coast Community College District Trustee Area 1	8736	6688	76.56%			935	4832
Coast Community College District Trustee Area 2	28792	17516	60.84%			2309	13026
County Board of Education Trustee Area 1	61989	37380	60.30%			5040	27847
County Board of Education Trustee Area 2	10728	8205	76.48%			1187	5941
County Board of Education Trustee Area 3	0	0	0.00%			0	0
Garden Grove	72717	45585	62.69%			6227	33788
Garden Grove Division 1	14899	10633	71.37%			1522	7682
Garden Grove Division 2	13208	8222	62.25%			1184	6096
Garden Grove Division 3	11430	7008	61.31%			948	5197
Garden Grove Division 4	12048	7384	61.29%			917	5594
Garden Grove Division 5	12037	7304	60.68%			1001	5453
Garden Grove Division 6	9095	5034	55.35%			655	3766
Garden Grove Unified School District	66659	42156	63.24%			5740	31347
Garden Grove Unified School District Trustee Area 1	18615	13066	70.19%			1895	9507
Garden Grove Unified School District Trustee Area 2	24738	15307	61.88%			2148	11468
Garden Grove Unified School District Trustee Area 3	11293	6509	57.64%			836	4896
Garden Grove Unified School District Trustee Area 4	904	594	65.71%			78	443
Garden Grove Unified School District Trustee Area 5	12815	7819	61.01%			941	5895
Huntington Beach Union High School District	3432	1989	57.95%			284	1408
Magnolia School District	59	33	55.93%			9	19
Magnolia School District Trustee Area 5	59	33	55.93%			9	19
Municipal Water District Of Orange County	72717	45585	62.69%			6227	33788
Municipal Water District of Orange County Division 1	53595	32461	60.57%			4342	24305
Municipal Water District of Orange County Division 2	20828	14263	68.48%			2043	10345
North Orange County Community College District	12443	8008	64.36%			1163	5972
North Orange County Community College District	12443	8008	64.36%			1163	5972
Orange County	72717	45585	62.69%			6227	33788
Orange County Water District	72717	45585	62.69%			6227	33788
Orange County Water District Division 1	62231	37536	60.32%			5061	27955
Orange County Water District Division 2	0	0	0.00%			0	0
Orange County Water District Division 4	10486	8049	76.76%			1166	5833
Orange Unified School District	2453	1337	54.50%			187	961
Orange Unified School District Trustee Area 2	2453	1337	54.50%			187	961
Rancho Santiago Community College District	22746	13373	58.79%			1820	9958
Rancho Santiago Community College District Trustee Area 1	19275	11449	59.40%			1561	8518
Rancho Santiago Community College District Trustee Area 2	3471	1924	55.43%			259	1440

## Grand Totals

## Orange County Statement of Votes

District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Mayor		DONALD TAYLOR	STEVE JONES
Santa Ana College Imp Dist No. 1 of RSCCD	20293	12036	59.31%			1633	8997
State Board of Equalization (4th District)	72717	45585	62.69%			6227	33788
Westminster School District	3432	1989	57.95%			284	1406
Westminster School District Trustee Area 3	3432	1989	57.95%			284	1406
<b>Totals:</b>	<b>72717</b>	<b>45585</b>	<b>62.69%</b>			<b>6227</b>	<b>33788</b>

# Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 1										
Precinct	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 1		ADAM DEGNER	GEORGE S. BRIETIGAM, III	GERRY L. SERRANO	JOSHUA J. KRAMER	ROGER A. FLANDERS
14046	30	10	33.33%			3	3	2	0	2
14053	2216	1259	56.81%			200	170	302	115	190
14071	1955	1169	59.80%			170	154	295	125	183
14075	1340	1054	78.66%			172	358	169	58	121
14078	1012	767	75.79%			123	233	172	31	105
14080	682	549	80.50%			89	158	120	21	74
14082	788	584	74.11%			118	173	128	26	68
14084	857	684	79.81%			119	180	133	35	104
14085	580	432	74.48%			58	107	88	26	95
14086	1713	1350	78.81%			196	427	303	50	209
14091	577	477	82.67%			114	115	110	14	66
14092	833	631	75.75%			95	252	122	26	66
14274	980	750	76.53%			163	205	132	33	109
14277	590	365	61.86%			66	121	64	13	33
14278	504	396	78.57%			62	140	73	14	58
14282	242	156	64.46%			27	26	26	15	19
<b>Totals:</b>	<b>14899</b>	<b>10633</b>	<b>71.37%</b>			<b>1775</b>	<b>2822</b>	<b>2239</b>	<b>602</b>	<b>1502</b>

## Early Voting Totals

## Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 1										
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 1		ADAM DEGNER	GEORGE S. BRIETIGAM, III	GERRY L. SERRANO	JOSHUA J. KRAMER	ROGER A. FLANDERS
1st Supervisorial District	14899	101	0.68%			20	19	24	8	13
34th Senate District	14899	101	0.68%			20	19	24	8	13
47th Congressional District	14899	101	0.68%			20	19	24	8	13
65th Assembly District	242	3	1.24%			2	0	1	0	0
72nd Assembly District	14657	98	0.67%			18	19	23	8	13
Coast Community College District	12907	87	0.67%			12	19	20	8	13
Coast Community College District Trustee Area	8736	59	0.68%			9	17	14	5	6
Coast Community College District Trustee Area	4171	28	0.67%			3	2	6	3	7
County Board of Education Trustee Area 1	4171	28	0.67%			3	2	6	3	7
County Board of Education Trustee Area 2	10728	73	0.68%			17	17	18	5	6
Garden Grove	14899	101	0.68%			20	19	24	8	13
Garden Grove Division 1	14899	101	0.68%			20	19	24	8	13
Garden Grove Unified School District	12653	85	0.67%			19	17	22	5	7
Garden Grove Unified School District Trustee A	12653	85	0.67%			19	17	22	5	7
Huntington Beach Union High School District	2246	16	0.71%			1	2	2	3	6
Municipal Water District Of Orange County	14899	101	0.68%			20	19	24	8	13
Municipal Water District of Orange County Div 3	14899	101	0.68%			20	19	24	8	13
North Orange County Community College Distr	1992	14	0.70%			8	0	4	0	0
North Orange County Community College Distr	1992	14	0.70%			8	0	4	0	0
Orange County	14899	101	0.68%			20	19	24	8	13
Orange County Water District	14899	101	0.68%			20	19	24	8	13
Orange County Water District Division 1	4413	31	0.70%			5	2	7	3	7
Orange County Water District Division 4	10486	70	0.67%			15	17	17	5	6
State Board of Equalization (4th District)	14899	101	0.68%			20	19	24	8	13
Westminster School District	2246	16	0.71%			1	2	2	3	6
Westminster School District Trustee Area 3	2246	16	0.71%			1	2	2	3	6
Totals:	14899	101	0.68%			20	19	24	8	13



## Vote-by-Mail Totals

## Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 1										
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 1		ADAM DEGNER	GEORGE S. BRIETIGAM, III	GERRY L. SERRANO	JOSHUA J. KRAMER	ROGER A. FLANDERS
1st Supervisorial District	14899	6297	42.26%			1031	1687	1309	415	895
34th Senate District	14899	6297	42.26%			1031	1687	1309	415	895
47th Congressional District	14899	6297	42.26%			1031	1687	1309	415	895
65th Assembly District	242	143	59.09%			25	26	25	15	19
72nd Assembly District	14657	6154	41.99%			1006	1661	1284	400	876
Coast Community College District	12907	5451	42.23%			871	1463	1140	379	757
Coast Community College District Trustee Area	8736	3827	43.81%			630	1261	744	181	497
Coast Community College District Trustee Area	4171	1624	38.94%			241	202	396	198	260
County Board of Education Trustee Area 1	4171	1624	38.94%			241	202	396	198	260
County Board of Education Trustee Area 2	10728	4673	43.56%			790	1485	913	217	635
Garden Grove	14899	6297	42.26%			1031	1687	1309	415	895
Garden Grove Division 1	14899	6297	42.26%			1031	1687	1309	415	895
Garden Grove Unified School District	12653	5422	42.85%			894	1575	1099	323	749
Garden Grove Unified School District Trustee A	12653	5422	42.85%			894	1575	1099	323	749
Huntington Beach Union High School District	2246	875	38.96%			137	112	210	92	146
Municipal Water District Of Orange County	14899	6297	42.26%			1031	1687	1309	415	895
Municipal Water District of Orange County Div 3	14899	6297	42.26%			1031	1687	1309	415	895
North Orange County Community College Distr	1992	846	42.47%			160	224	169	36	138
North Orange County Community College Distr	1992	846	42.47%			160	224	169	36	138
Orange County	14899	6297	42.26%			1031	1687	1309	415	895
Orange County Water District	14899	6297	42.26%			1031	1687	1309	415	895
Orange County Water District Division 1	4413	1767	40.04%			266	228	421	213	279
Orange County Water District Division 4	10486	4530	43.20%			765	1459	888	202	616
State Board of Equalization (4th District)	14899	6297	42.26%			1031	1687	1309	415	895
Westminster School District	2246	875	38.96%			137	112	210	92	146
Westminster School District Trustee Area 3	2246	875	38.96%			137	112	210	92	146
<b>Totals:</b>	<b>14899</b>	<b>6297</b>	<b>42.26%</b>			<b>1031</b>	<b>1687</b>	<b>1309</b>	<b>415</b>	<b>895</b>

## Grand Totals

## Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 1										
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 1		ADAM DEGNER	GEORGE S. BRIETIGAM, III	GERRY L. SERRANO	JOSHUA J. KRAMER	ROGER A. FLANDERS
1st Supervisorial District	14899	10633	71.37%			1775	2822	2239	602	1502
34th Senate District	14899	10633	71.37%			1775	2822	2239	602	1502
47th Congressional District	14899	10633	71.37%			1775	2822	2239	602	1502
65th Assembly District	242	156	64.46%			27	26	26	15	19
72nd Assembly District	14657	10477	71.48%			1748	2796	2213	587	1483
Coast Community College District	12907	9116	70.63%			1489	2384	1935	538	1288
Coast Community College District Trustee Area	8736	6688	76.56%			1119	2060	1338	298	915
Coast Community College District Trustee Area	4171	2428	58.21%			370	324	597	240	373
County Board of Education Trustee Area 1	4171	2428	58.21%			370	324	597	240	373
County Board of Education Trustee Area 2	10728	8205	76.48%			1405	2498	1642	362	1129
Garden Grove	14899	10633	71.37%			1775	2822	2239	602	1502
Garden Grove Division 1	14899	10633	71.37%			1775	2822	2239	602	1502
Garden Grove Unified School District	12653	9364	74.01%			1572	2649	1935	487	1310
Garden Grove Unified School District Trustee A	12653	9364	74.01%			1572	2649	1935	487	1310
Huntington Beach Union High School District	2246	1269	56.50%			203	173	304	115	192
Municipal Water District Of Orange County	14899	10633	71.37%			1775	2822	2239	602	1502
Municipal Water District of Orange County Div 3	14899	10633	71.37%			1775	2822	2239	602	1502
North Orange County Community College Distr	1992	1517	76.15%			286	438	304	64	214
North Orange County Community College Distr	1992	1517	76.15%			286	438	304	64	214
Orange County	14899	10633	71.37%			1775	2822	2239	602	1502
Orange County Water District	14899	10633	71.37%			1775	2822	2239	602	1502
Orange County Water District Division 1	4413	2584	58.55%			397	350	623	255	392
Orange County Water District Division 4	10486	8049	76.76%			1378	2472	1616	347	1110
State Board of Equalization (4th District)	14899	10633	71.37%			1775	2822	2239	602	1502
Westminster School District	2246	1269	56.50%			203	173	304	115	192
Westminster School District Trustee Area 3	2246	1269	56.50%			203	173	304	115	192
<b>Totals:</b>	<b>14899</b>	<b>10633</b>	<b>71.37%</b>			<b>1775</b>	<b>2822</b>	<b>2239</b>	<b>602</b>	<b>1502</b>

## Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 3							
Precinct	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 3		DUY NGUYEN	THU-HA NGUYEN
14027	763	491	64.35%			112	290
14031	1307	733	56.08%			161	451
14058	1186	720	60.71%			152	474
14059	918	563	61.33%			148	329
14249	617	380	61.59%			74	249
14250	797	496	62.23%			137	289
14298	616	371	60.23%			93	220
14308	1835	1163	63.38%			302	684
14701	1966	1156	58.80%			297	698
14709	1425	935	65.61%			217	586
<b>Totals:</b>	<b>11430</b>	<b>7008</b>	<b>61.31%</b>			<b>1693</b>	<b>4270</b>

## Early Voting Totals

## Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 3							
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 3		DUY NGUYEN	THU-HA NGUYEN
1st Supervisorial District	11430	87	0.76%			18	50
34th Senate District	11430	87	0.76%			18	50
47th Congressional District	8591	66	0.77%			14	37
48th Congressional District	2839	21	0.74%			4	13
72nd Assembly District	11430	87	0.76%			18	50
Coast Community College District	11430	87	0.76%			18	50
Coast Community College District Trustee Area	11430	87	0.76%			18	50
County Board of Education Trustee Area 1	11430	87	0.76%			18	50
Garden Grove	11430	87	0.76%			18	50
Garden Grove Division 3	11430	87	0.76%			18	50
Garden Grove Unified School District	10244	80	0.78%			17	46
Garden Grove Unified School District Trustee A	1835	19	1.04%			6	11
Garden Grove Unified School District Trustee A	2729	19	0.70%			4	8
Garden Grove Unified School District Trustee A	5680	42	0.74%			7	27
Huntington Beach Union High School District	1186	7	0.59%			1	4
Municipal Water District Of Orange County	11430	87	0.76%			18	50
Municipal Water District of Orange County Div 2	9628	75	0.78%			17	42
Municipal Water District of Orange County Div 3	1802	12	0.67%			1	8
Orange County	11430	87	0.76%			18	50
Orange County Water District	11430	87	0.76%			18	50
Orange County Water District Division 1	11430	87	0.76%			18	50
State Board of Equalization (4th District)	11430	87	0.76%			18	50
Westminster School District	1186	7	0.59%			1	4
Westminster School District Trustee Area 3	1186	7	0.59%			1	4
<b>Totals:</b>	<b>11430</b>	<b>87</b>	<b>0.76%</b>			<b>18</b>	<b>50</b>

## Vote-by-Mail Totals

## Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 3							
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 3		DUY NGUYEN	THU-HA NGUYEN
1st Supervisorial District	11430	4664	40.80%			1053	3025
34th Senate District	11430	4664	40.80%			1053	3025
47th Congressional District	8591	3378	39.32%			765	2189
48th Congressional District	2839	1286	45.30%			288	836
72nd Assembly District	11430	4664	40.80%			1053	3025
Coast Community College District	11430	4664	40.80%			1053	3025
Coast Community College District Trustee Area	11430	4664	40.80%			1053	3025
County Board of Education Trustee Area 1	11430	4664	40.80%			1053	3025
Garden Grove	11430	4664	40.80%			1053	3025
Garden Grove Division 3	11430	4664	40.80%			1053	3025
Garden Grove Unified School District	10244	4181	40.81%			962	2678
Garden Grove Unified School District Trustee A	1835	759	41.36%			184	478
Garden Grove Unified School District Trustee A	2729	1040	38.11%			231	671
Garden Grove Unified School District Trustee A	5680	2382	41.94%			547	1529
Huntington Beach Union High School District	1186	483	40.73%			91	347
Municipal Water District Of Orange County	11430	4664	40.80%			1053	3025
Municipal Water District of Orange County Div 2	9628	3954	41.07%			907	2535
Municipal Water District of Orange County Div 3	1802	710	39.40%			146	490
Orange County	11430	4664	40.80%			1053	3025
Orange County Water District	11430	4664	40.80%			1053	3025
Orange County Water District Division 1	11430	4664	40.80%			1053	3025
State Board of Equalization (4th District)	11430	4664	40.80%			1053	3025
Westminster School District	1186	483	40.73%			91	347
Westminster School District Trustee Area 3	1186	483	40.73%			91	347
<b>Totals:</b>	<b>11430</b>	<b>4664</b>	<b>40.80%</b>			<b>1053</b>	<b>3025</b>

## Grand Totals

## Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 3							
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 3		DUY NGUYEN	THU-HA NGUYEN
1st Supervisorial District	11430	7008	61.31%			1693	4270
34th Senate District	11430	7008	61.31%			1693	4270
47th Congressional District	8591	5197	60.49%			1265	3146
48th Congressional District	2839	1811	63.79%			428	1124
72nd Assembly District	11430	7008	61.31%			1693	4270
Coast Community College District	11430	7008	61.31%			1693	4270
Coast Community College District Trustee Area	11430	7008	61.31%			1693	4270
County Board of Education Trustee Area 1	11430	7008	61.31%			1693	4270
Garden Grove	11430	7008	61.31%			1693	4270
Garden Grove Division 3	11430	7008	61.31%			1693	4270
Garden Grove Unified School District	10244	6288	61.38%			1541	3796
Garden Grove Unified School District Trustee A	1835	1163	63.38%			302	684
Garden Grove Unified School District Trustee A	2729	1647	60.35%			409	988
Garden Grove Unified School District Trustee A	5680	3478	61.23%			830	2124
Huntington Beach Union High School District	1186	720	60.71%			152	474
Municipal Water District Of Orange County	11430	7008	61.31%			1693	4270
Municipal Water District of Orange County Div 2	9628	5917	61.46%			1448	3576
Municipal Water District of Orange County Div 3	1802	1091	60.54%			245	694
Orange County	11430	7008	61.31%			1693	4270
Orange County Water District	11430	7008	61.31%			1693	4270
Orange County Water District Division 1	11430	7008	61.31%			1693	4270
State Board of Equalization (4th District)	11430	7008	61.31%			1693	4270
Westminster School District	1186	720	60.71%			152	474
Westminster School District Trustee Area 3	1186	720	60.71%			152	474
<b>Totals:</b>	<b>11430</b>	<b>7008</b>	<b>61.31%</b>			<b>1693</b>	<b>4270</b>

# Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 4								
Precinct	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 4		JOE DOVINH	MARK ANTHONY PAREDES	PHAT BUI
14035	1014	639	63.02%			141	233	190
14036	1805	1117	61.88%			258	367	374
14037	1190	693	58.24%			134	212	277
14047	2128	1333	62.64%			320	387	515
14252	555	336	60.54%			85	125	92
14257	1028	688	66.93%			177	169	272
14275	904	594	65.71%			124	158	250
14317	1213	714	58.86%			197	183	258
14703	2211	1270	57.44%			267	449	436
Totals:	12048	7384	61.29%			1703	2283	2664

# Early Voting Totals

# Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 4								
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 4		JOE DOVINH	MARK ANTHONY PAREDES	PHAT BUI
1st Supervisorial District	12048	62	0.51%			18	23	12
34th Senate District	12048	62	0.51%			18	23	12
47th Congressional District	6220	33	0.53%			9	16	4
48th Congressional District	5828	29	0.50%			9	7	8
72nd Assembly District	12048	62	0.51%			18	23	12
Coast Community College District	12048	62	0.51%			18	23	12
Coast Community College District Trustee Area	12048	62	0.51%			18	23	12
County Board of Education Trustee Area 1	12048	62	0.51%			18	23	12
Garden Grove	12048	62	0.51%			18	23	12
Garden Grove Division 4	12048	62	0.51%			18	23	12
Garden Grove Unified School District	12048	62	0.51%			18	23	12
Garden Grove Unified School District Trustee A	4009	21	0.52%			5	10	4
Garden Grove Unified School District Trustee A	904	4	0.44%			0	1	1
Garden Grove Unified School District Trustee A	7135	37	0.52%			13	12	7
Municipal Water District Of Orange County	12048	62	0.51%			18	23	12
Municipal Water District of Orange County Div 2	12048	62	0.51%			18	23	12
Orange County	12048	62	0.51%			18	23	12
Orange County Water District	12048	62	0.51%			18	23	12
Orange County Water District Division 1	12048	62	0.51%			18	23	12
State Board of Equalization (4th District)	12048	62	0.51%			18	23	12
<b>Totals:</b>	<b>12048</b>	<b>62</b>	<b>0.51%</b>			<b>18</b>	<b>23</b>	<b>12</b>



# Vote-by-Mail Totals

# Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 4								
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 4		JOE DOVINH	MARK ANTHONY PAREDES	PHAT BUI
1st Supervisorial District	12048	4918	40.82%			1165	1426	1942
34th Senate District	12048	4918	40.82%			1165	1426	1942
47th Congressional District	6220	2383	38.31%			515	793	894
48th Congressional District	5828	2535	43.50%			650	633	1048
72nd Assembly District	12048	4918	40.82%			1165	1426	1942
Coast Community College District	12048	4918	40.82%			1165	1426	1942
Coast Community College District Trustee Area	12048	4918	40.82%			1165	1426	1942
County Board of Education Trustee Area 1	12048	4918	40.82%			1165	1426	1942
Garden Grove	12048	4918	40.82%			1165	1426	1942
Garden Grove Division 4	12048	4918	40.82%			1165	1426	1942
Garden Grove Unified School District	12048	4918	40.82%			1165	1426	1942
Garden Grove Unified School District Trustee A	4009	1571	39.19%			339	520	582
Garden Grove Unified School District Trustee A	904	394	43.58%			91	93	175
Garden Grove Unified School District Trustee A	7135	2953	41.39%			735	813	1185
Municipal Water District Of Orange County	12048	4918	40.82%			1165	1426	1942
Municipal Water District of Orange County Div 2	12048	4918	40.82%			1165	1426	1942
Orange County	12048	4918	40.82%			1165	1426	1942
Orange County Water District	12048	4918	40.82%			1165	1426	1942
Orange County Water District Division 1	12048	4918	40.82%			1165	1426	1942
State Board of Equalization (4th District)	12048	4918	40.82%			1165	1426	1942
<b>Totals:</b>	<b>12048</b>	<b>4918</b>	<b>40.82%</b>			<b>1165</b>	<b>1426</b>	<b>1942</b>

## Grand Totals

## Orange County Statement of Votes

CITY OF GARDEN GROVE Member, City Council, District 4								
District	Party Member Registration	Ballots Cast	Turnout	CITY OF GARDEN GROVE Member, City Council, District 4		JOE DOVINH	MARK ANTHONY PAREDES	PHAT BUI
1st Supervisorial District	12048	7384	61.29%			1703	2283	2664
34th Senate District	12048	7384	61.29%			1703	2283	2664
47th Congressional District	6220	3719	59.79%			800	1261	1277
48th Congressional District	5828	3665	62.89%			903	1022	1387
72nd Assembly District	12048	7384	61.29%			1703	2283	2664
Coast Community College District	12048	7384	61.29%			1703	2283	2664
Coast Community College District Trustee Area	12048	7384	61.29%			1703	2283	2664
County Board of Education Trustee Area 1	12048	7384	61.29%			1703	2283	2664
Garden Grove	12048	7384	61.29%			1703	2283	2664
Garden Grove Division 4	12048	7384	61.29%			1703	2283	2664
Garden Grove Unified School District	12048	7384	61.29%			1703	2283	2664
Garden Grove Unified School District Trustee A	4009	2449	61.09%			533	812	841
Garden Grove Unified School District Trustee A	904	594	65.71%			124	158	250
Garden Grove Unified School District Trustee A	7135	4341	60.84%			1046	1313	1573
Municipal Water District Of Orange County	12048	7384	61.29%			1703	2283	2664
Municipal Water District of Orange County Div 2	12048	7384	61.29%			1703	2283	2664
Orange County	12048	7384	61.29%			1703	2283	2664
Orange County Water District	12048	7384	61.29%			1703	2283	2664
Orange County Water District Division 1	12048	7384	61.29%			1703	2283	2664
State Board of Equalization (4th District)	12048	7384	61.29%			1703	2283	2664
<b>Totals:</b>	<b>12048</b>	<b>7384</b>	<b>61.29%</b>			<b>1703</b>	<b>2283</b>	<b>2664</b>

# Orange County Statement of Votes

O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure							
Precinct	Party Member Registration	Ballots Cast	Turnout	O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure		Yes	No
14002	2266	1396	61.61%			837	483
14005	700	444	63.43%			284	137
14013	540	353	65.37%			218	113
14014	2101	1343	63.92%			765	484
14020	2556	1501	58.72%			867	536
14026	1397	904	64.71%			522	326
14027	763	491	64.35%			292	159
14031	1307	733	56.08%			481	207
14033	1614	1035	64.13%			555	397
14035	1014	639	63.02%			394	213
14036	1805	1117	61.88%			626	398
14037	1190	693	58.24%			484	171
14046	30	10	33.33%			6	4
14047	2128	1333	62.64%			824	390
14053	2216	1259	56.81%			798	341
14058	1186	720	60.71%			440	206
14059	918	563	61.33%			350	166
14069	1278	704	55.09%			418	220
14071	1955	1169	59.80%			711	343
14075	1340	1054	78.66%			573	434
14078	1012	767	75.79%			381	357
14080	682	549	80.50%			290	220
14082	788	584	74.11%			280	272
14084	857	684	79.81%			347	308
14085	580	432	74.48%			251	156
14086	1713	1350	78.81%			700	584
14091	577	477	82.67%			244	206
14092	833	631	75.75%			313	299
14224	0	0	0.00%			0	0
14228	638	402	63.01%			252	136
14229	927	574	61.92%			332	214
14234	1241	804	64.79%			518	240
14236	2768	1723	62.25%			1120	487
14239	717	450	62.76%			292	128
14247	544	367	67.46%			221	116
14249	617	380	61.59%			223	125
14250	797	496	62.23%			323	119
14251	1143	696	60.89%			412	236
14252	555	336	60.54%			214	94
14257	1028	688	66.93%			425	185
14274	980	750	76.53%			381	332
14275	904	594	65.71%			366	181
14277	590	365	61.86%			189	150
14278	504	396	78.57%			228	151
14282	242	156	64.46%			102	38
14285	59	33	55.93%			21	11
14291	114	70	61.40%			40	21
14293	471	255	54.14%			188	50
14298	616	371	60.23%			237	104
14308	1835	1163	63.38%			677	411

# Orange County Statement of Votes

Precinct	Party Member Registration	Ballots Cast	Turnout	O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure		Yes	No
14317	1213	714	58.86%			474	150
14701	1966	1156	58.80%			709	376
14702	1740	948	54.48%			579	306
14703	2211	1270	57.44%			783	400
14704	1117	580	51.92%			379	154
14705	2770	1547	55.85%			1031	376
14706	1736	887	51.09%			583	225
14707	2314	1316	56.87%			839	380
14708	1883	1089	57.83%			660	345
14709	1425	935	65.61%			584	267
14710	1706	1139	66.76%			673	386
<b>Totals:</b>	<b>72717</b>	<b>45586</b>	<b>62.69%</b>			<b>27306</b>	<b>15024</b>

# Early Voting Totals

# Orange County Statement of Votes

O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure							
District	Party Member Registration	Ballots Cast	Turnout	O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure		Yes	No
1st Supervisorial District	72717	447	0.61%			275	141
34th Senate District	72717	447	0.61%			275	141
3rd Supervisorial District	0	0	0.00%			0	0
46th Congressional District	18065	103	0.57%			62	29
47th Congressional District	45985	294	0.64%			180	98
48th Congressional District	8667	50	0.58%			33	14
65th Assembly District	301	3	1.00%			3	0
69th Assembly District	13060	75	0.57%			45	22
72nd Assembly District	59356	369	0.62%			227	119
Anaheim Elementary School District	114	2	1.75%			2	0
Anaheim Elementary School District Trustee Area 1	114	2	1.75%			2	0
Anaheim Union High School District	173	2	1.16%			2	0
Anaheim Union High School District Trustee Area 1	173	2	1.16%			2	0
Coast Community College District	37528	243	0.65%			149	76
Coast Community College District Trustee Area 1	8736	59	0.68%			34	23
Coast Community College District Trustee Area 2	28792	184	0.64%			115	53
County Board of Education Trustee Area 1	61989	374	0.60%			235	111
County Board of Education Trustee Area 2	10728	73	0.68%			40	30
County Board of Education Trustee Area 3	0	0	0.00%			0	0
Garden Grove	72717	447	0.61%			275	141
Garden Grove Division 1	14899	101	0.68%			60	36
Garden Grove Division 2	13208	73	0.55%			51	20
Garden Grove Division 3	11430	87	0.76%			56	22
Garden Grove Division 4	12048	62	0.51%			32	25
Garden Grove Division 5	12037	83	0.69%			48	30
Garden Grove Division 6	9095	41	0.45%			28	8
Garden Grove Unified School District	66659	411	0.62%			251	133
Garden Grove Unified School District Trustee Area 1	18615	130	0.70%			77	45
Garden Grove Unified School District Trustee Area 2	24738	138	0.56%			81	48
Garden Grove Unified School District Trustee Area 3	11293	70	0.62%			44	21
Garden Grove Unified School District Trustee Area 4	904	4	0.44%			2	1
Garden Grove Unified School District Trustee Area 5	12815	79	0.62%			52	23
Huntington Beach Union High School District	3432	23	0.67%			15	7
Magnolia School District	59	0	0.00%			0	0
Magnolia School District Trustee Area 5	59	0	0.00%			0	0
Municipal Water District Of Orange County	72717	447	0.61%			275	141
Municipal Water District of Orange County Division 1	53595	318	0.59%			195	99
Municipal Water District of Orange County Division 2	20828	139	0.67%			85	47
North Orange County Community College District	12443	66	0.53%			43	20
North Orange County Community College District	12443	66	0.53%			43	20
Orange County	72717	447	0.61%			275	141
Orange County Water District	72717	447	0.61%			275	141
Orange County Water District Division 1	62231	377	0.61%			238	111
Orange County Water District Division 2	0	0	0.00%			0	0
Orange County Water District Division 4	10486	70	0.67%			37	30
Orange Unified School District	2453	11	0.45%			7	1
Orange Unified School District Trustee Area 2	2453	11	0.45%			7	1
Rancho Santiago Community College District	22746	138	0.61%			83	45
Rancho Santiago Community College District Trustee Area 1	19275	115	0.60%			64	41
Rancho Santiago Community College District Trustee Area 2	3471	23	0.66%			19	4

## Early Voting Totals

## Orange County Statement of Votes

District	Party Member Registration	Ballots Cast	Turnout	O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure	Yes	No
Santa Ana College Imp Dist No. 1 of RSCCD	20293	127	0.63%		76	44
State Board of Equalization (4th District)	72717	447	0.61%		275	141
Westminster School District	3432	23	0.67%		15	7
Westminster School District Trustee Area 3	3432	23	0.67%		15	7
<b>Totals:</b>	<b>72717</b>	<b>447</b>	<b>0.61%</b>		<b>275</b>	<b>141</b>

## Vote-by-Mail Totals

## Orange County Statement of Votes

O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure							
District	Party Member Registration	Ballots Cast	Turnout	O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure		Yes	No
1st Supervisorial District	72717	29073	39.98%			17772	9248
34th Senate District	72717	29073	39.98%			17772	9248
3rd Supervisorial District	0	0	0.00%			0	0
46th Congressional District	18065	6845	37.89%			4364	2026
47th Congressional District	45985	18407	40.03%			10968	6222
48th Congressional District	8667	3821	44.09%			2440	1000
65th Assembly District	301	175	58.14%			120	49
69th Assembly District	13060	4828	36.97%			3156	1334
72nd Assembly District	59356	24070	40.55%			14496	7865
Anaheim Elementary School District	114	66	57.89%			36	21
Anaheim Elementary School District Trustee Area 1	114	66	57.89%			36	21
Anaheim Union High School District	173	98	56.65%			57	32
Anaheim Union High School District Trustee Area 1	173	98	56.65%			57	32
Coast Community College District	37528	15485	41.26%			9460	4888
Coast Community College District Trustee Area 1	8736	3827	43.81%			2096	1561
Coast Community College District Trustee Area 2	28792	11658	40.49%			7364	3327
County Board of Education Trustee Area 1	61989	24400	39.36%			15244	7308
County Board of Education Trustee Area 2	10728	4673	43.56%			2528	1940
County Board of Education Trustee Area 3	0	0	0.00%			0	0
Garden Grove	72717	29073	39.98%			17772	9248
Garden Grove Division 1	14899	6297	42.26%			3557	2385
Garden Grove Division 2	13208	5302	40.14%			3093	1834
Garden Grove Division 3	11430	4664	40.80%			2950	1344
Garden Grove Division 4	12048	4918	40.82%			3120	1379
Garden Grove Division 5	12037	4679	38.87%			2960	1435
Garden Grove Division 6	9095	3213	35.33%			2092	871
Garden Grove Unified School District	66659	26800	40.20%			16302	8639
Garden Grove Unified School District Trustee Area 1	18615	7841	42.12%			4421	2961
Garden Grove Unified School District Trustee Area 2	24738	9698	39.20%			5887	3176
Garden Grove Unified School District Trustee Area 3	11293	4246	37.60%			2757	1180
Garden Grove Unified School District Trustee Area 4	904	394	43.58%			255	111
Garden Grove Unified School District Trustee Area 5	12815	5335	41.63%			3401	1450
Huntington Beach Union High School District	3432	1358	39.57%			876	357
Magnolia School District	59	32	54.24%			21	11
Magnolia School District Trustee Area 5	59	32	54.24%			21	11
Municipal Water District Of Orange County	72717	29073	39.98%			17772	9248
Municipal Water District of Orange County Division 1	53595	21120	39.41%			13193	6374
Municipal Water District of Orange County Division 2	20828	8667	41.61%			4998	3113
North Orange County Community College District	12443	5046	40.55%			2910	1801
North Orange County Community College District Trustee Area 1	12443	5046	40.55%			2910	1801
Orange County	72717	29073	39.98%			17772	9248
Orange County Water District	72717	29073	39.98%			17772	9248
Orange County Water District Division 1	62231	24543	39.44%			15343	7346
Orange County Water District Division 2	0	0	0.00%			0	0
Orange County Water District Division 4	10486	4530	43.20%			2429	1902
Orange Unified School District	2453	817	33.31%			537	220
Orange Unified School District Trustee Area 2	2453	817	33.31%			537	220
Rancho Santiago Community College District	22746	8542	37.55%			5402	2559
Rancho Santiago Community College District Trustee Area 1	19275	7331	38.03%			4634	2217
Rancho Santiago Community College District Trustee Area 2	3471	1211	34.89%			768	342

# Vote-by-Mail Totals

# Orange County Statement of Votes

District	Party Member Registration	Ballots Cast	Turnout	O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure		Yes	No
Santa Ana College Imp Dist No. 1 of RSCCD	20293	7725	38.07%			4865	2339
State Board of Equalization (4th District)	72717	29073	39.98%			17772	9248
Westminster School District	3432	1358	39.57%			876	357
Westminster School District Trustee Area 3	3432	1358	39.57%			876	357
<b>Totals:</b>	<b>72717</b>	<b>29073</b>	<b>39.98%</b>			<b>17772</b>	<b>9248</b>



## Grand Totals

## Orange County Statement of Votes

O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure							
District	Party Member Registration	Ballots Cast	Turnout	O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure		Yes	No
1st Supervisorial District	72717	45585	62.69%			27306	15024
34th Senate District	72717	45585	62.69%			27306	15024
3rd Supervisorial District	0	0	0.00%			0	0
46th Congressional District	18065	10589	58.62%			6674	3165
47th Congressional District	45985	29520	64.19%			17199	10348
48th Congressional District	8667	5476	63.18%			3433	1511
65th Assembly District	301	189	62.79%			123	49
69th Assembly District	13060	7493	57.37%			4853	2068
72nd Assembly District	59356	37903	63.86%			22330	12907
Anaheim Elementary School District	114	70	61.40%			40	21
Anaheim Elementary School District Trustee Area 1	114	70	61.40%			40	21
Anaheim Union High School District	173	103	59.54%			61	32
Anaheim Union High School District Trustee Area 1	173	103	59.54%			61	32
Coast Community College District	37528	24204	64.50%			14350	8064
Coast Community College District Trustee Area 1	8736	6688	76.56%			3523	2822
Coast Community College District Trustee Area 2	28792	17516	60.84%			10827	5242
County Board of Education Trustee Area 1	61989	37380	60.30%			23021	11513
County Board of Education Trustee Area 2	10728	8205	76.48%			4285	3511
County Board of Education Trustee Area 3	0	0	0.00%			0	0
Garden Grove	72717	45585	62.69%			27306	15024
Garden Grove Division 1	14899	10633	71.37%			5794	4195
Garden Grove Division 2	13208	8222	62.25%			4775	2867
Garden Grove Division 3	11430	7008	61.31%			4316	2140
Garden Grove Division 4	12048	7384	61.29%			4590	2182
Garden Grove Division 5	12037	7304	60.88%			4558	2285
Garden Grove Division 6	9095	5034	55.35%			3273	1355
Garden Grove Unified School District	66659	42156	63.24%			25126	14088
Garden Grove Unified School District Trustee Area 1	18615	13066	70.19%			7170	5103
Garden Grove Unified School District Trustee Area 2	24738	15307	61.88%			9167	5149
Garden Grove Unified School District Trustee Area 3	11293	6509	57.64%			4178	1834
Garden Grove Unified School District Trustee Area 4	904	594	65.71%			366	181
Garden Grove Unified School District Trustee Area 5	12815	7819	61.01%			4918	2207
Huntington Beach Union High School District	3432	1989	57.95%			1244	551
Magnolia School District	59	33	55.93%			21	11
Magnolia School District Trustee Area 5	59	33	55.93%			21	11
Municipal Water District Of Orange County	72717	45585	62.69%			27306	15024
Municipal Water District of Orange County Division 1	53595	32461	60.57%			20005	10063
Municipal Water District of Orange County Division 2	20828	14263	68.48%			7974	5347
North Orange County Community College District	12443	8008	64.36%			4570	2923
North Orange County Community College District Trustee Area 1	12443	8008	64.36%			4570	2923
Orange County	72717	45585	62.69%			27306	15024
Orange County Water District	72717	45585	62.69%			27306	15024
Orange County Water District Division 1	62231	37536	60.32%			23123	11551
Orange County Water District Division 2	0	0	0.00%			0	0
Orange County Water District Division 4	10486	8049	76.76%			4183	3473
Orange Unified School District	2453	1337	54.50%			875	353
Orange Unified School District Trustee Area 2	2453	1337	54.50%			875	353
Rancho Santiago Community College District	22746	13373	58.79%			8386	4037
Rancho Santiago Community College District Trustee Area 1	19275	11449	59.40%			7159	3488
Rancho Santiago Community College District Trustee Area 2	3471	1924	55.43%			1227	549

**Grand Totals**

**Orange County Statement of Votes**

District	Party Member Registration	Ballots Cast	Turnout	O-City of Garden Grove, Public Safety/9-1-1 and Vital City Services Measure	Yes	No
Santa Ana College Imp Dist No. 1 of RSCCD	20293	12036	59.31%		7511	3684
State Board of Equalization (4th District)	72717	45585	62.69%		27306	15024
Westminster School District	3432	1989	57.95%		1244	551
Westminster School District Trustee Area 3	3432	1989	57.95%		1244	551
<b>Totals:</b>	<b>72717</b>	<b>45585</b>	<b>62.69%</b>		<b>27306</b>	<b>15024</b>

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Authorize the issuance of a purchase order to Scott Equipment, Inc., for one (1) new Public Works streets construction equipment trailer. (Cost: \$28,179.86) ( <i>Action Item</i> )		
		Date:	12/11/2018

---

**OBJECTIVE**

To secure City Council authorization to purchase one (1) Public Works streets construction equipment trailer from Scott Equipment, Inc. in the amount of \$28,179.86.

-

**BACKGROUND**

Public Works is responsible for providing safe and reliable vehicles for all City departments. The Public Works Department currently has one (1) construction equipment trailer that meets the City's guidelines for replacement. The replacement was approved through the FY 18/19 budget process.

**DISCUSSION**

Specifications were prepared and sent to bidders in the Southern California area. Multiple bids were received. Pursuant to Garden Grove Municipal Code Section 2.50.060 and based on the City's Public Works Department recommendations, the results deemed that Scott Equipment, Inc. was the lowest responsive bid.

Scott Equipment, Inc. Fontana, CA	\$28,179.86
Yale Chase City of Industry, CA	\$30,359.85

**FINANCIAL IMPACT**

The financial impact is \$28,179.86 to the Fleet Management Fund. There is no impact to the General Fund. The vehicle being replaced will be sold at public auction.

#### RECOMMENDATION

It is recommended that the City Council:

- Authorize the City Manager or his designee to issue a purchase order in the amount of \$28,179.86 to Scott Equipment, Inc. for the purchase of one (1) new Public Works streets construction equipment trailer.

By: Steve Sudduth, Equipment Maintenance Supervisor

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Authorize the issuance of a purchase order to National Auto Fleet Group for one (1) new Public Works vehicle maintenance utility truck. (Cost: \$45,060.10) ( <i>Action Item</i> )		
		Date:	12/11/2018

---

**OBJECTIVE**

To secure City Council authorization to purchase one (1) new Public Works vehicle maintenance utility truck from National Auto Fleet Group through the Sourcewell competitive bid program, Contract #120716.

**BACKGROUND**

The Public Works Department has one (1) Public Works vehicle maintenance utility truck that currently meets the City's guidelines for replacement and was approved through FY 18/19 budget process. Experience has shown that the City's buying power is enhanced through joining with other public agencies to purchase fleet vehicles and equipment.

**DISCUSSION**

Sourcewell nationally solicits, evaluates and awards contracts through a competitive bid process. As a member of Sourcewell, the City is able to utilize bid awards for equipment purchases. Staff recommends piggybacking on the results of a recent Sourcewell competitive bid program, Contract #120716. The results deemed National Auto Fleet Group as the lowest responsive bid.

National Auto Fleet Group	\$45,060.10*
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\* This price includes all applicable tax and destination charges.

**FINANCIAL IMPACT**

There is no impact to the General Fund. The financial impact is \$45,060.10 to the Fleet Management Fund. The surplus equipment will be sold at public auction.

**RECOMMENDATION**

It is recommended that the City Council:

- Authorize the City Manager or his designee to issue a purchase order in the amount of \$45,060.10 to National Auto Fleet Group for the purchase of one (1) new Public Works vehicle maintenance truck.

By: Steve Sudduth, Equipment Maintenance Supervisor



**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Authorize the issuance of a purchase order to National Auto Fleet Group for one (1) new Public Works parks utility truck. (Cost: \$53,430.12) ( <i>Action Item</i> )		
		Date:	12/11/2018

---

**OBJECTIVE**

To secure City Council authorization to purchase one (1) new Public Works parks utility truck from National Auto Fleet Group through the Sourcewell competitive bid program, Contract #120716.

**BACKGROUND**

The Public Works Department has one (1) Public Works parks utility truck that currently meets the City's guidelines for replacement and was approved through FY 18/19 budget process. Experience has shown that the City's buying power is enhanced through joining with other public agencies to purchase fleet vehicles and equipment.

**DISCUSSION**

Sourcewell nationally solicits, evaluates and awards contracts through a competitive bid process. As a member of Sourcewell, the City is able to utilize bid awards for equipment purchases. Staff recommends piggybacking on the results of a recent Sourcewell competitive bid program, Contract #120716. The results deemed National Auto Fleet Group as the lowest responsive bid.

National Auto Fleet Group	\$53,430.12*
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\* This price includes all applicable tax and destination charges.

**FINANCIAL IMPACT**

There is no impact to the General Fund. The financial impact is \$53,430.12 to the Fleet Management Fund. The surplus equipment will be sold at public auction.

**RECOMMENDATION**

It is recommended that the City Council:

- Authorize the City Manager or his designee to issue a purchase order in the amount of \$53,430.12 to National Auto Fleet Group for the purchase of one (1) new Public Works Parks Utility Truck.

By: Steve Sudduth, Equipment Maintenance Supervisor





**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: William E. Murray

Dept.: City Manager Dept.: Public Works

Subject: Authorize the issuance of a purchase order to Pres Tech Equipment Company to provide and install a PT-26-G Valve Exerciser and an 8'x10' Valve Truck Body.  
(Cost: \$54,607.35) (*Action Item*)

---

**OBJECTIVE**

To secure City Council authorization to purchase a PT-26-G Valve Exerciser and an 8' X 10' Valve Truck Body, per IFB No. S-1242, from Pres Tech Equipment Company.

**BACKGROUND**

The City water staff exercises water gate valves throughout the City's water system. The existing water gate valve machine is approximately 15 years old and replacement parts are difficult to find due to age of the valve exerciser.

**DISCUSSION**

IFB No. S-1242 was advertised on October 12, 2018, and closed on November 14, 2018. One bid was found to be responsive. The bid result is as follows:

<b>Company Name</b>	<b>Total Bid Amount</b>
<b>Pres Tech Equipment Company</b>	<b>\$54,607.35</b>

**FINANCIAL IMPACT**

Funds for this purchase in the amount of \$54,607.35 are available in the Water Enterprise Fund in the current FY 2018-19 Water Services Budget. The retired unit will be sold at the current scrap metal market value.

**RECOMMENDATION**

It is recommended that the City Council:

- Authorize the City Manager or his designee to issue a purchase order to Pres Tech Equipment Company, in the amount of \$54,607.35, to provide and install a PT-26-G Valve Exerciser and 8' x 10' Valve Truck Body.

By: Les Ruitenschild, Water Distribution Supervisor

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Authorize the issuance of a purchase order to National Auto Fleet Group for one (1) new Public Works water production crane mounted utility truck. (Cost: \$70,926.57) ( <i>Action Item</i> )		
		Date:	12/11/2018

---

**OBJECTIVE**

To secure City Council authorization to purchase one (1) new Public Works water production crane mounted utility truck from National Auto Fleet Group through the Sourcwell competitive bid program, Contract #120716.

**BACKGROUND**

The Public Works Department has one (1) Public Works crane mounted utility truck that currently meets the City's guidelines for replacement and was approved through FY 18/19 budget process. Experience has shown that the City's buying power is enhanced through joining with other public agencies to purchase fleet vehicles and equipment.

**DISCUSSION**

Sourcwell nationally solicits, evaluates and awards contracts through a competitive bid process. As a member of Sourcwell, the City is able to utilize bid awards for equipment purchases. Staff recommends piggybacking on the results of a recent Sourcwell competitive bid program, Contract #120716. The results deemed National Auto Fleet Group as the lowest responsive bid.

National Auto Fleet Group

\$70,926.57\*

\* This price includes all applicable tax and destination charges.

**FINANCIAL IMPACT**

There is no impact to the General Fund. The financial impact is \$70,926.57 to the Fleet Management Fund. The surplus equipment will be sold at public auction.

RECOMMENDATION

It is recommended that the City Council:

- Authorize the City Manager or his designee to issue a purchase order in the amount of \$70,926.57 to National Auto Fleet Group for the purchase of one (1) new Public Works water production crane mounted utility truck.

By: Steve Sudduth, Equipment Maintenance Supervisor

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Authorize the issuance of a purchase order to National Auto Fleet Group for two (2) new Public Works water production utility trucks. (Cost: \$95,089.64) ( <i>Action Item</i> )		
		Date:	12/11/2018

---

**OBJECTIVE**

To secure City Council authorization to purchase two (2) new Public Works water production utility trucks from National Auto Fleet Group through the Sourcewell competitive bid program, Contract No.120716.

**BACKGROUND**

The Public Works Department has two (2) Public Works trucks that currently meet the City's guidelines for replacement and were approved through the FY 18/19 budget process. Experience has shown that the City's buying power is enhanced through joining with other public agencies to purchase fleet vehicles and equipment.

**DISCUSSION**

Sourcewell nationally solicits, evaluates and awards contracts through a competitive bid process. As a member of Sourcewell, the City is able to utilize bid awards for equipment purchases. Staff recommends piggybacking on the results of a recent Sourcewell competitive bid program, Contract #120716. The results deemed National Auto Fleet Group as the lowest responsive bid.

National Auto Fleet Group	\$47,544.82* each
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\*This price includes all applicable tax and destination charges

**FINANCIAL IMPACT**

There is no impact to the General Fund. The financial impact is \$95,089.64 to the Fleet Management Fund. The surplus equipment will be sold at public auction.

#### RECOMMENDATION

It is recommended that the City Council:

- Authorize the City Manager or his designee to issue a purchase order in the amount of \$95,089.64 to National Auto Fleet Group for the purchase of two (2) new Public Works water production utility trucks.

By: Steve Sudduth, Equipment Maintenance Supervisor

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Todd D. Elgin
Dept.:	City Manager	Dept.:	Police
Subject:	Appropriation of funds for existing contract with All City Management Services, Inc. (Amount: \$100,000) ( <i>Action Item</i> )	Date:	12/11/2018

---

**OBJECTIVE**

To obtain City Council approval to appropriate additional funds for an existing contract with All City Management Services, Inc., (ACMS) to provide crossing guard services in the City of Garden Grove.

**BACKGROUND**

The approved fiscal year 2018-19 budget included a five percent budget reduction citywide for all programs, excluding funds for sworn public safety services. As part of the Police Department's budget reductions, funds for crossing guard services were eliminated in the amount of \$190,000. Discussions with the Garden Grove Unified School District (GGUSD) regarding sharing the cost for crossing guard services were still pending after the school year began on August 29, 2018. As a result, on September 11, 2018, City Council approved re-funding crossing guard services through December 2018 while discussions continued with GGUSD and/or to allow staff additional time to identify other funding options.

**DISCUSSION**

Further discussions with the GGUSD have been scheduled, however, staff recommends re-funding the ACMS contract through June 30, 2019, to ensure crossing guard services remain intact for the remainder of the 2018-19 school year. The cost for this service through June 2019 is approximately \$100,000.

**FINANCIAL IMPACT**

The cost for crossing guard services through June 2019 is approximately \$100,000. Funds will be need to be appropriated to the FY 2018-19 budget.

## RECOMMENDATION

It is recommended that the City Council:

- Approve the appropriation of \$100,000 to the FY 2018-19 General Fund budget.

By: Courtney Allison, Fiscal Analyst



**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: Anand Rao

Dept.: City Manager Dept.: Information Technology

Subject: Authorize the issuance of a purchase order to ConvergeOne to provide seven (7) Cisco Servers including three years of support. (Cost: \$109,893.00) (*Action Item*) Date: 12/11/2018

---

**OBJECTIVE**

To secure City Council authorization to purchase Seven (7) Cisco Servers including three years support in the amount of \$109,893.00 from ConvergeOne, pursuant to IFB No. S-1244.

**BACKGROUND**

The City's current data center is at near capacity. In use applications utilize 80% of current data center resources. New servers must be purchased in order to keep up with natural growth as well as to support upcoming Enterprise Resource Planning (ERP) implementation. On September 11, 2018, City Council approved an estimated \$574,000.00 budget for the acquisition of ERP hardware / software and related licenses. Based on this approval a formal bid process to acquire seven (7) new servers was completed.

**DISCUSSION**

Eight (8) bids were received and opened on November 19, 2018. All bids were found to be responsive. Bid results were as follows:

<b>Bidders for IFB No. S-1244</b>	
<b>COMPANY</b>	<b>TOTAL COST</b>
ConvergeOne Ontario, CA	\$109,893.00
AAA Network Solutions Buena Park, CA	\$128,389.92

Kambrian Corporation West Covina, CA	\$145,629.46
Saitech, Inc. Fremont, CA	\$149,477.93
Federal Technology Solutions Corona, CA	\$153,679.68
Technology Marketing and Management Service Los Angeles, CA	\$156,723.49
Armstore.com Garden Grove, CA	\$162,313.13
Howard Technology Solutions Ellisville, MS	\$169,585.57

#### FINANCIAL IMPACT

The ERP Capital Fund will absorb the financial impact of the purchase not to exceed \$109,893.00.

#### RECOMMENDATION

It is recommended that the City Council:

- Authorize the City Manager or his designee to issue a purchase order to ConvergeOne, in the firm fixed amount of \$109,893.00 for seven (7) Cisco Servers, including three years support.

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Approval of Amendment No. 1 to the agreement with Wallace & Associates Consulting, Inc., to provide on-call construction inspection services. (Cost: \$200,000) ( <i>Action Item</i> )		
		Date:	12/11/2018

---

**OBJECTIVE**

To request City Council approval of Amendment No. 1 to the Agreement with Wallace & Associates Consulting, Inc. for on-call construction inspection services. Amendment No. 1 extends the Consultant's performance period from February 9, 2019, to February 9, 2021, and it increases the total compensation amount from Four Hundred Thousand Dollars (\$400,000) to Six Hundred Thousand Dollars (\$600,000), a Two Hundred Thousand Dollar (\$200,000) increase.

**BACKGROUND**

The construction inspector is responsible for ensuring quality control and quality assurance on all capital improvement projects. This function is critical for the successful delivery of the City's infrastructure projects.

**DISCUSSION**

In 2016, Wallace and Associates was selected from a pool of various consulting groups as the most qualified firm to provide on-call construction inspection services. The firm provides the necessary staff to meet short-term or long-term project assignments, generally specializing on major infrastructure improvements, such as road reconstruction and rehabilitation. Moreover, the City retains these firms based on overall performance and cost effectiveness.

**FINANCIAL IMPACT**

There is no impact to the General Fund. The costs incurred by this Amendment No. 1 will be funded by the Engineering Division capital budget.

## RECOMMENDATION

It is recommended that the City Council:

- Approve Amendment No. 1 with Wallace & Associates Consulting, Inc., extending the initial performance period from February 9, 2019, to February 9, 2021, and increase the total compensation amount from Four Hundred Thousand Dollars (\$400,000) to Six Hundred Thousand Dollars (\$600,000), a Two Hundred Thousand Dollar (\$200,000) increase; and
- Authorize the City Manager to execute Amendment No. 1 and make minor modifications on behalf of the City as appropriate thereto.

By: Ana V. Neal  
Sr. Administrative Analyst

### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Amendment No. 1	11/28/2018	Backup Material	Wallace_Assoc_Amendment1.pdf

## **CITY OF GARDEN GROVE**

### **AMENDMENT NO. 1**

This Amendment No.1 is made and entered into this            day of            2018, by and between the **CITY OF GARDEN GROVE**, hereinafter referred to as "CITY", and **Wallace & Associates Consulting, Inc.**, hereinafter referred to as "CONSULTANT".

WHEREAS, CONSULTANT and CITY entered into an Agreement for CONSULTANT to provide On-Call Construction Inspection Services, effective February 9, 2016 (the "Agreement").

WHEREAS, CONSULTANT and CITY desire to amend the existing Agreement as provided herein.

Now, therefore, it is mutually agreed, by and between the parties as follows:

1. Section 1, Term of Agreement, is hereby amended as follows:

The CITY is opting to extend the Agreement for a one (1), two-year term through February 9, 2021.

2. Section 3.1 Compensation Amount, is hereby amended as follows:

Increase the "Not to exceed" amount from Four Hundred Thousand dollars (\$400,000) to Six Hundred Thousand dollars (\$600,000), an increase of Two Hundred Thousand dollars (\$200,000) to the total Agreement amount.

Except as expressly amended by this Amendment No. 1, all provisions of the existing Agreement shall remain in full force and effect as originally executed.

*[SIGNATURES ON FOLLOWING PAGE]*

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to the existing Agreement to be executed by their respective officers duly authorized on the date first written above.

**"CITY"**

**CITY OF GARDEN GROVE,** a  
municipal corporation

Dated: \_\_\_\_\_, 2018

By: \_\_\_\_\_  
Scott C. Stiles  
City Manager

**ATTEST**

**"CONSULTANT"**

Wallace & Associates Consulting, Inc.,  
a California Corporation

\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Dated: \_\_\_\_\_, 2018

Dated: \_\_\_\_\_, 2018

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Garden Grove City Attorney

Dated: 11-5, 2018

If CONSULTANT/CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Omar Sandoval
Dept.:	City Manager	Dept.:	City Attorney
Subject:	Authorization for City Manager to send Notices of Withdrawal from Fire Department Related Agreements with outside agencies. ( <i>Action Item</i> )	Date:	12/11/2018

---

**OBJECTIVE**

To seek City Council authorization to send notices of withdrawal from the Metro Cities Fire Authority (MetroNet), North Net Training Center, and Orange County-City Hazardous Materials Emergency Response Authority, related to Fire Department operations. This is necessary to prevent the payment of related costs for an entire year if the City decides to contract with OCFA for fire services.

**BACKGROUND**

The City is a current participant in three cooperation and joint powers agreements related to the Fire Department operations.

MetroNet provides communications services for Fire Department dispatch. The member agencies include the Cities of Garden Grove, Anaheim, Brea, Fountain Valley, Huntington Beach, Newport Beach, and Orange.

North Net Training Authority owns property and a facility called the North Net Training Center located in Anaheim near Angels Stadium. The facility is owned and managed through a joint powers agreement between the Cities of Garden Grove, Anaheim and Orange, and is used for firefighter training.

The Orange County-City Hazardous Materials Emergency Response Authority provides hazmat response for events that may occur in the City. The City of Garden Grove is not a member of the joint powers authority, but participates in its hazmat emergency response services as a subscriber.

If the City were to contract with OCFA for fire services, the City will need to terminate its relationship with the foregoing outside agencies.

## DISCUSSION

The MetroNet and North Net Training Center agreements require a notice of withdrawal to be provided by the City no later than December 31, 2018, for withdrawal effective on the end of the fiscal year, June 30, 2019. In effect, these agreements require a six-month notice of withdrawal. The City will need to send the notices by December 31, 2018, pending the current negotiations with OCFA. Should the City wait to provide the notices, then the City will be required to continue to be financially responsible for its share of the costs for the programs provided by these agencies through the end of the next fiscal year, ending on June 30, 2020 (provided that the City gives notice of withdrawal by December 31, 2019).

The Orange County-City Hazardous Materials Emergency Response Authority require 60 days' notice of termination of the subscription agreement. If approved, the City Manager would send notice of termination within the 60 days' period, in the event that the City were to contract with the OCFA for fire services.

## FINANCIAL IMPACT

None. The City's funding participation in the programs will end effective June 30, 2019 in the event that the City withdraws from the programs were the City to contract with OCFA for fire services.

## RECOMMENDATION

It is recommended that the City Council:

- Authorize the City Manager to send notices of withdrawal to the Metro Cities Fire Authority, North Net Training Center, and Orange County-City Hazardous Materials Emergency Response Authority at the time required by the respective agreements.



**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: Teresa Pomeroy

Dept.: City Manager Dept.: City Clerk

Subject: Receive and file minutes from the meetings held on November 13, 2018, and November 27, 2018. (*Action Item*) Date: 12/11/2018

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Attached are the minutes from the meetings held on November 13, 2018, and November 27, 2018, recommended to be received and filed as submitted or amended.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Minutes 11-13-2018	12/5/2018	Minutes	cc-min_11_13_2018_A.pdf
Minutes 11-27-2018	12/6/2018	Minutes	cc-min_11_27_2018.pdf

MINUTES

GARDEN GROVE CITY COUNCIL

Regular Meeting

Tuesday, November 13, 2018

Community Meeting Center  
11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE MEETING

At 6:35 p.m., Mayor Jones convened the meeting in the Council Chamber.

ROLL CALL      PRESENT:          (7)      Mayor Jones, Mayor Pro Tem Beard, Council  
Members O'Neill, T. Nguyen, Bui,  
Klopfenstein, K. Nguyen

ABSENT:            (0)      None

MOMENT OF SILENCE TO HONOR THE VICTIMS AND FIRST RESPONDERS OF THE  
CAMP FIRE IN BUTTE COUNTY AND WOOLSEY AND HILL FIRES IN VENTURA  
COUNTY

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

COMMUNITY SPOTLIGHT IN RECOGNITION OF THE GARDEN GROVE POLICE  
DEPARTMENT'S ACCIDENT REDUCTION TEAM FOR GOING BEYOND THE CALL OF  
DUTY TO REDUCE FATAL ACCIDENTS IN THE CITY

OVERVIEW AND TIPS FOR THE FALL SEASON AS PRESENTED BY LANAE O'SHIELDS,  
PUBLIC AFFAIRS MANAGER, WITH SOCALGAS

ORAL COMMUNICATIONS

Speakers:    Rebecca Rienzo, Tom Raber, Paulette Holm

RECESS

At 7:02 p.m., Mayor Jones recessed the meeting.

RECONVENE

At 7:03 p.m., Mayor Jones reconvened the meeting in the Council Chamber with all Council Members present.

PROCLAMATION DECLARING NOVEMBER 11-17, 2018, NATIONAL NURSE PRACTITIONER WEEK (F: 83.1)

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

A Proclamation declaring November 11-17, 2018, National Nurse Practitioner Week, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

ADOPTION OF A RESOLUTION AMENDING THE CONFLICT OF INTEREST CODE PERTAINING TO DESIGNATED POSITIONS AND DISCLOSURE CATEGORIES (F: 30.7)

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

Resolution No. 9391-16 be rescinded; and

Resolution No. 9530-18 amending the Conflict of Interest Code pertaining to designated positions and disclosure categories, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO NATIONAL AUTO FLEET GROUP FOR ONE (1) NEW POLICE DEPARTMENT MINIVAN

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

The City Manager or his designee, be authorized to issue a purchase order in the amount of \$27,648.78 to National Auto Fleet Group for the purchase of one (1) new Police Department minivan.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO NATIONAL AUTO FLEET GROUP FOR ONE (1) NEW POLICE DEPARTMENT SEDAN

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

The City Manager or his designee, be authorized to issue a purchase order in the amount of \$28,900.84 to National Auto Fleet Group for the purchase of one (1) new Police Department sedan.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO NATIONAL AUTO FLEET GROUP FOR TWO (2) NEW POLICE DEPARTMENT SPORT UTILITY VEHICLES

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

The City Manager or his designee, be authorized to issue a purchase order in the amount of \$52,730.96 to National Auto Fleet Group for the purchase of two (2) new Police Department sport utility vehicles.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

APPROVAL OF A SUBSCRIPTION AGREEMENT FOR CLEAR INVESTIGATIVE SERVICES WITH THOMSON REUTERS FOR LAW ENFORCEMENT-ONLY ACCESS TO INFORMATION DATABASES (F: 55 – THOMSOM REUTERS)

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

The subscription agreement with Thomson Reuters for CLEAR Investigative Services, be approved; and

The City Manager be authorized to execute the agreement on behalf of the City, and make minor modifications as appropriate thereto.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO NTH GENERATION  
COMPUTING, INC., FOR THE PURCHASE OF A HEWLETT PACKARD ENTERPRISE  
NIMBLE STORAGE SOLUTION INCLUDING THREE YEARS SUPPORT

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

The City Manager or his designee be authorized to issue a purchase order to Nth Generation Computing, Inc., in the firm fixed amount of \$111,922.80 for a Hewlett Packard Enterprise Nimble Storage Solution, including three years of support.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON OCTOBER 23, 2018  
(F: VAULT)

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

Minutes from the meeting held on October 23, 2018, be received and filed.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

WARRANTS

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

Payroll Warrants 182845 through 182869 and 182870 through 182899; Direct Deposits D338411 through D339075, D339074 through D339743; and Wires W2522 through W2525, W2526 through W2529; be approved as presented in the warrant register submitted, and have been audited for accuracy and funds are available for payment thereof by the City Manager or his designee; and

Regular Warrants 644443 through 644618, 644619 through 644880, 644881 through 645162; and Wires W2303 through W2309, W644618 through W644879, W2310 through W2317; be approved as presented in the warrant register submitted, and have been audited for accuracy and funds are available for payment thereof by the City Manager or his designee.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

#### WAIVER

It was moved by Council Member Bui, seconded by Council Member T. Nguyen that:

Full reading of ordinances listed be waived.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

PUBLIC HEARING – INTRODUCTION AND FIRST READING OF AN ORDINANCE  
APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT NO. PUD-104-73  
TO FACILITATE THE REDEVELOPMENT OF THE STARLIGHT CINEMA PROPERTY  
LOCATED AT 12101 AND 12111 VALLEY VIEW STREET  
(F: 116.PUD-104-73 (REV. 2018))

*(As approved earlier in the meeting, it was moved by Council Member Bui, seconded by Council Member T. Nguyen, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)*

Following staff's presentation, Mayor Jones declared the Public Hearing open and asked if anyone wished to address the City Council on the matter.

Speakers: Jim Forgey, Marlund Hale, Thomas Utman announced they were available to answer any questions related to the project.

There being no further response from the audience, the Public Hearing was declared closed.

Following City Council discussion, it was moved by Council Member Beard, seconded by Council Member Bui that:

Ordinance No. 2895 entitled: An Ordinance of the City Council of the City of Garden Grove approving Planned Unit Development No. PUD-104-73 (Rev. 2018) amending the uses permitted on a portion of Planned Unit Development No. PUD-104-73 to facilitate development of an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant on the parcels located at 12101 and 12111 Valley View Street, and amending the sign requirements of the PUD, be passed to second reading.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

AUTHORIZATION TO APPROPRIATE FUNDS FOR THE PREVIOUSLY APPROVED SIEMENS INDUSTRIES, INC., AGREEMENT FOR THE CITY'S FACILITIES ENERGY EFFICIENCY PROJECT (F: 34.1 – 24.1)

Following staff presentation, it was moved by Mayor Jones, seconded by Council Member K. Nguyen that:

The appropriation of \$2,800,000 from the General Purpose Fund to make payments on the Siemens Industries, Inc. contract, as previously approved by City Council on July 10, 2018, be approved.

The motion carried by a 6-1 vote as follows:

Ayes: (6) Beard, O'Neill, T. Nguyen, Klopfenstein, K.  
Nguyen, Jones  
Noes: (1) Bui

AWARD A CONTRACT TO PACIFIC HYDROTECH CORPORATION AND APPROPRIATE FUNDING FOR THE CONSTRUCTION OF PROJECT 7359 – WEST HAVEN RESERVOIRS REHABILITATION PROJECT (F: 82.PROJ.7359)

Following staff presentation, it was moved by Council Member Klopfenstein, seconded by Council Member T. Nguyen that:

A contract to Pacific Hydrotech Corporation for \$4,464,635 for the construction of Project No. 7359 – West Haven Reservoirs Rehabilitation Project, be awarded;

That \$2,157,256.12 in the Water Enterprise Fund, be appropriated; and

The City Manager be authorized to execute the agreements on behalf of the City, and make minor modifications as appropriate.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

INTRODUCTION AND FIRST READING OF AN ORDINANCE CHANGING THE DUE DATE FOR TEMPORARY FIREWORKS STAND PERMITS (F: 59.1 – 61.6)

*(As approved earlier in the meeting, it was moved by Council Member Bui, seconded by Council Member T. Nguyen, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)*

Following a presentation by City Attorney Sandoval, Council Member Klopfenstein moved, seconded by Council Member O'Neill that:

Ordinance No. 2896 entitled: An Ordinance of the City Council of the City of Garden Grove revising Section 5.28.030 of Chapter 5.28 of Title 5 of the Garden Grove Municipal Code changing the due date for submission of applications for temporary fireworks stand permits be passed to second reading.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

INTRODUCTION AND FIRST READING OF AN ORDINANCE PRESENTED TO THE CITY'S VOTERS FOR APPROVAL AT THE REGULAR MUNICIPAL ELECTION OF NOVEMBER 6, 2018, IMPOSING A 1% SALES TAX IN THE CITYU (F: 58.2.2018 – 58.9.2018)

*(As approved earlier in the meeting, it was moved by Council Member Bui, seconded by Council Member T. Nguyen, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)*

Following a presentation by City Attorney Sandoval, Mayor Jones moved, seconded by Council Member Beard that:

Ordinance No. 2897, entitled: An Ordinance of the People of the City of Garden Grove, adding Chapter 3.09 to Title 3 of the Garden Grove Municipal Code, imposing a Transactions and Use (Sales) tax to be administered by the California Department of Tax and Fee Administration be passed to second reading.

The motion carried by a 6-0-1 vote as follows:



Ayes: (6) Beard, O'Neill, T. Nguyen, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None  
Abstain: (1) Bui

#### RECESS

At 7:33 p.m., Mayor Jones recessed the meeting.

#### RECONVENE

At 7:49 p.m., Mayor Jones reconvened the meeting with all members present.

#### MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER

#### DISCUSSION ON THE PROPOSAL FROM THE ORANGE COUNTY FIRE AUTHORITY FOR FIRE SERVICES AS REQUESTED BY THE CITY COUNCIL (F: 61.1)

City Manager Scott Stiles introduced the item by providing a brief recap of recent meetings between City Staff, the Fire Association, Fire Management Association, the Orange County Fire Authority (OCFA), and three members of the City Council which included Council Member Bui, Council Member Klopfenstein, and Council Member K. Nguyen who met at meetings held on September 19<sup>th</sup>, November 1<sup>st</sup> and November 8<sup>th</sup>. The group has focused on developing a comprehensive comparative analysis that considered the needed resources in terms of costs for replicating OCFA's model. The group further discussed various assumption variables used in the analysis, as well as a sensitivity analysis with regard to salary schedule increases as requested by Mayor Jones. Lastly, the analysis also included consideration and discussion of the Paramedic Salary survey information and base pay data, as well as information of baseline data that would improve the City's competitive range at entry level.

Following Staff's PowerPoint presentation, Mayor Jones opened the floor for discussion by Council Members or members of the public.

Eric Thorson representing the Firefighters Association Local 2005 spoke in strong support for action of the City Council to start negotiations with the Orange County Fire Authority, which he stated would address the issues of response times, recruitment and retention, address increases in call-volume, as well as pension liability.

During discussion Council Member Beard highlighted some concerns which included the Full Cost Recovery component and impact of those fees to businesses in the City. He also noted that a Division Chief position would replace a Fire Chief position with only a certain degree of costs savings to the City. Additionally, he inquired about the potential impacts if the City of Irvine (Irvine) were to withdraw from

OCFA; OCFA representatives responded that fire services would not be impacted and overhead costs would be addressed through attrition and reserves, and not passed on to the City. Lastly, Council Member Beard agreed that the consensus is to improve fire services and response times; however, all analyses to date have demonstrated that costs will increase by going to OCFA, and the degree of those increases is dependent on the model applied. He noted that by going to OCFA, the City would forgo local control of the Fire Department; a significant factor that increases the risk of higher costs.

Following further City Council discussion, including questions for representatives speaking on behalf of the Orange County Fire Authority, Mayor Jones made closing remarks in which he acknowledged and agreed with Council Member K. Nguyen that consideration of a contingency plan is important and prudent in the event that a contract cannot be finalized with OCFA. He also noted the importance of potential employment impacts for non-sworn personnel as a result of the transition to OCFA and wants the City to be sensitive and mindful of those impacts during negotiations. Furthermore, he agreed that the City Council needs to keep its options open. However, he acknowledged the difficulty that if the City were to prepare a plan to stay in-house, the City would need to begin labor negotiations, initiate the hiring of a fire chief, begin to address infrastructure needs, etc., variables which he noted had been included in the spreadsheets so the City should not dismiss any of that information until the City has a signed contract with OCFA.

There being no more comments from the City Council or the public, Mayor Jones moved, seconded by Council Member O'Neill that:

The City Manager be directed to begin negotiations with the Orange County Fire Authority.

The motion carried by a 6-1 vote as follows:

Ayes:	(6)	O'Neill, T. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes:	(1)	Beard

MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER  
(Continued)

Mayor Pro Tem Beard wished Council Member O'Neill a happy birthday. He also congratulated Council Member T. Nguyen, Council Member Bui, and Mayor Jones on their re-election. He commended all candidates for their participation and efforts in this election. Additionally, Mayor Pro Tem Beard acknowledged all Veterans in consideration of the recently observed holiday and hoped they enjoyed a well-deserved dedicated day. Lastly, he wished everyone a Happy Thanksgiving.

Council Member O'Neill thanked everyone for their birthday wishes and stated he was grateful for his supportive family. He mentioned his attendance at the Veteran's Day event at the Orange County Fairgrounds over the weekend. He expressed heartfelt thoughts and prayers for the victims of the recent fires, as well as victims of the recent tragic shootings.

Council Member T. Nguyen wished Council Member O'Neill a happy birthday. She congratulated Mayor Jones and Council Member Bui on being re-elected. She thanked everyone and acknowledged and further agreed on Mayor Pro Tem Beard's commendation of candidates that participated in this election.

Council Member K. Nguyen wished Council Member O'Neill a happy birthday. She congratulated Council Member T. Nguyen, Mayor Jones and Council Member Bui on being re-elected. She expressed same sentiments regarding Veteran's Day, as well as thoughts and prayers for the victims of the recent mass shooting. She thanked fire fighters for their patience in working through the Orange County Fire Authority proposal consideration and process. Additionally she thanked them for their service.

Council Member Klopfenstein wished Council Member O'Neill a happy birthday. She also congratulated her colleagues on their victories on re-election. Additionally she expressed excitement on the progress of the Steelcraft project; the community is looking forward to its completion.

Council Member Bui wished Council Member O'Neill a happy birthday. He thanked his colleagues for congratulating him on his re-election, but he especially thanked and expressed his appreciation of the residents of Garden Grove who turned out to vote in this mid-term election. He noted that over six thousands votes were cast in District 1, while District 4 had more than five thousand voters cast their ballots. He pledged to continue to give his energy and time to serve the community and is looking forward to working with his colleagues for another four years.

Council Member Beard added that he wanted to congratulate George Brietigam III on his win for Council Member seat for District 1.

City Manager Scott Stiles shared that in light of the developing wildfires over the weekend, he reached out to John Pietig who is the City Manager for City of Laguna Beach to offer support during these challenging times. Mr. Pietig advised that best assistance was to be supportive of fire department deployments to affected areas. He also thanked Mayor Pro Tem Beard for his help with the Valley View Theater project and highlighted that this project could be the beginning of a transformation for the area. He also highlighted the progress of the Steelcraft project, which should near completion in the spring. In relation to Measure O, City Manager Stiles stated that he anticipates working with the City Council shortly after the start of the new year, on the structure or model of the Oversight Committee. Lastly, he congratulated John Montanez and Lisa Kim on developing a plan to provide

holiday lighting to highlight historic Main Street, Gem Theater and possibly City Hall, all as part of Re: Imagine Garden Grove.

Council Member Bui congratulated George Brietigam III on his win for Council Member seat for District 1, and shared that he had the privilege to serve with him on the Planning Commission. Additionally he wanted to express his appreciation for Police and Fire responders and their dedication, especially in times of major disasters like the current fires affecting California.

#### CONVENE CLOSED SESSION

At 9:42 p.m., Mayor Jones announced that the City Council was going into Closed Session in the Founders Room to discuss the following matters:

#### CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6(F)

City designated representative: Laura Stover, Human Resources Director  
Employee organization: Garden Grove Police Association

#### ORAL COMMUNICATIONS FOR CLOSED SESSION

Speakers: None

#### ADJOURN CLOSED SESSION

At 10:23 p.m., Mayor Jones adjourned the Closed Session.

#### CONVENE REGULAR MEETING

At 10:23 p.m., Mayor Jones convened the meeting in the Council Chamber with all Council Members present.

City Attorney Sandoval announced that there was no reportable action.

#### ADJOURNMENT

At 10:24 p.m., Mayor Jones adjourned the meeting. The next Regular City Council Meeting will be held on Tuesday, November 27, 2018, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Lizabeth Vasquez  
Deputy City Clerk

MINUTES

GARDEN GROVE CITY COUNCIL

Regular Meeting

Tuesday, November 27, 2018

Community Meeting Center  
11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE MEETING

At 6:33 p.m., Mayor Jones convened the meeting in the Council Chamber.

ROLL CALL      PRESENT:      (7)      Mayor Jones, Mayor Pro Tem Beard, Council  
Members O'Neill, T. Nguyen, Bui,  
Klopfenstein, K. Nguyen

ABSENT:      (0)      None

RECESS

At 6:34 p.m., Mayor Jones recessed the meeting.

RECONVENE

At 6:36 p.m., Mayor Jones reconvened the meeting in the Council Chamber with all Council Members present.

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

COMMUNITY SPOTLIGHT IN RECOGNITION OF THE 2018 MISS GARDEN GROVE  
AND MISS GARDEN GROVE'S OUTSTANDING TEEN AND THEIR COURTS OF HONOR

ORAL COMMUNICATIONS

Speakers: Tom Raber, John Rowles, Gail Taylor, Maureen Blackmun, Craig Durfey

RECESS

At 6:59 p.m., Mayor Jones recessed the meeting.

RECONVENE

At 7:02 p.m., Mayor Jones reconvened the meeting in the Council Chamber with all Council Members present.

WRITTEN REQUEST FROM WEST GARDEN GROVE YOUTH BASEBALL FOR CO-SPONSORSHIP OF THE 2019 OPENING DAY PARADE (F: 88.1)

Following staff presentation and City Council discussion, it was moved by Council Member Bui, seconded by Council Member Beard that:

Co-sponsorship in the amount of \$2,800 less five percent for a total of \$2,660, be approved, for the West Garden Grove Youth Baseball Opening Day Parade on Saturday, February 23, 2019.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones  
Noes: (0) None

ADOPTION OF A PROCLAMATION DECLARING 2018 AS THE 40TH ANNIVERSARY OF  
THE KOREAN AMERICAN CHAMBER OF COMMERCE OF ORANGE COUNTY (F: 83.1)

It was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen that:

2018 be proclaimed as the 40<sup>th</sup> Anniversary of the Korean American Chamber of Commerce of Orange County.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones  
Noes: (0) None

APPROVAL OF AN EXTENSION OF TERM OF NEGOTIATION PERIOD TO THE SECOND AMENDED AND RESTATED EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE CITY OF GARDEN GROVE AND KAM SANG COMPANY FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF TWINTREE AVENUE AND HARBOR BOULEVARD, GARDEN GROVE, CALIFORNIA (F: A-55.232)

It was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen that:

The Extension of Term of Negotiation Period to the Second Amended and Restated Exclusive Negotiation Agreement (ENA), be approved; and

The City Manager be authorized to make minor modifications, execute pertinent documents, and amend or extend the ENA period.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

RECEIVE AND FILE THE FISCAL YEAR 2017-18 DEVELOPMENT IMPACT FEE ANNUAL REPORT (F: 60.2D)

It was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen that:

The Fiscal Year 2017-18 Development Impact Fee Annual Report as required by Government Code Section 66006 (b), be received and filed.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

ADOPTION OF A RESOLUTION ADOPTING THE FISCAL YEAR 2017-18 MEASURE M2 ANNUAL EXPENDITURE REPORT (F: 23.18C)

It was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen that:

Resolution No. 9531-18 entitled: A Resolution of the City Council of the City of Garden Grove concerning the Fiscal Year 2017-18 Measure M2 Annual Expenditure Report, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

AWARD A CONTRACT TO FOSTER MORRISON CONSULTING TO DEVELOP A LOCAL HAZARD MITIGATION PLAN (F: 24.13)

This matter was considered later in the meeting.

AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO NATIONAL AUTO FLEET GROUP FOR ONE (1) NEW PUBLIC WORKS FLATBED TRUCK

It was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen that:

The City Manager or his designee be authorized to issue a purchase order in the amount of \$65,318.05 to National Auto Fleet Group for the purchase of one (1) new Public Works flatbed truck.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO NATIONAL AUTO FLEET GROUP FOR FOUR (4) NEW PUBLIC WORKS ALL-ELECTRIC SEDANS

This matter was considered later in the meeting.

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON NOVEMBER 13, 2018 (F: VAULT)

This item was considered later in the meeting.

WARRANTS

It was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen that:

Regular Warrants 645163 through 645476 and Wires W2318 through W2330, be approved as presented in the warrant register submitted, and have been audited for accuracy and funds are available for payment thereof by the City Manager or his designee; and

Payroll Warrants 182689 through 182927; Direct Deposits D339742 through D340404; and Wires W2530 through W2533; be approved as presented in the warrant register submitted, and have been audited for accuracy and funds are available for payment thereof by the City Manager or his designee.



The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

#### WAIVER

It was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen that:

Full reading of ordinances listed be waived.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

#### AWARD A CONTRACT TO FOSTER MORRISON CONSULTING TO DEVELOP A LOCAL HAZARD MITIGATION PLAN (F: 24.13)

Following staff presentation, Council Member K. Nguyen noted the cost of the contract is substantially covered through FEMA grant funding.

It was moved by Council Member K. Nguyen, seconded by Council Member Klopfenstein that:

A contract be awarded to Foster Morrison Consulting to develop a Local Hazard Mitigation Plan to be funded through FEMA grant funds in the amount of \$74,400, and the local matching funding in the amount of \$25,000, for a total amount of \$99,400; and

The City Manager be authorized to execute the agreement on behalf of the City, and make minor modifications as appropriate thereto.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

#### AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO NATIONAL AUTO FLEET GROUP FOR FOUR (4) NEW PUBLIC WORKS ALL-ELECTRIC SEDANS

Following staff presentation, Council Member K. Nguyen noted the grant funding for this purchase, and Council Member Beard asked if the City currently has electric vehicles in its fleet.

Staff responded that the City does not have electric vehicles in its fleet, and noted that a charger station would be installed at the Municipal Service Center.

Following further City Council comments, it was moved by Council Member K. Nguyen, seconded by Council Member Beard that:

The City Manager or his designee be authorized to issue a purchase order in the amount of \$153,501.16 to National Auto Fleet Group for the purchase of four (4) new Public Works all electric sedans with \$113,501.16 to be funded through the Fleet Management Fund and \$40,000 to be reimbursed through Mobile Source Air Pollution Reduction Committee (MSRC) grant funding.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON NOVEMBER 13, 2018  
(F: VAULT)

Council Member Beard requested the meeting minutes be brought back to the next City Council meeting with an amendment to include comments he made under the discussion of the proposal with the Orange County Fire Authority regarding the need for analyses to include a full cost recovery and potential increases.

PUBLIC HEARING – ADOPTION OF A RESOLUTION ESTABLISHING AND AMENDING FEES CHARGED FOR THE SECURITY FEE AT THE COMMUNITY MEETING CENTER, COURTYARD CENTER AND SENIOR CENTER; RENTAL OF THE WEST HAVEN PARK BUILDING; AND THE REVISION OF FEES RELATED TO CITY SERVICES (F: 60.2A)

Following staff's presentation, Mayor Jones declared the Public Hearing open and asked if anyone wished to address the City Council on the matter.

Speakers: None.

There being no response from the audience, the Public Hearing was declared closed.

Following City Council comments, it was moved by Council Member O'Neill, seconded by Council Member Klopfenstein that:

Resolution No. 9532-18 entitled: A Resolution of the City Council of the City of Garden Grove establishing and amending security services and West Haven Park building rental fees, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

PUBLIC HEARING - INTRODUCTION AND FIRST READING OF AN ORDINANCE  
APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT NO. PUD-103-76  
(F: 116.PUD-103-76 (REV. 2018))

*(As approved earlier in the meeting, it was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)*

CITY ATTORNEY SANDOVAL RECUSED HIMSELF FROM THIS MATTER AS THE APPLICANT FOR THE AMENDMENT IS A CLIENT OF HIS FIRM, WOODRUFF, SPRADLIN & SMART

Following staff's presentation, Mayor Jones declared the Public Hearing open and asked if anyone wished to address the City Council on the matter.

Speakers: Tom Raber

There being no further response from the audience, the Public Hearing was declared closed.

Following City Council discussion, it was moved by Council Member O'Neill, seconded by Mayor Jones that:

Ordinance No. 2898 entitled: An Ordinance of the City Council of the City of Garden Grove approving an amendment to Planned Unit Development No. PUD-103-76 (Rev. 2018), amending Planned Unit Development No. PUD-103-76 to allow professional office uses within the "Industry" sub-district (Area 4) for parcels located with Assessor's Parcel Numbers 131-021-26, 27, 28, 33, 35, 36, 37, 38, 39, 44, 47 & 49; 131-331-36 & 40; 131-651-03, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37 & 38; and 936-751-31 thru 52, be passed to second reading.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

AWARD A CONTRACT TO PARKWOOD LANDSCAPE MAINTENANCE, INC., IN RESPONSE TO RFP NO. S-1238-A TO PROVIDE LANDSCAPE MAINTENANCE SERVICES AT CITY PARKS, MEDIANS, FRONTAGES AND WELL SITES (F: 55 – PARKWOOD LANDSCAPE MAINTENANCE, INC.)

Following staff presentation and City Council discussion with a request from Council Member O'Neill for a six month update, it was moved by Council Member Klopfenstein, seconded by Council Member Beard that:

A contract be awarded to Parkwood Landscape Maintenance Inc., in the fixed amount of \$821,250, for a period of four (4) years and seven (7) months with an option to extend one year at a time at the sole option of the City; and

The City Manager be authorized to execute the agreement on behalf of the City, and make minor modifications as appropriate.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

SECOND READING AND ADOPTION OF ORDINANCE NO. 2895  
(F: 116.PUD-104-73 (REV. 2018))

*(As approved earlier in the meeting, it was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)*

Following the reading of the title, it was moved by Council Member Beard, seconded by Council Member O'Neill that:

Ordinance No. 2895 entitled: An Ordinance of the City Council of the City of Garden Grove approving Planned Unit Development No. PUD-104-73 (Rev. 2018) amending the uses permitted on a portion of Planned Unit Development No. PUD-104-73 to facilitate development of an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant on the parcels located at 12101 and 12111 Valley View Street, and amending the sign requirements of the PUD, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

SECOND READING AND ADOPTION OF ORDINANCE NO. 2896 (F: 59.1 – 61.6)

*(As approved earlier in the meeting, it was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)*

Following the reading of the title, it was moved by Council Member Klopfenstein, seconded by Council Member T. Nguyen that:

Ordinance No. 2896 entitled: An Ordinance of the City Council of the City of Garden Grove revising Section 5.28.030 of Chapter 5.28 of Title 5 of the Garden Grove Municipal Code changing the due date for submission of applications for temporary fireworks stand permits, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

SECOND READING AND ADOPTION OF ORDINANCE NO. 2897  
(F: 58.2.2018 – 59.9.2018)

*(As approved earlier in the meeting, it was moved by Council Member K. Nguyen, seconded by Council Member T. Nguyen, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)*

Following the reading of the title, it was moved by Council Member K. Nguyen, seconded by Council Member Beard that:

Ordinance No. 2897 entitled: An Initiative Ordinance of the People of the City of Garden Grove, adding Chapter 3.09 to Title 3 of the Garden Grove Municipal Code, imposing a Transactions and Use (Sales) Tax to be administered by the California Department of Tax and Fee Administration, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Beard, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER

Council Member Beard commented that he hoped everyone enjoyed their Thanksgiving holiday and that his heart goes out to everyone impacted by the recent fires. He stated that he did not have enough time to review the sensitivity

analysis related to the OCFA proposal. He indicated there was an error or an overinflated number, and was not comfortable moving forward with negotiations as approved by the City Council at the November 13, 2018, meeting. He stated that he would like to make a motion to bring the OCFA proposal back on the agenda for consideration for the purpose of reviewing the information in the spreadsheets by a third party independent review to be done by the consultant with Management Partners, Bobby Magee, who is temporarily filling in for the recently retired Finance Director.

Council Member K. Nguyen seconded the motion.

Mayor Jones noted that over the past several months, they have been reviewing a range of input including review by Management Partners.

Council Member Beard noted that the sensitivity analyses that was provided just prior to the meeting substantially changed the cost comparison and added four million dollars.

Council Member K. Nguyen stated that she would like to amend Council Member Beard's motion to include a third party review and to develop a contingency plan in the event the City does not move forward with a contract with OCFA. She further stated that she would like to review analyses with competitive projections that would put the City's Fire Department in a better situation.

Council Member Beard explained that regardless of the numbers that have been provided, the City would have the same labor, equipment and infrastructure under OCFA, but would be paying 1.5 million dollars more a year. He agreed that the consensus is to improve the level of service; however, inflating the numbers skews the analysis and he would like to see the City be in control of Fire services and utilize funding in other needed areas for the City. Full fee recovery analysis is needed, which is a critical part to consider, as well as the cost to businesses, before moving the Fire Department under OCFA.

Council Member K. Nguyen stated that by not looking at the costs analyses side by side they are not doing their due diligence.

City Attorney Sandoval stated procedurally the City Council would need to vote on whether to bring the item back as an action item.

Following City Council discussion, consensus by Mayor Jones, Council Member O'Neill, Council Member Bui, and Council Member Klopfenstein was that there has been enough analyses and discussion, and that direction was provided to staff to move forward with the negotiations as approved at the last City Council meeting with the intent to provide a contingency plan.

City Manager Stiles stated that OCFA will need time to put together an agreement to be brought forward for the City Council's review and careful consideration, and noted that City staff will provide analysis for a contingency plan in the event that the City Council decides against contracting with OCFA.

Following further City Council discussion, Council Member Beard's motion to bring this matter back as an agenda item for discussion, seconded by Council Member K. Nguyen failed by the following vote:

Ayes: (3) Beard, T. Nguyen, K. Nguyen  
Noes: (4) O'Neill, Bui, Klopfenstein, Jones

Council Member K. Nguyen noted for the record the failed motion to bring back the OCFA proposal for discussion is a no vote to develop a contingency plan.

Council Member O'Neill wished everyone a Happy Thanksgiving, and encouraged residents to look up the Garden Grove calendar on the City's website for upcoming events. He asked that people be cautious and safe with their Christmas decorations, noting there have been too many fires lately including some fatalities.

Council Member T. Nguyen encouraged everyone to be safe and to drive safely through the upcoming holiday season.

Council Member Klopfenstein commented to Mayor Pro Tem Beard that it has been a pleasure working with him on the Council for the past two years; she expressed appreciation for their conversations and time spent at events, thanking him and wishing him the best.

Council Member Bui thanked Mayor Pro Tem Beard for his service to the City as a Planning Commissioner, Planning Commission Chair, and his time on the City Council, and that it has been a great pleasure working with him throughout the years. He asked that staff think about how to inform the residents on where they can call for service during City Hall and Public Works holiday closure, noting that many people are unaware that they need to contact Police Dispatch for any issues with their water services.

City Manager Stiles thanked Council Member Bui and stated that staff will get the word out about the holiday closure. He noted that the Christmas Tree Lighting will be on Saturday between 4:00 p.m. and 8:00 p.m., and that hopefully the forecast for rain will not delay this event. He encouraged the community to visit the City's website and social media platforms to learn about how to participate in the Buy in Garden Grove campaign through December 14, 2018. Shoppers who buy in Garden Grove can take their receipts totaling \$50 or more to the Garden Grove Chamber of Commerce on Main Street for a chance to win \$500 cash, or a one night stay at the Great Wolf Lodge. He reminded everyone that the dollars spent in Garden Grove

help to support public safety, roads, parks, and quality of life needs for the community.

#### CONVENE CLOSED SESSION

At 8:47 p.m., Mayor Jones announced that the City Council was going into Closed Session in the Founders Room to discuss the following matters:

#### CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6(F)

City designated representative: Laura Stover, Human Resources Director  
Employee organization: Garden Grove Police Association

#### ORAL COMMUNICATIONS FOR CLOSED SESSION

Speakers: None

#### ADJOURN CLOSED SESSION

At 9:36 p.m., Mayor Jones adjourned the Closed Session.

#### CONVENE REGULAR MEETING

At 9:37 p.m., Mayor Jones convened the meeting in the Council Chamber with all Council Members present.

City Attorney Sandoval announced that there was no reportable action.

#### ADJOURNMENT

At 9:38 p.m., Mayor Jones adjourned the meeting. The next Regular City Council Meeting will be held on Tuesday, December 11, 2018, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC  
City Clerk



**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles                      From: Teresa Pomeroy  
Dept.: City Manager                      Dept.: City Clerk  
Subject: Approval of warrants.                      Date: 12/11/2018  
                  (*Action Item*)

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Attached are the warrants recommended for approval.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Warrants	12/6/2018	Warrants	CC_Warrants_12-11-18.pdf

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 11/28/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
616274	STOVER, LAURA	REV & VOID	-543.00 *
644226	PERFORMANCE TRUCK REPAIR	REV & VOID	-19,702.27 *
644964	CLASSIC PRESS	REV & VOID	-2,920.02 *
645096	VIVINT SOLAR	REV & VOID	-253.60 *
645402	CALBO	REV & VOID	-2,500.00 *
645477	*ALLISON, WILLIAM	TRAVEL ADVANCE P.D	-160.00
		SUBSISTENCE	136.00
		OTHER CONF/MTG EXP	97.65
			73.65 *
645478	*ASHBAUGH, TIMOTHY	SUBSISTENCE	313.50 *
645479	*ASHBAUGH, TIMOTHY	SUBSISTENCE	313.50 *
645480	*BURILLO, RICHARD O	TRAVEL ADVANCE	-160.00
		SUBSISTENCE	136.00
		OTHER CONF/MTG EXP	97.65
			73.65 *
645481	FLOWERS BY CINA, INC.	OTHER AGR SUPPLIES	80.80 *
645482	CITIBANK %CITIGROUP	OTHER PROF SERV	66.00
		L/S/A TRANSPORTATION	660.06
		LODGING	7,028.32
		OTHER CONF/MTG EXP	943.65
			8,698.03 *

PAGE TOTAL FOR "\*" LINES = -16,365.76

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 11/28/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645483	OCSD FINANCIAL MNGNT DIV	SEWER FEES	45,866.95 *
645484	OCSD FINANCIAL MNGNT DIV	SEWER FEES	63,747.51 *
645485	STANDARD INSURANCE COMPANY	DISABILITY INSURANCE	23,018.47 *
645486	STANDARD INSURANCE COMPANY	DISABILITY INSURANCE	25,080.02 *
645487	VOID WARRANT		
645488	HOME DEPOT CREDIT SERVICES DEPT	LABORATORY CHEMICALS	28.16
		MOTOR VEH PARTS	227.85
		PAINT/DYE/LUBRICANTS	88.91
		JANITORIAL SUPPLIES	482.47
		ELECTRICAL SUPPLIES	40.51
		HSHLD EQUIP/SUPPLIES	435.21
		PIPES/APPURTENANCES	138.98
		MAINT SUPP-TRAFF SIG	130.48
		OTHER MAINT ITEMS	1,851.34
		GEN PURPOSE TOOLS	200.73
		MINOR FURN/EQUIP	429.92
		OTHER MINOR TOOLS/EQ	1,217.14
		HARDWARE	208.83
		OTHER CONST SUPPLIES	514.17
			5,994.70 *
645489	STATE OF CALIF-FRANCHISE TAX BOARD	WAGE ATTACHMENT	1,752.48 *
645490	*CERDA, MARY	MED TRUST REIMB	545.00 *
645491	CRAMER, RITA	MED TRUST REIMB	752.67 *
645492	FLANDERS *, ROGER A	MED TRUST REIMB	1,440.00 *
645493	*FRANCISCO, KATHERINE	MED TRUST REIMB	997.63 *
645494	*GILDEA, PATRICK	DEP CARE REIMB	1,538.40 *
645495	DIX, JENNIFER A	MED TRUST REIMB	445.00 *
645496	HERNANDEZ, GARY	MED TRUST REIMB	269.94 *
645497	VOID WARRANT *		

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 11/28/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645498	*LEE, GRACE	DEP CARE REIMB	192.30 *
645499	LINCOLN FINANCIAL GROUP	LIFE INS PREMIUM	14,972.42 *
645500	POSTMASTER	POSTAGE	915.00 *
645501	RUITENSCHILD, LES	DEP CARE REIMB	907.60 *
645502	TRAN,CUONG K	DEP CARE REIMB	150.00 *
645503	VALDIVIA, CLAUDIA	DEP CARE REIMB	1,031.00 *
645504	HODSON, AARON	DEP CARE REIMB	92.31 *
645505	CSUF UNIVERSITY EXTENDED EDUCATION	TUITION/TRAINING	3,024.00 *
645506	ORANGE COUNTY SHERIFF/ LEVYING OFFICER CENTRAL DIV	WAGE ATTACHMENT	441.27 *
645507	INTERNAL REVENUE SERVICE	WAGE ATTACHMENT	51.50 *
645508	M. GANNON ECKHARDT	MED TRUST REIMB	179.31 *
645509	SHARON BAEK	MED TRUST REIMB	82.11 *
645510	TRUONG, ELAINE	DEP CARE REIMB	660.00 *
645511	STANDARD INSURANCE COMPANY 00 643061 0001	DISABILITY INSURANCE	23,705.66 *
645512	UNITED STATES TREASURY	WAGE ATTACHMENT	130.00 *
645513	KLOESS, GEOFFREY	DEP CARE REIMB	153.69 *
645514	AT&T	TELEPHONE	2,178.88 *
645515	FRONTIER COMMUNICATIONS	TELEPHONE/BEEPERS	290.51 *
645516	VOID WARRANT		
645517	SO CALIF EDISON CO	ELECTRICITY	5,683.29 *
645518	TIME WARNER CABLE	CABLE	702.60 *
645519	VOID WARRANT		

PAGE TOTAL FOR "\*" LINES = 55,543.45

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 11/28/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645520	COASTLINE EQUIPMENT	MOTOR VEH PARTS	580.81 *
645521	THORSON, ERIC	EMPL COMPUTER PURCH	2,500.00 *
645522	SABROSO! MEXICAN GRILL, INC	FOOD	309.76 *
645523	ADMINISURE	SELF-INS ADMN	16,692.00 *
645524	BARR AND CLARK, INC.	OTHER PROF SERV	640.00 *
645525	BUREAU VERITAS NORTH AMERICA INC	OTHER PROF SERV	15,490.00 *
645526	C.WELLS PIPELINE MATERIALS INC.	WHSE INVENTORY	349.11 *
645527	CAMERON WELDING SUPPLY	OTHER PROF SERV	58.84
		OTHER CONST SUPPLIES	105.92
			164.76 *
645528	CIVILTEC ENGINEERING INC	ENGINEERING SERVICES	4,461.28 *
645529	SUPPLYWORKS	WHSE INVENTORY	2,653.70
		JANITORIAL SUPPLIES	269.85
			2,923.55 *
645530	CONTINENTAL CONCRETE CUTTING	OTHER MAINT ITEMS	4,402.00 *
645531	DIAMOND ENVIRONMENTAL SERVICES	MAINT-SERV CONTRACTS	1,348.76 *
645532	EWING IRRIGATION PRODUCTS, INC.	PIPES/APPURTENANCES	31.65 *
645533	EXCLUSIVE AUTO DETAIL	MOTOR VEHICLE MAINT	554.00 *
645534	THE SHERWIN-WILLIAMS CO DBA FRAZEE PAINTS	PAINT/DYE/LUBRICANTS	110.03 *
645535	GARDEN GROVE CHAMBER OF COMMERCE	TRUST FUND EXP	500.00 *
645536	*LEDESMA, ANGELA	MILEAGE REIMB	24.85 *
645537	HILL'S BROS LOCK & SAFE INC	HARDWARE	173.53 *

PAGE TOTAL FOR "\*" LINES = 51,256.09

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 11/28/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645538	KINNEL, LEE J	WHSE INVENTORY	2,920.02 *
645539	KNORR SYSTEMS, INC.	ELECTRICAL SUPPLIES	402.31 *
645540	MASTER LANDSCAPE & MAINTENANCE	NON-SPEC CONTR SERV	7,335.72 *
645541	NATIONAL CONSTRUCTION RENTALS	OTHER RENTALS	252.60 *
645542	CABCO YELLOW, INC.	L/S/A TRANSPORTATION	21,982.50 *
645543	NIAGARA PLUMBING	PIPES/APPURTENANCES OTHER MAINT ITEMS	155.27 34.48 189.75 *
645544	OCEAN BLUE ENVIRONMENTAL SERVICES, INC.	OTHER MAINT ITEMS	300.00 *
645545	ORANGE COUNTY CONSERVATION CORP	OTHER PROF SERV	304.50 *
645546	PERFORMANCE TRUCK REPAIR	REPAIRS-FURN/MACH/EQ	19,702.27 *
645547	PEST OPTIONS, INC.	MAINT-SERV CONTRACTS	917.25 *
645548	RADI'S CUSTOM UPHOLSTERY	MOTOR VEH PARTS	1,100.00 *
645549	SAXE-CLIFFORD, PH.D., SUSAN	MEDICAL SERVICES	450.00 *
645550	SCHAEFER, NICK	TUITION REIMB	912.00 *
645551	SHOETERIA	SAFETY EQ/SUPPLIES	232.71 *
645552	SHRED CONFIDENTIAL, INC.	OTHER PROF SERV	157.50 *
645553	SIEMENS INDUSTRY, INC. C/O CITIBANK (BLDG TECH)	MAINT-SERV CONTRACTS	785.00 *
645554	SIMPSON CHEVROLET OF GG	MOTOR VEH PARTS	169.55 *
645555	SPARKLETT'S	BOTTLED WATER	71.62 *
645556	STOVER, LAURA	DEP CARE REIMB	543.00 *
645557	STRADLING, YOCCA, CARLSON & RAUTH	LEGAL FEES	76,842.58 *
645558	SUPERION LLC	OTHER PROF SERV	5,270.40 *

PAGE TOTAL FOR "\*" LINES = 140,841.28

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 11/28/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645559	U.S. ARMOR CORP.	UNIFORMS	848.62 *
645560	UNIFIRST CORP	LAUNDRY SERVICES	1,589.06 *
645561	VISION MARKING DEVICES	OFFICE SUPPLIES/EXP	25.98 *
645562	VULCAN MATERIALS COMPANY WESTERN DIVISION	ASPHALT PRODUCTS	907.47 *
645563	GRAINGER	WHSE INVENTORY MAINT SUPP-TRAFF SIG OTHER MAINT ITEMS	899.15 167.06 223.61 1,289.82 *
645564	WAXIE SANITARY SUPPLY	WHSE INVENTORY	725.02 *
645565	WEST COAST ARBORISTS INC	TREE TRIMMING SERV	5,436.30 *
645566	WESTERN OIL SPREADING SERVICES	ASPHALT PRODUCTS	737.37 *
645567	WOODRUFF, SPRADLIN & SMART A PROFESSIONAL CORP	LEGAL FEES	97,818.87 *
645568	SIEMENS MOBILITY INC	MAINT-SERV CONTRACTS	5,178.68 *
645569	ESPINOZA, HUMBERTO	DEPOSIT REFUNDS	500.00 *
645570	FRIESE, DAVID	ALARM PERMIT REF	30.00 *
645571	FIRST DENTAL	ALARM PERMIT REF	5.00 *
645572	BRUCE HALL LAND SURVEYOR, INC	ENGINEERING SERVICES	900.00 *
645573	HANDY HOSE SERVICES ADVANTAGE HOSE SERVICES LLC	REPAIRS-FURN/MACH/EQ	442.44 *
645574	CHEMEX INDUSTRIES	JANITORIAL SUPPLIES	302.77 *
645575	INLAND WATER WORKS SUPPLY	WHSE INVENTORY	603.40 *
645576	BEE REMOVERS	MAINT-SERV CONTRACTS	135.00 *
645577	ADVANCED CAR CARE INC	WHSE INVENTORY	367.70 *
645578	O'REILLY AUTO PARTS	MOTOR VEH PARTS	56.17 *

PAGE TOTAL FOR "\*" LINES = 117,899.67

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 11/28/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645579	NATURE'S GROWERS NURSERY	SEEDS/PLANTS	198.48 *
645580	CAMFIL, USA INC.	WHSE INVENTORY	1,300.52 *
645581	CA DEPT OF PUBLIC HEALTH FOOD & DRUG BRCH-CASHIER MS7602	REGISTRATION FEES	473.00 *
645582	MARQUEZ, LORETTA A	TENANT UTILITY REIMB	11.00 *
645583	SOCAL SALES & MARKETING	WHSE INVENTORY	220.52 *
645584	DEPARTMENT OF JUSTICE ACCOUNTING/CASHERING DEPT	LIFESCAN FEE-DOJ	32.00 *
645585	DAVID EVANS & ASSOCIATES, INC.	ENGINEERING SERVICES	3,557.50 *
645586	CALBO	PROJECT REAPPROP	2,500.00 *
645587	ZERO WASTE USA	OTHER MAINT ITEMS	546.26 *
645588	AUTONATION FORD TUSTIN	MOTOR VEH PARTS	995.32 *
645589	JD FUTURE ENTERPRISES INC DBA: BLUEDOGINK	OFFICE SUPPLIES/EXP	748.79 *
645590	LIEBERT CASSIDY WHITMORE	LEGAL FEES	2,975.00 *
645591	LACEY CUSTOM LINENS, INC.	LAUNDRY SERVICES	304.87 *
645592	MANAGEMENT PARTNERS INC.	OTHER PROF SERV	10,411.36 *
645593	JTB SUPPLY CO INC	ELECTRICAL SUPPLIES	2,866.15
		MAINT SUPP-TRAFF SIG	1,637.80
			4,503.95 *
645594	VIVINT SOLAR DEVELOPER LLC	BLDG PERMIT REFUND	188.00
		ELECT PERMIT REFUND	61.60
		FEE REFUND	4.00
			253.60 *
645595	MIDWAY INTEREST LP C/O SATELLITE MANAGEMENT CO.	RENT SUBSIDY	2,047.00 *
W23370	CALIFORNIA STATE DISBURSEMENT UNIT	WAGE ATTACHMENT	2,311.37 *
W23372	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	PENSION PAYMENT	27,758.50 *

PAGE TOTAL FOR "\*" LINES = 61,149.04



## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 11/28/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W2333	MUNICIPAL WATER DISTRICT OF ORANGE COUNTY	IMPORT WTR-MWDOC	520,738.32 *
W2334	CITY OF GARDEN GROVE-LIABILITY ACCT	ACCRUED LIAB CLAIMS	6,012.85
		LEGAL FEES	66,687.53
		MUN CLAIMS BD PMT	2,000.00
			74,700.38 *
W2335	MARYLAND CHILD SUPPORT ACCOUNT CASE	WAGE ATTACHMENT	343.38 *
W2336	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	HEALTH INSURANCE	687,460.12 *
W2337	CO. OF ORANGE	WAGE ATTACHMENT	461.54 *
W2338	CO. OF ORANGE	WAGE ATTACHMENT	553.85 *
W2339	LINCOLN FINANCIAL GROUP	LIFE INS PREMIUM	6,189.10 *
W2340	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	PENSION PAYMENT	490,376.94 *
W2341	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	PENSION PAYMENT	23,689.20 *

PAGE TOTAL FOR "\*" LINES = 1,804,512.83

FINAL TOTAL 2,386,285.37 \*

DEMANDS #645477 - 645595 AND WIRES W2331 - W2341 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE GARDEN GROVE CITY COUNCIL NOVEMBER 28, 2018, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE FOR PAYMENT THEREOF

*Sandra Leguina*  
 FINANCE DIRECTOR *BM*

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645596	15915 LA FORGE ST WHITTIER LLC	RENT SUBSIDY	2,154.00 *
645597	2555 WEST WINSTON ROAD, LP PEBBLE COVE APARTMENTS	RENT SUBSIDY	1,062.00 *
645598	4MD MANAGEMENT, LLC	RENT SUBSIDY	2,120.00 *
645599	8572 STANFORD, LLC	RENT SUBSIDY	839.00 *
645600	ADAMS, WILLIAM	RENT SUBSIDY	1,053.00 *
645601	ADVANCED GROUP 01-75, A CA LTD	RENT SUBSIDY	1,901.00 *
645602	ADVANTAGE PROPERTY MANAGEMENT	RENT SUBSIDY	689.00 *
645603	ALBERS, CHRISTOPHER J	RENT SUBSIDY	481.00 *
645604	ALISO VIEJO 621, LP	RENT SUBSIDY	1,148.00 *
645605	ALPINE APTS	RENT SUBSIDY	5,299.00 *
645606	AMCAL OCEANA FUND, LP OCEANA APARTMENTS	RENT SUBSIDY	1,271.00 *
645607	ANAHEIM REVITALIZATION II PART	RENT SUBSIDY	809.00 *
645608	ANAHEIM REVITALIZATION PARTNERS LP	RENT SUBSIDY	1,061.00 *
645609	AYERS, MARILISA BRADFORD	RENT SUBSIDY	909.00 *
645610	BAHIA VILLAGE MOBILEHOME PARK	RENT SUBSIDY	1,361.00 *
645611	BUI JR, RICHARD	RENT SUBSIDY	3,556.00 *
645612	BUI JR, RICHARD	RENT SUBSIDY	465.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645613	BUI, JIMMY QUOC	RENT SUBSIDY	3,703.00 *
645614	BUI, LAI	RENT SUBSIDY	1,032.00 *
645615	BUI, LAN HUYNH NGOC	RENT SUBSIDY	891.00 *
645616	BUI, MINH Q	RENT SUBSIDY	2,419.00 *
645617	BUI, PHAT	RENT SUBSIDY	1,466.00 *
645618	BUI, SON MINH	RENT SUBSIDY	1,134.00 *
645619	BUI, SON VAN	RENT SUBSIDY	1,529.00 *
645620	BUI, TINH TIEN	RENT SUBSIDY	238.00 *
645621	CALKINS, RONALD	RENT SUBSIDY	1,134.00 *
645622	CHAMBERLAIN, DAVID T.	RENT SUBSIDY	1,257.00 *
645623	CHANTECLAIR APTS	RENT SUBSIDY	995.00 *
645624	CHAUK PAN CHIN	RENT SUBSIDY	1,406.00 *
645625	CHEN, DAVID	RENT SUBSIDY	953.00 *
645626	CHOI, JOON	RENT SUBSIDY	2,147.00 *
645627	CHRISTMAN, ROBERT	RENT SUBSIDY	1,632.00 *
645628	CHU, MEI-LING	RENT SUBSIDY	1,116.00 *
645629	CLARY, KIM	RENT SUBSIDY	680.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645630	CONCEPCION, RODRIGO	RENT SUBSIDY	935.00 *
645631	CONCORD MGMT LLC	RENT SUBSIDY	701.00 *
645632	COY, CHRISTINE OR FREEMAN, CYNTHIA	RENT SUBSIDY	1,127.00 *
645633	CRESTWOOD ON 7, LLC	RENT SUBSIDY	3,144.00 *
645634	CROCKETT, JACK	RENT SUBSIDY	3,833.00 *
645635	D1 SENIOR IRVINE HOUSING PARTNERS, LP	RENT SUBSIDY	1,272.00 *
645636	DAISY VI ASSOCIATES LTD	RENT SUBSIDY	5,314.00 *
645637	DANG, STACY HOA TUOI	RENT SUBSIDY	1,597.00 *
645638	DIEP, HOI TUAN	RENT SUBSIDY	1,369.00 *
645639	DINH, HAI	RENT SUBSIDY	1,228.00 *
645640	DO, DOMINIC HAU	RENT SUBSIDY	2,135.00 *
645641	DO, KIEN TRONG	RENT SUBSIDY	1,885.00 *
645642	DO, MINH TAM	RENT SUBSIDY	1,663.00 *
645643	DO, SELENA	RENT SUBSIDY	1,963.00 *
645644	DO, THUAN	RENT SUBSIDY	1,431.00 *
645645	DO, TIM	RENT SUBSIDY	1,833.00 *
645646	DOAN, DINH T	RENT SUBSIDY	1,229.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645647	DOAN, HUY	RENT SUBSIDY	1,275.00 *
645648	DONNER, HELMUT	RENT SUBSIDY	2,128.00 *
645649	DUONG, IAN	RENT SUBSIDY	1,308.00 *
645650	DUONG, CHI THI	RENT SUBSIDY	1,548.00 *
645651	EASTWIND PROPERTIES, LLC	RENT SUBSIDY	2,278.00 *
645652	EL CAMINO LU, LLC	RENT SUBSIDY	1,205.00 *
645653	EL PUEBLO APTS	RENT SUBSIDY	91.00 *
645654	ELDEN EAST APARTMENTS	RENT SUBSIDY	707.00 *
645655	EMERALD GARDENS APT	RENT SUBSIDY	1,253.00 *
645656	EUCLID PARK APTS	RENT SUBSIDY	1,221.00 *
645657	FIELDS, FLOYD H	RENT SUBSIDY	1,385.00 *
645658	FULLWOOD, DALE A	RENT SUBSIDY	581.00 *
645659	GARCIA, ALBINO	RENT SUBSIDY	2,384.00 *
645660	GARDEN GROVE HOUSING AUTHORITY-ESCROW ACCT	HAP-ESCROW	10,726.00 *
645661	GEORGIAN APTS	RENT SUBSIDY	987.00 *
645662	GIA VU, INC	RENT SUBSIDY	1,424.00 *
645663	GLENDAL COMMUNITY HOUSING DIV	PORTABILITY ADMIN	209.10 *
645663	GLENDAL COMMUNITY HOUSING DIV	RENT SUBSIDY	2,925.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645664	GREEN LOTUS GROUP, LLC	RENT SUBSIDY	927.00 *
645666	GROVE PARK LLC	RENT SUBSIDY	4,081.00 *
645667	HA, MANH MINH	RENT SUBSIDY	937.00 *
645668	HA, TRAN D	RENT SUBSIDY	2,358.00 *
645669	HAN, LINDA	RENT SUBSIDY	1,757.00 *
645670	HANSEN, RICHARD D	RENT SUBSIDY	1,250.00 *
645671	HARA, KULJIT	RENT SUBSIDY	874.00 *
645672	HARA, STEVE	RENT SUBSIDY	4,254.00 *
645673	HAUPT PROPERTIES LLC	RENT SUBSIDY	741.00 *
645674	HERITAGE VILLAGE	RENT SUBSIDY	1,050.00 *
645675	HO, THOMAS P	RENT SUBSIDY	1,040.00 *
645676	HOANG, LIEN	RENT SUBSIDY	1,057.00 *
645677	HOFFMAN, NICK	RENT SUBSIDY	824.00 *
645678	HUYNH, NATALIE N	RENT SUBSIDY	2,165.00 *
645679	HUYNH, NGHIA TRUNG	RENT SUBSIDY	1,649.00 *
645680	HUYNH, TRANG	RENT SUBSIDY	2,994.00 *
645681	JEANNE JURADO TRUSTEE	RENT SUBSIDY	1,022.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645784	PHAN, VIVIAN	RENT SUBSIDY	983.00 *
645785	PINEMEADOWS APARTMENTS ATTN: LEASING OFFICE	RENT SUBSIDY	2,380.00 *
645786	PLAZA WOODS, LLC	RENT SUBSIDY	2,318.00 *
645787	PNB GREEN EXPANSION MGMT, LLC	RENT SUBSIDY	1,137.00 *
645788	PORTOLA IRVINE, LP ANTON PORTOLA APARTMENTS	RENT SUBSIDY	1,333.00 *
645789	QUINN, GARY L	RENT SUBSIDY	769.00 *
645790	RANCHO ALISAL	RENT SUBSIDY	1,439.00 *
645791	RATANJEE, D M	RENT SUBSIDY	893.00 *
645792	RAYMOND AND LYNN RUAIS	RENT SUBSIDY	639.00 *
645793	ROCEL PROPERTIES MGMT INC	RENT SUBSIDY	1,110.00 *
645794	S.E. AMSTER	RENT SUBSIDY	1,059.00 *
645795	SALSOL PROPERTIES, LLC	RENT SUBSIDY	1,598.00 *
645796	SAN MARCO APTS	RENT SUBSIDY	1,156.00 *
645797	SAN MARINO VILLAS APTS	RENT SUBSIDY	665.00 *
645798	SCHWERMANN, CELESTE	RENT SUBSIDY	1,389.00 *
645799	SILLO NORTHEAST, LLC	RENT SUBSIDY	1,920.00 *
645802	TA, CATHY	RENT SUBSIDY	1,564.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645803	TERESINA APARTMENTS	RENT SUBSIDY	1,080.00 *
645804	THE KNOLLS	RENT SUBSIDY	370.00 *
645805	THE OVERLOOK	RENT SUBSIDY	927.00 *
645806	THOMSON EQUITIES	RENT SUBSIDY	947.00 *
645807	THOMSON EQUITIES	RENT SUBSIDY	2,923.00 *
645808	TON, VINH THAT	RENT SUBSIDY	1,701.00 *
645809	TRAN, EDWARD T	RENT SUBSIDY	1,569.00 *
645810	TRAN, HANG	RENT SUBSIDY	1,210.00 *
645811	TRAN, JOSEPH QUANG	RENT SUBSIDY	748.00 *
645812	TRAN, KHOI NGOC	RENT SUBSIDY	3,240.00 *
645813	TRAN, LUCIA THUY	RENT SUBSIDY	890.00 *
645814	TRAN, THERESA T	RENT SUBSIDY	732.00 *
645815	TRAN, TIEN	RENT SUBSIDY	661.00 *
645816	TRAN, VAN	RENT SUBSIDY	767.00 *
645817	TRAN, VICTORIA	RENT SUBSIDY	1,140.00 *
645818	TRAN, TUAN HUY	RENT SUBSIDY	1,211.00 *
645819	TRAN-NGUYEN, LIEN KIM	RENT SUBSIDY	965.00 *



## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645820	TRAVIS, BILLY V	RENT SUBSIDY	1,587.00 *
645821	TRG FULLERTON AFFORDABLE LP / VENTANA APARTMENTS	RENT SUBSIDY	617.00 *
645822	TRINH, THANH-MAI	RENT SUBSIDY	1,729.00 *
645823	TRINH, TRANG N	RENT SUBSIDY	892.00 *
645824	TRUONG, BAY LE	RENT SUBSIDY	1,624.00 *
645825	TRUONG, THUAN BICH	RENT SUBSIDY	1,000.00 *
645826	TRUONG, THUAN BICH	RENT SUBSIDY	3,027.00 *
645827	TRUONG, SON BICH	RENT SUBSIDY	1,330.00 *
645830	TURI, ANGELO S	RENT SUBSIDY	2,353.00 *
645831	VILLA BARCELONA APTS	RENT SUBSIDY	1,735.00 *
645832	VILLA CAPRI ESTATES	RENT SUBSIDY	766.00 *
645833	VINH, THUA	RENT SUBSIDY	234.00 *
645834	VINTAGE FLAGSHIP, LLC	RENT SUBSIDY	1,278.00 *
645835	VISTA DEL SOL APARTMENTS	RENT SUBSIDY	1,221.00 *
645836	VISTA DEL SOL APTS	RENT SUBSIDY	1,076.00 *
645837	VO, KIMCHI	RENT SUBSIDY	907.00 *
645838	VO, NAM T	RENT SUBSIDY	579.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645839	VO, TIN TRUNG	RENT SUBSIDY	1,010.00 *
645840	VOLE, TINA NGA	RENT SUBSIDY	1,805.00 *
645841	VPM MANAGEMENT	RENT SUBSIDY	953.00 *
645842	VU, KRYSTINA	RENT SUBSIDY	1,549.00 *
645843	VU, THAI	RENT SUBSIDY	1,428.00 *
645844	VU, DANNY	RENT SUBSIDY	657.00 *
645845	WALDEN APTS	RENT SUBSIDY	4,202.00 *
645846	WEST, NEIL E	RENT SUBSIDY	1,036.00 *
645847	WINDSOR-DAWSON LP	RENT SUBSIDY	4,956.00 *
645848	WINDWOOD KNOLL APARTMENTS	RENT SUBSIDY	2,592.00 *
645849	WONG, DAVID	RENT SUBSIDY	1,242.00 *
645850	WOODBURY SQUARE	RENT SUBSIDY	1,379.00 *
645851	YIANG, VINCE	RENT SUBSIDY	1,140.00 *
645852	ZHAO, GEORGE	RENT SUBSIDY	971.00 *
W645595	13251 NEWLAND LLC	RENT SUBSIDY	6,713.00 *
W645595	12911 GALWAY ST, LLC	RENT SUBSIDY	2,451.00 *
W645596	19822 BROOKHURST, LLC	RENT SUBSIDY	2,342.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645596	2300 W EL SEGUNDO, LP	RENT SUBSIDY	12,837.00 *
W645598	7632 21ST ST LP WESTMINSTER SENIOR APTS	RENT SUBSIDY	3,268.00 *
W645598	8080 BEVER PLACE-NEGBA LLC	RENT SUBSIDY	1,250.00 *
W645599	ABCO CROWN VILLIA,LTD	RENT SUBSIDY	1,731.00 *
W645599	ACACIAN APTS	RENT SUBSIDY	30,201.00 *
W645599	ACT EQUITIES, LLC	RENT SUBSIDY	2,076.00 *
W645599	ACACIA VILLAGE	RENT SUBSIDY	18,127.00 *
W645600	ADRIATIC APTS	RENT SUBSIDY	889.00 *
W645602	AEGEAN APARTMENTS	RENT SUBSIDY	5,148.00 *
W645603	ALFRED P VU & JULIE NGH HO,LLC	RENT SUBSIDY	3,269.00 *
W645603	ALIBULLA, REHANA	RENT SUBSIDY	2,056.00 *
W645604	ALLARD APARTMENT, LLC	RENT SUBSIDY	3,325.00 *
W645604	ALLEN, LYNN KATHLEEN	RENT SUBSIDY	754.00 *
W645605	ALTAMIRANO,CHIN MEI CHU	RENT SUBSIDY	1,180.00 *
W645605	ALTEZA, INC	RENT SUBSIDY	2,422.00 *
W645606	AMERICAN FAMILY HOUSING	RENT SUBSIDY	1,803.00 *
W645608	ANAHEIM SUNSET PLAZA APTS	RENT SUBSIDY	7,633.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645608	AOU, CHUNG NAN	RENT SUBSIDY	800.00 *
W645608	ARBOR VILLAS, LLC	RENT SUBSIDY	1,350.00 *
W645608	ARJON, TIMOTEO	RENT SUBSIDY	2,094.00 *
W645608	ATTIA, EIDA A	RENT SUBSIDY	1,533.00 *
W645608	AUDUONG, PAUL	RENT SUBSIDY	1,016.00 *
W645608	AUGUSTA GROUP INVESTMENTS INC	RENT SUBSIDY	1,266.00 *
W645608	ARROYO DEVELOPMENT PARTNERS,LL	RENT SUBSIDY	870.00 *
W645609	BACH & JASON NGUYEN INVESTMENT LLC	RENT SUBSIDY	1,143.00 *
W645609	BACH, PHAN	RENT SUBSIDY	909.00 *
W645609	AYNEM INVESTMENTS,LP	RENT SUBSIDY	15,140.00 *
W645610	BANH, HA	RENT SUBSIDY	1,216.00 *
W645610	BARRY SAYWITZ PROP TWO,LP	RENT SUBSIDY	6,542.00 *
W645610	BEHRENS PROPERTIES, LLC	RENT SUBSIDY	897.00 *
W645610	BELAGE PRESERVATION, LP	RENT SUBSIDY	634.00 *
W645610	BERTRAN, JAIME OR MAGALI	RENT SUBSIDY	1,100.00 *
W645610	BHALANI,ANIL	RENT SUBSIDY	1,065.00 *
W645610	BHATT, N C	RENT SUBSIDY	2,601.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645610	BOUTROS, ADEL A	RENT SUBSIDY	1,921.00 *
W645610	BOWEN PROPERTY, LLC	RENT SUBSIDY	1,144.00 *
W645610	BOZARJIAN, MAI	RENT SUBSIDY	24,310.00 *
W645610	BRACHA, SHAY	RENT SUBSIDY	1,546.00 *
W645610	BRE PARAGON MF INVESTMENT LP	RENT SUBSIDY	3,482.00 *
W645610	BRIAR CREST / ROSE CREST	RENT SUBSIDY	3,098.00 *
W645610	BROWN, SHARON OR NORMAN	RENT SUBSIDY	2,766.00 *
W645610	BUENA PARK SUNRISE APTS LP	RENT SUBSIDY	1,016.00 *
W645610	BEACH CREEK APARTMENTS	RENT SUBSIDY	1,230.00 *
W645610	BERTINA PANG LOH CHANG	RENT SUBSIDY	903.00 *
W645610	BAKER RANCH AFFORDABLE LP	RENT SUBSIDY	1,773.00 *
W645610	BORTHWICK, KELLY	RENT SUBSIDY	1,016.00 *
W645612	BUI, BACH	RENT SUBSIDY	944.00 *
W645612	BUI, DUNG	RENT SUBSIDY	1,799.00 *
W645612	BUI, HOA T.	RENT SUBSIDY	1,114.00 *
W645612	BUI, DANIEL D.	RENT SUBSIDY	1,589.00 *
W645613	BUI, KIMBERLY	RENT SUBSIDY	2,175.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645615	BUI, LONG	RENT SUBSIDY	1,019.00 *
W645616	BUI, MONICA	RENT SUBSIDY	3,097.00 *
W645616	BUI, NGA HUYNH	RENT SUBSIDY	997.00 *
W645619	BUI, TAM THI	RENT SUBSIDY	1,330.00 *
W645619	BUI, THUAN	RENT SUBSIDY	1,577.00 *
W645620	BUI, TRIET THO-MINH	RENT SUBSIDY	1,639.00 *
W645620	C.S.T. CAPITAL LLC	RENT SUBSIDY	1,492.00 *
W645620	CAI-NGUYEN, THU T	RENT SUBSIDY	1,293.00 *
W645620	CALA GRASIO APTS	RENT SUBSIDY	3,485.00 *
W645620	BURLEY, DAVID M	RENT SUBSIDY	1,257.00 *
W645621	CAMBRIDGE HEIGHTS, LP	RENT SUBSIDY	935.00 *
W645621	CANNON, WARREN	RENT SUBSIDY	1,094.00 *
W645621	CAO, MYTRANG	RENT SUBSIDY	694.00 *
W645621	CAO, PHUOC GIA	RENT SUBSIDY	890.00 *
W645621	CAO, XUAN	RENT SUBSIDY	967.00 *
W645621	CASCADE TERRACE APARTMENTS	RENT SUBSIDY	3,108.00 *
W645621	CDN INVESTMENTS, INC	RENT SUBSIDY	2,100.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645621	CASA MADRID	RENT SUBSIDY	5,131.00 *
W645622	CHAN, KOU LEAN	RENT SUBSIDY	966.00 *
W645622	CHAN, TIFFANNIE L.	RENT SUBSIDY	499.00 *
W645622	CHAN,MIN OR TRAN,CHIE	RENT SUBSIDY	2,196.00 *
W645622	CHANG, EVELYN	RENT SUBSIDY	2,366.00 *
W645622	CHANG, SHERRI	RENT SUBSIDY	2,301.00 *
W645622	CHANG, WARREN	RENT SUBSIDY	942.00 *
W645623	CHATHAM VILLAGE APTS	RENT SUBSIDY	5,176.00 *
W645623	CHAU, ALICE	RENT SUBSIDY	2,087.00 *
W645623	CHARLESTON GARDENS, LLC	RENT SUBSIDY	1,154.00 *
W645624	CHELSEA COURT APTS	RENT SUBSIDY	1,210.00 *
W645624	CHEN, DENNIS KYINSAN	RENT SUBSIDY	1,764.00 *
W645624	CHEN, SHIAO-YUNG	RENT SUBSIDY	4,855.00 *
W645624	CHEN, T C	RENT SUBSIDY	28,908.00 *
W645625	CHERRY WEST PROPERTIES	RENT SUBSIDY	1,226.00 *
W645625	CHEUNG,STEPHEN	RENT SUBSIDY	2,698.00 *
W645625	CHEY, PAUL M	RENT SUBSIDY	2,006.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645625	CHIANG, LI-YONG	RENT SUBSIDY	1,462.00 *
W645626	CHONG,DON J G	RENT SUBSIDY	4,847.00 *
W645628	CHUN, JOHN	RENT SUBSIDY	954.00 *
W645628	CINCO TRAN, LLC	RENT SUBSIDY	1,297.00 *
W645628	CHUNG, KYU B	RENT SUBSIDY	4,228.00 *
W645629	CLIFTON, KATHLEEN P	RENT SUBSIDY	1,042.00 *
W645629	COLACION, KATHY D	RENT SUBSIDY	740.00 *
W645629	COMMUNITY GARDENS PARTNERS LP	RENT SUBSIDY	1,982.00 *
W645629	CONCEPCION, NORMA S	RENT SUBSIDY	1,135.00 *
W645629	CO, PONCH	RENT SUBSIDY	897.00 *
W645631	CONNOR PINES LLC	RENT SUBSIDY	10,289.00 *
W645631	CONTINENTAL GARDENS APTS	RENT SUBSIDY	12,967.00 *
W645631	COURTYARD VILLAS	RENT SUBSIDY	9,445.00 *
W645631	CORNER CAPITAL INVESTMENTS	RENT SUBSIDY	735.00 *
W645634	CRUZAT, KERILYN	RENT SUBSIDY	931.00 *
W645634	CUNG, KHANH	RENT SUBSIDY	2,674.00 *
W645634	CURTIS FAMILY TRUST	RENT SUBSIDY	1,574.00 *



## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645634	CUNG, KHIEM	RENT SUBSIDY	836.00 *
W645635	DAC, NGHIA HO OR PHAN VE TU	RENT SUBSIDY	2,437.00 *
W645635	DAI, HUONG NGOC	RENT SUBSIDY	723.00 *
W645636	DAM, BINH DINH	RENT SUBSIDY	1,188.00 *
W645636	DANG, ANNIE	RENT SUBSIDY	459.00 *
W645636	DANG, CHINH VAN	RENT SUBSIDY	1,035.00 *
W645636	DANG, MIKE M	RENT SUBSIDY	1,558.00 *
W645636	DANG, DAVID	RENT SUBSIDY	937.00 *
W645637	DANG, THANH-THUY THI	RENT SUBSIDY	900.00 *
W645637	DAO, JOSEPH N	RENT SUBSIDY	1,088.00 *
W645637	DAO, MINH	RENT SUBSIDY	864.00 *
W645637	DAO, NELSON NGUYEN	RENT SUBSIDY	2,920.00 *
W645637	DAO, TRU	RENT SUBSIDY	3,687.00 *
W645637	DAO, TU VAN	RENT SUBSIDY	1,993.00 *
W645637	DAO, NGOC-THUY	RENT SUBSIDY	1,077.00 *
W645637	DAO-PHAM, LOC THI OR PHAM, LUONG-NGUYEN	RENT SUBSIDY	2,093.00 *
W645637	DAVIS, SON OR MICHELLE	RENT SUBSIDY	805.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645637	DE ANZA PLAZA APTS II	RENT SUBSIDY	2,075.00 *
W645637	DE MIRANDA MANAGEMENT	RENT SUBSIDY	1,035.00 *
W645637	DEWYER, CLARA J.	RENT SUBSIDY	1,109.00 *
W645637	DIAZ, FRANK T	RENT SUBSIDY	1,260.00 *
W645637	DDA LLC	RENT SUBSIDY	1,225.00 *
W645637	DEERING II FAMILY L.P.	RENT SUBSIDY	983.00 *
W645638	DINH, CHINH	RENT SUBSIDY	1,732.00 *
W645639	DINH, HANH	RENT SUBSIDY	1,803.00 *
W645639	DINH, JOSEPH	RENT SUBSIDY	1,340.00 *
W645639	DINH, KATHLEEN	RENT SUBSIDY	955.00 *
W645639	DINH, KATHY	RENT SUBSIDY	2,454.00 *
W645639	DINH, KIM	RENT SUBSIDY	956.00 *
W645639	DINH, LAN THAI	RENT SUBSIDY	2,720.00 *
W645639	DINH, LONG T	RENT SUBSIDY	868.00 *
W645639	DINH, NHU Y	RENT SUBSIDY	1,018.00 *
W645639	DINH, THU V.	RENT SUBSIDY	1,194.00 *
W645639	DINH, TUAN	RENT SUBSIDY	2,148.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645639	DINH, Y NHA	RENT SUBSIDY	2,225.00 *
W645639	DINH, THANH	RENT SUBSIDY	1,487.00 *
W645639	DNK PROPERTY LLC	RENT SUBSIDY	14,372.00 *
W645639	DO, BRANDON BINH	RENT SUBSIDY	1,900.00 *
W645640	DO, JONATHAN	RENT SUBSIDY	1,400.00 *
W645640	DO, KENNETH	RENT SUBSIDY	1,865.00 *
W645641	DO, MINH C.	RENT SUBSIDY	3,254.00 *
W645642	DO, MY-PHUONG	RENT SUBSIDY	1,180.00 *
W645642	DO, NANCY	RENT SUBSIDY	891.00 *
W645644	DO, THUY THI	RENT SUBSIDY	770.00 *
W645645	DO, TINA	RENT SUBSIDY	4,062.00 *
W645645	DO, XUYEN THI	RENT SUBSIDY	948.00 *
W645646	DOAN, HARRY	RENT SUBSIDY	612.00 *
W645646	DOAN, HOAI T	RENT SUBSIDY	1,583.00 *
W645646	DOAN, HUY	RENT SUBSIDY	1,594.00 *
W645646	DOAN, HIEP THI	RENT SUBSIDY	2,204.00 *
W645647	DOAN, KYLAM	RENT SUBSIDY	1,408.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645647	DOAN, NHA & JOANNE TRANG VU	RENT SUBSIDY	1,467.00 *
W645647	DOAN, PHUONGNGA THI	RENT SUBSIDY	1,737.00 *
W645647	DOAN, THANH QUE	RENT SUBSIDY	1,527.00 *
W645647	DOHANH, WILLIAM D	RENT SUBSIDY	1,574.00 *
W645647	DOIDGE, JERRY	RENT SUBSIDY	918.00 *
W645647	DOLCE VITA INVESTMENTS, LLC	RENT SUBSIDY	4,845.00 *
W645647	DONG, MINH TRANG	RENT SUBSIDY	765.00 *
W645648	DORADO SENIOR APARTMENTS, LP	RENT SUBSIDY	941.00 *
W645648	DOWD III, WILLIAM A.	RENT SUBSIDY	948.00 *
W645648	DSN INVESTMENT GROUP, LLC	RENT SUBSIDY	5,767.00 *
W645648	DTP INVESTMENTS, LLC	RENT SUBSIDY	2,320.00 *
W645648	DU, CHRISTINE H.	RENT SUBSIDY	1,320.00 *
W645648	DUC NGUYEN AND PAULINE NGUYEN, LLC	RENT SUBSIDY	1,265.00 *
W645648	DUNNETT, DAVID F	RENT SUBSIDY	1,134.00 *
W645648	DUONG, HONG MANH	RENT SUBSIDY	950.00 *
W645648	DUNN, DAVID C	RENT SUBSIDY	2,511.00 *
W645648	DUCATO GARDENS, LLC	RENT SUBSIDY	748.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645649	DUONG, LOM	RENT SUBSIDY	1,500.00 *
W645649	DUONG, MINH B	RENT SUBSIDY	3,701.00 *
W645649	DUONG, THAI VAN	RENT SUBSIDY	1,257.00 *
W645650	DUONG, HUNG Q	RENT SUBSIDY	1,133.00 *
W645650	DYO, GLADYS	RENT SUBSIDY	480.00 *
W645651	EHLE, GERALD	RENT SUBSIDY	1,857.00 *
W645651	EDLUND, DANIEL T	RENT SUBSIDY	1,338.00 *
W645653	EL RAY PARTNERS, LLC	RENT SUBSIDY	7,757.00 *
W645654	EMERALD COURT APARTMENTS ATTN: LEASING OFFICE	RENT SUBSIDY	1,106.00 *
W645654	EMERALD FIELD, LLC	RENT SUBSIDY	7,222.00 *
W645654	ELIAS CAPITAL GROUP, LLC	RENT SUBSIDY	2,017.00 *
W645655	ENGEL, TERRY C	RENT SUBSIDY	266.00 *
W645655	ERILEX FAMILY L.P.	RENT SUBSIDY	976.00 *
W645656	EVERGREEN ESTATE EXPANSION LLC	RENT SUBSIDY	6,194.00 *
W645656	FAIRFAX COUNTY DEPT OF HOUSING	PORTABILITY ADMIN	72.42 *
W645656	FAIRFAX COUNTY DEPT OF HOUSING	RENT SUBSIDY	708.00 *
W645656	FAIRVIEW MGMT COMPANY	RENT SUBSIDY	3,453.00 *
W645656	FAN, BOONE	RENT SUBSIDY	2,226.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645656	FBC APARTMENTS	RENT SUBSIDY	780.00 *
W645657	FINCH, WENDY	RENT SUBSIDY	968.00 *
W645657	FIVE POINTS SENIOR APTS	RENT SUBSIDY	2,057.00 *
W645657	FOREVERGREEN EXPANSION, LLC	RENT SUBSIDY	1,309.00 *
W645657	FOUNTAIN GLEN AT ANAHEIM HILLS	RENT SUBSIDY	1,241.00 *
W645657	FRECHTMAN, WILLIAM	RENT SUBSIDY	1,112.00 *
W645657	FREEDOMPATH PROPERTIES, LLC	RENT SUBSIDY	1,419.00 *
W645657	FU CRAIG FA, LLC	RENT SUBSIDY	3,600.00 *
W645657	FREMONT 2225	RENT SUBSIDY	1,353.00 *
W645657	FRANCISCAN GARDENS APTS-	RENT SUBSIDY	15,269.00 *
W645658	GANZ, KARL	RENT SUBSIDY	993.00 *
W645659	GARCIA, NORMA OR WILLIAM	RENT SUBSIDY	1,092.00 *
W645659	GARDEN BAY APARTMENTS, LLC	RENT SUBSIDY	937.00 *
W645660	GARDEN GROVE HOUSING ASSOCIATE	RENT SUBSIDY	4,952.00 *
W645660	GARZA, CAROL	RENT SUBSIDY	806.00 *
W645660	GARDEN TERRACE MHC, LLC	RENT SUBSIDY	884.00 *
W645661	GERMAIN, AARON & CASSANDRA	RENT SUBSIDY	1,470.00 *
W645662	GIACALONE, BRIGITTE	RENT SUBSIDY	868.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645662	GIGI APARTMENTS	RENT SUBSIDY	1,497.00 *
W645663	GLENHAVEN MOBILODGE	RENT SUBSIDY	328.00 *
W645663	GOMEZ, HENRY S.	RENT SUBSIDY	1,417.00 *
W645663	GREEN LANTERN VILLAGE CALIFORNIA MHPMGT CO	RENT SUBSIDY	383.00 *
W645664	GREENFIELDSDIE, LLC	RENT SUBSIDY	1,131.00 *
W645664	GREEN, WILLIAM	RENT SUBSIDY	1,229.00 *
W645665	GROVE PARK L.P.	RENT SUBSIDY	61,443.00 *
W645666	GULMESOFF, JIM	RENT SUBSIDY	4,862.00 *
W645666	GUSTIN, TIMOTHY M	RENT SUBSIDY	699.00 *
W645666	GUYUMJYAN, GINA	RENT SUBSIDY	3,740.00 *
W645666	HA OF DEKALB COUNTY	PORTABILITY ADMIN	56.96 *
W645666	HA OF DEKALB COUNTY	RENT SUBSIDY	587.00 *
W645666	HA, DAC T	RENT SUBSIDY	1,146.00 *
W645666	HA, KHIEM Q	RENT SUBSIDY	936.00 *
W645668	HA, TRIET M.	RENT SUBSIDY	1,061.00 *
W645668	HAH, CHENG	RENT SUBSIDY	944.00 *
W645668	HALL & ASSOCIATES, INC.	RENT SUBSIDY	4,235.00 *
W645670	HANSON, CLIFTON & BRENDA	RENT SUBSIDY	2,040.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645672	HAU, STEVEN	RENT SUBSIDY	1,857.00 *
W645672	HARBOR GROVE LUXURY APARTMENTS	RENT SUBSIDY	23,649.00 *
W645673	HERITAGE PARK	RENT SUBSIDY	3,177.00 *
W645674	HERITAGE VILLAGE ANAHEIM	RENT SUBSIDY	1,096.00 *
W645674	HILLIARD, SHERRY OR RICHARD	RENT SUBSIDY	927.00 *
W645674	HMZ RESIDENTIAL PARK LP	RENT SUBSIDY	1,317.00 *
W645674	HO, HENRY HOI	RENT SUBSIDY	1,566.00 *
W645674	HO, HIEP or DAO, NGOC THUY	RENT SUBSIDY	4,468.00 *
W645674	HO, KEVIN TRIEU	RENT SUBSIDY	2,362.00 *
W645674	HO, LIEN KIM	RENT SUBSIDY	1,285.00 *
W645674	HO, PAULINE	RENT SUBSIDY	2,177.00 *
W645675	HO, TIM	RENT SUBSIDY	1,067.00 *
W645675	HOANG, JAMES	RENT SUBSIDY	4,539.00 *
W645675	HOANG, LAN T	RENT SUBSIDY	1,381.00 *
W645676	HOANG, LONG	RENT SUBSIDY	1,129.00 *
W645676	HOANG, TRACY	RENT SUBSIDY	1,169.00 *
W645676	HOANG, TUAN	RENT SUBSIDY	1,113.00 *
W645676	HOANG, LANG	RENT SUBSIDY	948.00 *
W645676	HOANG, NHAN TIEN	RENT SUBSIDY	954.00 *



## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645677	HOLTZMAN, ROSEMARY LC	RENT SUBSIDY	885.00 *
W645677	HOPPE, SALLY	RENT SUBSIDY	1,087.00 *
W645677	HOWELL, ARLENE J	RENT SUBSIDY	1,276.00 *
W645677	HSU, CHANG-HUA LIU	RENT SUBSIDY	1,068.00 *
W645677	HUA, LUC	RENT SUBSIDY	1,223.00 *
W645677	HUERTA, DANIEL	RENT SUBSIDY	841.00 *
W645677	HUNTINGTON WESTMINSTER APT, LLC	RENT SUBSIDY	1,225.00 *
W645677	HUSS, DON	RENT SUBSIDY	1,868.00 *
W645677	HUYNH, CHEN THI	RENT SUBSIDY	3,551.00 *
W645677	HUYNH, FELIX	RENT SUBSIDY	951.00 *
W645677	HUYNH, KELVIN	RENT SUBSIDY	1,153.00 *
W645677	HUYNH, LOAN	RENT SUBSIDY	1,681.00 *
W645677	HUYNH, MINH HUY	RENT SUBSIDY	1,111.00 *
W645677	HUYNH, MINH T MAI	RENT SUBSIDY	869.00 *
W645678	HUYNH, PHILIP	RENT SUBSIDY	548.00 *
W645678	HUYNH, RICHARD T	RENT SUBSIDY	321.00 *
W645678	HUYNH, SALLY B	RENT SUBSIDY	1,140.00 *
W645678	HUYNH, SCOTT THANH OR LE, KIM DONG T	RENT SUBSIDY	875.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645678	HUYNH, LONG BAO	RENT SUBSIDY	1,037.00 *
W645678	HUYNH, TONY	RENT SUBSIDY	1,111.00 *
W645680	HWANG, C.M.	RENT SUBSIDY	1,161.00 *
W645680	IMPERIAL NORTH HOLDINGS, LLC	RENT SUBSIDY	726.00 *
W645680	IMPERIAL NORTHWEST HOLDINGS	RENT SUBSIDY	4,875.00 *
W645680	INTERNATIONAL BUSINESS INVESTMENT GROUP, LLC	RENT SUBSIDY	3,049.00 *
W645680	J & E ESTATES, LLC	RENT SUBSIDY	1,522.00 *
W645680	J.D. PROPERTY MANAGEMENT, INC	RENT SUBSIDY	1,858.00 *
W645680	JANESKI, JERRY	RENT SUBSIDY	1,350.00 *
W645680	JANGIE, LLC	RENT SUBSIDY	1,253.00 *
W645680	HWINN, TUE T	RENT SUBSIDY	1,140.00 *
W645681	JG & B CORPORATION	RENT SUBSIDY	7,671.00 *
W645681	JGKALLINS INVESTMENTS LP	RENT SUBSIDY	1,169.00 *
W645681	JOHNSON, NATHAN D.	RENT SUBSIDY	2,330.00 *
W645681	JENSEN SOMMERVILLE CONZELMAN CO. LP	RENT SUBSIDY	1,444.00 *
W645684	JTK & ASSOCIATES	RENT SUBSIDY	1,157.00 *
W645684	JTM BAYOU, LLC	RENT SUBSIDY	2,077.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645684	JU, LIN J	RENT SUBSIDY	2,121.00 *
W645684	JU, FRED	RENT SUBSIDY	950.00 *
W645684	KAID MALINDA INVESTMENT INC	RENT SUBSIDY	950.00 *
W645684	KAMAT, JAIDEEP	RENT SUBSIDY	1,164.00 *
W645684	KASHI TRUST	RENT SUBSIDY	11,141.00 *
W645684	KATELLA MOBILE HOME ESTATES	RENT SUBSIDY	607.00 *
W645684	KAY VEE, LLC	RENT SUBSIDY	610.00 *
W645684	KCM INVESTMENTS LLC	RENT SUBSIDY	1,879.00 *
W645684	JUNG SUN NOH	RENT SUBSIDY	9,792.00 *
W645687	KEH, LU-YONG	RENT SUBSIDY	2,724.00 *
W645687	KEITH AND HOLLY CORPORATION	RENT SUBSIDY	1,394.00 *
W645687	KELLEY, ROBERT	RENT SUBSIDY	3,802.00 *
W645687	KENSINGTON GARDENS	RENT SUBSIDY	1,614.00 *
W645687	KHA, DAN VAN	RENT SUBSIDY	2,267.00 *
W645687	KHA, LINDA OR LY, TIEN	RENT SUBSIDY	1,096.00 *
W645687	KHA, CAM MY	RENT SUBSIDY	1,386.00 *
W645687	KHEANG, SETH S	RENT SUBSIDY	1,065.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645687	KHONG, LILY	RENT SUBSIDY	1,281.00 *
W645687	KHUU, HENRY THAI	RENT SUBSIDY	1,077.00 *
W645687	KIM, MELVIN LEE	RENT SUBSIDY	944.00 *
W645687	KIM, SON H	RENT SUBSIDY	3,412.00 *
W645687	KING COUNTY HOUSING AUTHORITY	PORTABILITY ADMIN	131.79 *
W645687	KING COUNTY HOUSING AUTHORITY	RENT SUBSIDY	2,385.00 *
W645687	KING, BERNARD	RENT SUBSIDY	935.00 *
W645687	KIM, DAVID S	RENT SUBSIDY	796.00 *
W645687	KING INVESTMENT GROUP, INC	RENT SUBSIDY	5,449.00 *
W645687	KIM, JONG WAN	RENT SUBSIDY	1,664.00 *
W645687	KIM, HARRY H	RENT SUBSIDY	1,140.00 *
W645688	KITSELMAN, KENT M	RENT SUBSIDY	1,136.00 *
W645689	KNK PROPERTIES	RENT SUBSIDY	6,634.00 *
W645689	KLUNK, MARILYN	RENT SUBSIDY	3,503.00 *
W645691	KPKK, LLC	RENT SUBSIDY	889.00 *
W645692	KUO, EDWARD	RENT SUBSIDY	2,734.00 *
W645692	KURZ, JOAQUIN	RENT SUBSIDY	3,296.00 *
W645693	LAGUNA STREET APARTMENTS, LLC	RENT SUBSIDY	954.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645693	LAGUNA HILLS TRAVELODGE LLC	RENT SUBSIDY	28,736.00 *
W645694	LAKESIDE ASSOCIATION	RENT SUBSIDY	3,002.00 *
W645694	LALLY, JULIE	RENT SUBSIDY	1,459.00 *
W645694	LALLY, STEVE	RENT SUBSIDY	1,200.00 *
W645694	LAM, ANDRE	RENT SUBSIDY	1,475.00 *
W645695	LAM, CHAU	RENT SUBSIDY	4,186.00 *
W645695	LAM, HAI	RENT SUBSIDY	4,822.00 *
W645695	LAM, HOLLY AND STEVE	RENT SUBSIDY	2,089.00 *
W645696	LAM, QUOC D	RENT SUBSIDY	1,949.00 *
W645696	LAM, THONG KIM	RENT SUBSIDY	2,080.00 *
W645696	LAM, TONY	RENT SUBSIDY	505.00 *
W645696	LAM, DUU M	RENT SUBSIDY	1,249.00 *
W645696	LAM, MAI	RENT SUBSIDY	953.00 *
W645696	LAMPLIGHTER VILLAGE APTS	RENT SUBSIDY	12,095.00 *
W645696	LAMY OANH LLC	RENT SUBSIDY	5,191.00 *
W645696	LANDA, SALVADOR	RENT SUBSIDY	922.00 *
W645696	LARDERUCCIO, SAL	RENT SUBSIDY	1,221.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645697	LAU, STEPHEN	RENT SUBSIDY	3,088.00 *
W645697	LAZENBY, JOHN	RENT SUBSIDY	2,133.00 *
W645698	LE MORNINGSIDE, LLC	RENT SUBSIDY	1,203.00 *
W645698	LE, BILL B.Q.	RENT SUBSIDY	1,089.00 *
W645698	LE, CHRIS	RENT SUBSIDY	1,713.00 *
W645698	LE, DANIEL	RENT SUBSIDY	1,152.00 *
W645700	LE, HIEN QUANG	RENT SUBSIDY	1,468.00 *
W645700	LE, HIEP THI	RENT SUBSIDY	1,785.00 *
W645700	LE, HONG PHUC THI	RENT SUBSIDY	1,164.00 *
W645700	LE, HUNG	RENT SUBSIDY	641.00 *
W645701	LE, JIMMY T	RENT SUBSIDY	1,963.00 *
W645701	LE, JOHN	RENT SUBSIDY	1,892.00 *
W645701	LE, JOHN TOAN	RENT SUBSIDY	3,021.00 *
W645701	LE, KIM CHI THI	RENT SUBSIDY	1,280.00 *
W645701	LE, LAN V.	RENT SUBSIDY	899.00 *
W645701	LE, LANH C	RENT SUBSIDY	1,479.00 *
W645701	LE, LANH VAN	RENT SUBSIDY	1,302.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645701	LE, LY PHUONG	RENT SUBSIDY	1,250.00 *
W645701	LE, LYAN	RENT SUBSIDY	1,192.00 *
W645701	LE, MICHAEL	RENT SUBSIDY	1,737.00 *
W645701	LE, NGA	RENT SUBSIDY	1,619.00 *
W645701	LE, NGAT THI	RENT SUBSIDY	2,506.00 *
W645701	LE, MY	RENT SUBSIDY	836.00 *
W645702	LE, NGUYEN NHU	RENT SUBSIDY	1,159.00 *
W645702	LE, PHU THI NOC	RENT SUBSIDY	768.00 *
W645702	LE, RICHARD TUANANH	RENT SUBSIDY	984.00 *
W645702	LE, STEPHANIE THU	RENT SUBSIDY	3,353.00 *
W645702	LE, THANH TIEN	RENT SUBSIDY	1,872.00 *
W645702	LE, TINA M	RENT SUBSIDY	1,061.00 *
W645702	LE, PHUONG L.	RENT SUBSIDY	629.00 *
W645703	LE, TRUNG ANH	RENT SUBSIDY	861.00 *
W645703	LE, VICTOR	RENT SUBSIDY	1,608.00 *
W645705	LE,ANH NGOC	RENT SUBSIDY	636.00 *
W645707	LE,XAN NGOC	RENT SUBSIDY	1,028.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645708	LEDUC, MONIQUE	RENT SUBSIDY	1,415.00 *
W645708	LEE, DAVID OR TRINH	RENT SUBSIDY	1,398.00 *
W645708	LEMON GROVE LP	RENT SUBSIDY	1,239.00 *
W645708	LEUNG, ROGER	RENT SUBSIDY	2,668.00 *
W645708	LI, SOL M	RENT SUBSIDY	1,672.00 *
W645708	LIAO, ALICE	RENT SUBSIDY	1,981.00 *
W645708	LIM, HONG S	RENT SUBSIDY	2,060.00 *
W645708	LIN, DAVID	RENT SUBSIDY	2,284.00 *
W645708	LIN, EEL-YU	RENT SUBSIDY	990.00 *
W645708	LINCOLN VILLAS APT HOMES, LLC	RENT SUBSIDY	5,705.00 *
W645708	LINCOLN WOODS APARTMENTS	RENT SUBSIDY	2,233.00 *
W645708	LITTON, KATHERINE	RENT SUBSIDY	1,358.00 *
W645708	LLE LLC	RENT SUBSIDY	1,414.00 *
W645708	LONG, TU-ANH & DUONG, TROY	RENT SUBSIDY	1,154.00 *
W645708	LOTUS PROPERTIES	RENT SUBSIDY	4,732.00 *
W645708	LOUIE, CINDY W	RENT SUBSIDY	2,254.00 *
W645708	LU, QUYNH THUY	RENT SUBSIDY	2,432.00 *
W645708	LUONG, KHANH	RENT SUBSIDY	1,134.00 *



## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645708	LUONG, LONG DUC	RENT SUBSIDY	823.00 *
W645708	LUONG, TRA THI-PHUONG	RENT SUBSIDY	2,007.00 *
W645708	LUU, ALLEN	RENT SUBSIDY	1,444.00 *
W645708	LUU, TUAN V	RENT SUBSIDY	1,293.00 *
W645708	LUU, XUYEN	RENT SUBSIDY	1,438.00 *
W645708	LUVIE CORPORATION	RENT SUBSIDY	932.00 *
W645709	LY, DUC T	RENT SUBSIDY	1,332.00 *
W645709	LY, MING	RENT SUBSIDY	1,554.00 *
W645709	LY, TAN Q	RENT SUBSIDY	1,013.00 *
W645710	LY, TUYEN X	RENT SUBSIDY	2,311.00 *
W645710	LY, XUAN GRACE LINH	RENT SUBSIDY	2,200.00 *
W645711	MADJE-STAMPER PATRICIA A MADJE	RENT SUBSIDY	6,773.00 *
W645714	MAI, ANN N	RENT SUBSIDY	2,291.00 *
W645714	MAI, FRANK	RENT SUBSIDY	2,127.00 *
W645714	MAI, LINDA	RENT SUBSIDY	1,269.00 *
W645714	MAI, CHUCK	RENT SUBSIDY	2,424.00 *
W645714	MAI-NGO, JAIMIE	RENT SUBSIDY	1,047.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645716	MANDAS, KONSTANTINOS P.	RENT SUBSIDY	2,053.00 *
W645718	MARIPOSA PROPERTIES	RENT SUBSIDY	953.00 *
W645719	MAYER, LEOPOLD	RENT SUBSIDY	2,237.00 *
W645719	MAYFIELD II, ARTHUR	RENT SUBSIDY	1,338.00 *
W645719	MAZENKO, FRANCINE	RENT SUBSIDY	1,027.00 *
W645719	MC GOFF, JOHN	RENT SUBSIDY	1,079.00 *
W645719	MAX & MIN PROPERTIES, LLC	RENT SUBSIDY	2,602.00 *
W645720	MCGRATH, GRACE OR GERALD	RENT SUBSIDY	2,511.00 *
W645720	MEAGHER, ELMER	RENT SUBSIDY	1,822.00 *
W645720	MEAK, MANH	RENT SUBSIDY	1,349.00 *
W645720	MEHTA, JAGDISH P	RENT SUBSIDY	2,721.00 *
W645720	MERCY HOUSING CA XXVIII, LP	RENT SUBSIDY	495.00 *
W645720	MEYSENBERG, MAURICE F.	RENT SUBSIDY	960.00 *
W645720	MIDWAY CAPITAL PARTNERS	RENT SUBSIDY	1,046.00 *
W645721	MIKE & KATHY LEE LP	RENT SUBSIDY	2,239.00 *
W645721	MILLER, ROSEMARY	RENT SUBSIDY	1,251.00 *
W645722	MONARCH POINTE	RENT SUBSIDY	1,293.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645722	MONARK, LP	RENT SUBSIDY	1,283.00 *
W645722	MONTEBELLO, ANTHONY	RENT SUBSIDY	1,097.00 *
W645722	MONTECITO VISTA APT HOMES	RENT SUBSIDY	1,266.00 *
W645722	N & V DEVELOPMENT, LLC	RENT SUBSIDY	5,368.00 *
W645722	N&V DEVELOPMENT, LLC	RENT SUBSIDY	2,291.00 *
W645722	N&V DEVELOPMENT, LLC	RENT SUBSIDY	8,345.00 *
W645722	NACHAM, ABRAM B	RENT SUBSIDY	947.00 *
W645722	MYCORN, BARRY N.	RENT SUBSIDY	1,140.00 *
W645722	MORALES, BACH	RENT SUBSIDY	1,892.00 *
W645723	NAMSINH, PATRICK	RENT SUBSIDY	1,435.00 *
W645723	NEW HORIZONVIEW, LLC	RENT SUBSIDY	1,335.00 *
W645723	NEW KENYON APARTMENTS LLC	RENT SUBSIDY	983.00 *
W645723	NEW TCNY LLC RETIREMENT PLAN & TRUST	RENT SUBSIDY	837.00 *
W645723	NEWPORT ESTATE EXPANSION LLC	RENT SUBSIDY	2,307.00 *
W645724	NGHIEM, DALE XUAN	RENT SUBSIDY	901.00 *
W645724	NGHIEM, DANIEL	RENT SUBSIDY	17,218.00 *
W645725	NGO, DANNY	RENT SUBSIDY	1,200.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645725	NGO, HONG DIEP LE	RENT SUBSIDY	935.00 *
W645725	NGO, DAVID	RENT SUBSIDY	1,146.00 *
W645726	NGO, LOC T	RENT SUBSIDY	913.00 *
W645727	NGO, TAMMY	RENT SUBSIDY	1,059.00 *
W645729	NGUYEN, ANDREW Q	RENT SUBSIDY	1,589.00 *
W645729	NGUYEN, ANH	RENT SUBSIDY	562.00 *
W645729	NGUYEN, ANH-DAO	RENT SUBSIDY	1,049.00 *
W645729	NGUYEN, ANNIE	RENT SUBSIDY	1,536.00 *
W645732	NGUYEN, BINH NGOC	RENT SUBSIDY	2,425.00 *
W645732	NGUYEN, BINH QUOC	RENT SUBSIDY	2,321.00 *
W645732	NGUYEN, BOYCE JR	RENT SUBSIDY	1,507.00 *
W645732	NGUYEN, BRIAN BAO-KHA	RENT SUBSIDY	2,958.00 *
W645733	NGUYEN, CALVIN H	RENT SUBSIDY	932.00 *
W645734	NGUYEN, CHI HUYN	RENT SUBSIDY	1,519.00 *
W645735	NGUYEN, CHRISTINE	RENT SUBSIDY	930.00 *
W645735	NGUYEN, CHRISTOPHER	RENT SUBSIDY	1,409.00 *
W645735	NGUYEN, CHUONG	RENT SUBSIDY	1,282.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645735	NGUYEN, CUONG	RENT SUBSIDY	2,186.00 *
W645736	NGUYEN, DAT	RENT SUBSIDY	1,500.00 *
W645736	NGUYEN, DAVID / HA, LOAN T	RENT SUBSIDY	1,746.00 *
W645736	NGUYEN, DIEM-THUY	RENT SUBSIDY	1,348.00 *
W645736	NGUYEN, DONG	RENT SUBSIDY	841.00 *
W645736	NGUYEN, DUONG	RENT SUBSIDY	888.00 *
W645736	NGUYEN, DZUNG DAN	RENT SUBSIDY	947.00 *
W645736	NGUYEN, DAN	RENT SUBSIDY	1,018.00 *
W645736	NGUYEN, ERIC	RENT SUBSIDY	1,271.00 *
W645736	NGUYEN, DEBBY & TRAN, RICHARD	RENT SUBSIDY	1,730.00 *
W645736	NGUYEN, DENISE LOAN THU	RENT SUBSIDY	797.00 *
W645738	NGUYEN, HANH V	RENT SUBSIDY	1,423.00 *
W645738	NGUYEN, HAO & HUONG T	RENT SUBSIDY	737.00 *
W645739	NGUYEN, HOA THI OR NGUYEN, JOSEPH	RENT SUBSIDY	4,307.00 *
W645739	NGUYEN, HOAN VAN	RENT SUBSIDY	812.00 *
W645740	NGUYEN, HUAN NGOC	RENT SUBSIDY	1,214.00 *
W645740	NGUYEN, HUE THI	RENT SUBSIDY	1,029.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645741	NGUYEN, HUNG	RENT SUBSIDY	1,818.00 *
W645741	NGUYEN, HUNG X	RENT SUBSIDY	1,254.00 *
W645741	NGUYEN, HUONG THY OR PHAM, TIEN D	RENT SUBSIDY	1,134.00 *
W645741	NGUYEN, JEANNIE	RENT SUBSIDY	1,020.00 *
W645741	NGUYEN, JOHN QUANG	RENT SUBSIDY	1,743.00 *
W645741	NGUYEN, JULIE	RENT SUBSIDY	763.00 *
W645742	NGUYEN, KENNETH	RENT SUBSIDY	1,202.00 *
W645742	NGUYEN, KHAI HUE	RENT SUBSIDY	895.00 *
W645742	NGUYEN, KHANH	RENT SUBSIDY	2,004.00 *
W645743	NGUYEN, KHOI	RENT SUBSIDY	1,343.00 *
W645743	NGUYEN, KIEN	RENT SUBSIDY	4,582.00 *
W645743	NGUYEN, KIMCHI THI	RENT SUBSIDY	696.00 *
W645743	NGUYEN, KIMCHUNG	RENT SUBSIDY	641.00 *
W645743	NGUYEN, LANIE	RENT SUBSIDY	2,345.00 *
W645743	NGUYEN, KIEN THI	RENT SUBSIDY	1,633.00 *
W645744	NGUYEN, LINDA	RENT SUBSIDY	2,134.00 *
W645744	NGUYEN, LINDA LIEN	RENT SUBSIDY	1,791.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645746	NGUYEN, LONG HUYEN DAC	RENT SUBSIDY	4,454.00 *
W645746	NGUYEN, LUONG	RENT SUBSIDY	1,281.00 *
W645746	NGUYEN, LYNDA	RENT SUBSIDY	1,048.00 *
W645747	NGUYEN, MAI H	RENT SUBSIDY	2,006.00 *
W645747	NGUYEN, MAN M	RENT SUBSIDY	1,263.00 *
W645747	NGUYEN, MICHAEL Q	RENT SUBSIDY	1,365.00 *
W645747	NGUYEN, MICHAEL THANG	RENT SUBSIDY	1,839.00 *
W645747	NGUYEN, MY THI	RENT SUBSIDY	1,176.00 *
W645747	NGUYEN, MYLY	RENT SUBSIDY	1,221.00 *
W645747	NGUYEN, MYRA D	RENT SUBSIDY	3,206.00 *
W645747	NGUYEN, NANCY	RENT SUBSIDY	6,981.00 *
W645747	NGUYEN, NGHIA	RENT SUBSIDY	1,263.00 *
W645747	NGUYEN, NGHI	RENT SUBSIDY	2,161.00 *
W645748	NGUYEN, ORCHID	RENT SUBSIDY	1,355.00 *
W645748	NGUYEN, OSCAR THUAN	RENT SUBSIDY	1,928.00 *
W645748	NGUYEN, PETER	RENT SUBSIDY	2,143.00 *
W645748	NGUYEN, PHONG	RENT SUBSIDY	1,086.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645748	NGUYEN, PHUONG MY THI	RENT SUBSIDY	8,759.00 *
W645748	NGUYEN, QUAN	RENT SUBSIDY	1,938.00 *
W645749	NGUYEN, SKY	RENT SUBSIDY	4,505.00 *
W645749	NGUYEN, SON DINH	RENT SUBSIDY	1,155.00 *
W645749	NGUYEN, STEVE	RENT SUBSIDY	2,912.00 *
W645750	NGUYEN, STEVEN	RENT SUBSIDY	952.00 *
W645752	NGUYEN, STEVENS	RENT SUBSIDY	1,101.00 *
W645753	NGUYEN, THAI DUC	RENT SUBSIDY	572.00 *
W645753	NGUYEN, THANG XUAN	RENT SUBSIDY	1,066.00 *
W645754	NGUYEN, THANH-LE	RENT SUBSIDY	1,599.00 *
W645754	NGUYEN, THANH-NHAN	RENT SUBSIDY	467.00 *
W645755	NGUYEN, THINH QUOC	RENT SUBSIDY	1,353.00 *
W645756	NGUYEN, THUY	RENT SUBSIDY	1,880.00 *
W645757	NGUYEN, TIENG KIM	RENT SUBSIDY	1,517.00 *
W645757	NGUYEN, TIEP	RENT SUBSIDY	1,661.00 *
W645757	NGUYEN, TIMMY	RENT SUBSIDY	144.00 *
W645757	NGUYEN, TOM ANH	RENT SUBSIDY	480.00 *



## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645757	NGUYEN, TRACY TRUC	RENT SUBSIDY	800.00 *
W645758	NGUYEN, TUAN HOANG	RENT SUBSIDY	1,882.00 *
W645758	NGUYEN, TUAN NGOC	RENT SUBSIDY	1,917.00 *
W645758	NGUYEN, TUNG QUOC	RENT SUBSIDY	1,881.00 *
W645758	NGUYEN, TUNG XUAN	RENT SUBSIDY	1,547.00 *
W645759	NGUYEN, TUYET TRINH	RENT SUBSIDY	2,340.00 *
W645759	NGUYEN, VAN HUY	RENT SUBSIDY	1,843.00 *
W645759	NGUYEN, VANANH & DO, SOAN P	RENT SUBSIDY	397.00 *
W645760	NGUYEN, VIVIAN	RENT SUBSIDY	1,239.00 *
W645760	NGUYEN, CANG	RENT SUBSIDY	1,079.00 *
W645760	NGUYEN, CUONG CHI	RENT SUBSIDY	4,108.00 *
W645760	NGUYEN, DUNG VAN	RENT SUBSIDY	916.00 *
W645760	NGUYEN, HAN	RENT SUBSIDY	950.00 *
W645760	NGUYEN, VU	RENT SUBSIDY	1,284.00 *
W645760	NGUYEN, YVONNE QUYEN	RENT SUBSIDY	2,033.00 *
W645761	NGUYEN, HUY	RENT SUBSIDY	1,840.00 *
W645761	NGUYEN, HUYEN T.T.	RENT SUBSIDY	3,158.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645761	NGUYEN, JAMES	RENT SUBSIDY	986.00 *
W645761	NGUYEN, LANI LAN T	RENT SUBSIDY	1,009.00 *
W645761	NGUYEN, LAN-NGOC	RENT SUBSIDY	1,189.00 *
W645761	NGUYEN, LEYNA T	RENT SUBSIDY	1,124.00 *
W645761	NGUYEN, MINH NGOC	RENT SUBSIDY	1,240.00 *
W645761	NGUYEN, LAN PHUONG THI	RENT SUBSIDY	984.00 *
W645763	NGUYEN, PERRY	RENT SUBSIDY	1,065.00 *
W645764	NGUYEN, THANH	RENT SUBSIDY	3,222.00 *
W645764	NGUYEN, THANH-TUYEN	RENT SUBSIDY	2,727.00 *
W645764	NGUYEN, THINH THI	RENT SUBSIDY	7,176.00 *
W645764	NGUYEN, TIFFANY	RENT SUBSIDY	2,503.00 *
W645764	NGUYEN, TIM	RENT SUBSIDY	482.00 *
W645766	NGUYEN, WIN	RENT SUBSIDY	1,228.00 *
W645766	NGUYEN, XUAN YEN	RENT SUBSIDY	950.00 *
W645766	NGUYEN-LAM, PHIYEN TERESA	RENT SUBSIDY	1,104.00 *
W645766	NGUYEN-THIEN-NH, DIANA	RENT SUBSIDY	1,697.00 *
W645767	NHIEU, CUONG C.	RENT SUBSIDY	615.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645768	NORMANDY APARTMENTS, LLC	RENT SUBSIDY	939.00 *
W645769	OLSEN, MARIEL J	RENT SUBSIDY	1,242.00 *
W645769	OMDAHL, JOHN	RENT SUBSIDY	1,238.00 *
W645769	ORANGE COUNTY COMMUNITY HOUSING CORP	RENT SUBSIDY	24,357.00 *
W645769	ORANGE TREE APTS	RENT SUBSIDY	15,587.00 *
W645769	OZAKI, SUIKO	RENT SUBSIDY	1,154.00 *
W645769	P & J PROPERTY MANAGEMENT	RENT SUBSIDY	1,353.00 *
W645769	PALM COURT APARTMENTS	RENT SUBSIDY	2,409.00 *
W645770	PALM ISLAND	RENT SUBSIDY	12,250.00 *
W645770	PALM VISTA APTS - RENTAL OFFICE -	RENT SUBSIDY	1,094.00 *
W645771	PALMYRA SENIOR APARTMENTS	RENT SUBSIDY	936.00 *
W645772	PARISIAN APARTMENTS, LP	RENT SUBSIDY	1,153.00 *
W645772	PARK LANDING APARTMENTS	RENT SUBSIDY	1,277.00 *
W645772	PARK PLACE APTS LLP	RENT SUBSIDY	3,858.00 *
W645774	PATEL DILIP M	RENT SUBSIDY	4,789.00 *
W645774	PATEL, SMITA DIPAK	RENT SUBSIDY	1,075.00 *
W645776	PELICAN INVESTMENTS #6 LLC	RENT SUBSIDY	2,901.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645776	PELICAN INVESTMENTS #8 LLC	RENT SUBSIDY	719.00 *
W645776	PELICAN INVESTMENTS, LLC	RENT SUBSIDY	523.00 *
W645776	PETITE ELISE, LLC	RENT SUBSIDY	734.00 *
W645777	PHAM, BINH Q	RENT SUBSIDY	1,342.00 *
W645777	PHAM, CAROLINE	RENT SUBSIDY	3,007.00 *
W645777	PHAM, CHIEN DINH	RENT SUBSIDY	1,642.00 *
W645778	PHAM, DAVID LINH	RENT SUBSIDY	1,862.00 *
W645778	PHAM, DUNG TIEN	RENT SUBSIDY	1,570.00 *
W645778	PHAM, HIEU	RENT SUBSIDY	1,088.00 *
W645778	PHAM, HOANG	RENT SUBSIDY	3,553.00 *
W645778	PHAM, KHANG	RENT SUBSIDY	998.00 *
W645778	PHAM, KIM ANH OR PHAM, LUCY	RENT SUBSIDY	2,698.00 *
W645778	PHAM, LAN VAN	RENT SUBSIDY	2,485.00 *
W645778	PHAM, LIEN	RENT SUBSIDY	1,140.00 *
W645778	PHAM, MINH VAN	RENT SUBSIDY	898.00 *
W645778	PHAM, NGHIA	RENT SUBSIDY	1,430.00 *
W645778	PHAM, PHUONG T	RENT SUBSIDY	1,152.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645779	PHAM, QUYNH GIAO	RENT SUBSIDY	2,166.00 *
W645779	PHAM, RICHARD	RENT SUBSIDY	665.00 *
W645779	PHAM, SON THAI	RENT SUBSIDY	2,109.00 *
W645779	PHAM, THANH QUOC	RENT SUBSIDY	2,992.00 *
W645779	PHAM, TIEN M	RENT SUBSIDY	547.00 *
W645779	PHAM, TIM	RENT SUBSIDY	2,287.00 *
W645779	PHAM, TRI	RENT SUBSIDY	1,749.00 *
W645779	PHAM, TUAN A	RENT SUBSIDY	794.00 *
W645779	PHAM, TUAN A.	RENT SUBSIDY	1,060.00 *
W645779	PHAM, TRUONG TAI	RENT SUBSIDY	2,197.00 *
W645779	PHAM, TRANG	RENT SUBSIDY	1,030.00 *
W645780	PHAM, VAN LOAN THI	RENT SUBSIDY	863.00 *
W645781	PHAM, VERONIQUE	RENT SUBSIDY	1,106.00 *
W645781	PHAM, VU	RENT SUBSIDY	1,054.00 *
W645781	PHAM, XUANNHA T	RENT SUBSIDY	1,041.00 *
W645781	PHAM, HAI MINH	RENT SUBSIDY	9,070.00 *
W645781	PHAM, HELEN	RENT SUBSIDY	921.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645782	PHAM, QUANG	RENT SUBSIDY	1,840.00 *
W645782	PHAN, OANH	RENT SUBSIDY	3,303.00 *
W645782	PHAN, TAMMY	RENT SUBSIDY	1,314.00 *
W645782	PHAN, THANH T	RENT SUBSIDY	513.00 *
W645784	PHAN, DON	RENT SUBSIDY	1,342.00 *
W645784	PHAN, TOAN CONG	RENT SUBSIDY	893.00 *
W645784	PHARN, ART S	RENT SUBSIDY	2,086.00 *
W645784	PHUNG, JENNIFER	RENT SUBSIDY	1,173.00 *
W645784	PINE TREE PROPERTY, LLC	RENT SUBSIDY	1,225.00 *
W645784	PINCEK, DAVID	RENT SUBSIDY	809.00 *
W645785	PJP PROPERTIES, LLC	RENT SUBSIDY	1,833.00 *
W645785	PLANO HOUSING AUTHORITY	PORTABILITY ADMIN	106.78 *
W645785	PLANO HOUSING AUTHORITY	RENT SUBSIDY	1,388.00 *
W645785	PLAZA PATRIA COURT LTD	RENT SUBSIDY	930.00 *
W645786	PLYMOUTH HRA	PORTABILITY ADMIN	60.63 *
W645786	PLYMOUTH HRA	RENT SUBSIDY	487.00 *
W645786	PM-AM INVESTMENT LLC	RENT SUBSIDY	681.00 *
W645787	PORTILLO, OSCAR OR ANISA	RENT SUBSIDY	1,500.00 *
W645787	POKAL, SAILESH	RENT SUBSIDY	948.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645788	POWELL, LEO OR DEBORAH	RENT SUBSIDY	3,601.00 *
W645788	PRINCE NEW HORIZON VILLAGE	RENT SUBSIDY	4,339.00 *
W645788	PUGH, RONNIE	RENT SUBSIDY	938.00 *
W645788	QUACH, JAMIE	RENT SUBSIDY	1,057.00 *
W645788	QUACH, SAN T	RENT SUBSIDY	1,150.00 *
W645788	QUAN, DERRICK WILLIAM	RENT SUBSIDY	1,257.00 *
W645788	QUAN, JEANNIE	RENT SUBSIDY	1,203.00 *
W645788	QUAN, VAN-LAN	RENT SUBSIDY	2,160.00 *
W645791	RAVART PACIFIC LP	RENT SUBSIDY	906.00 *
W645791	RAVENWOOD PROPERTIES, LLC	RENT SUBSIDY	1,140.00 *
W645792	REED, ROGER LEE	RENT SUBSIDY	1,983.00 *
W645792	REO INTERNATIONAL CORPORATION	RENT SUBSIDY	1,276.00 *
W645792	REYES, RAYMOND	RENT SUBSIDY	872.00 *
W645792	ROANOKE INC	RENT SUBSIDY	1,217.00 *
W645792	ROBERTA APTS LP	RENT SUBSIDY	1,702.00 *
W645793	RODRIGUEZ, ALBERT/PATRICIA	RENT SUBSIDY	1,228.00 *
W645793	ROMO, JULIETA	RENT SUBSIDY	541.00 *
W645793	ROSSIGNOL, CHARLENE	RENT SUBSIDY	705.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645794	SABUNJIAN, MIHRAN	RENT SUBSIDY	6,329.00 *
W645797	SARGENT, PAT	RENT SUBSIDY	1,140.00 *
W645797	SCHLEIFER, JILL ANN	RENT SUBSIDY	2,593.00 *
W645798	SCWJ, LLC	RENT SUBSIDY	1,134.00 *
W645798	SEO, LISA & BRYAN	RENT SUBSIDY	1,252.00 *
W645798	SERRANO WOODS, LP	RENT SUBSIDY	944.00 *
W645798	SHIH, MOLLY	RENT SUBSIDY	1,467.00 *
W645798	SHREEVES PROPERTIES, LLC	RENT SUBSIDY	5,127.00 *
W645798	SCOTT G JOE	RENT SUBSIDY	1,056.00 *
W645798	SCULLIN, ALFRED L	RENT SUBSIDY	1,324.00 *
W645798	SIGEL, IRV D	RENT SUBSIDY	1,173.00 *
W645798	SERNA,ALVINA	RENT SUBSIDY	711.00 *
W645798	SHERBOURNE PLUS, LLC	RENT SUBSIDY	771.00 *
W645799	SINGING TREE	RENT SUBSIDY	1,210.00 *
W645799	SIU, BAY	RENT SUBSIDY	1,301.00 *
W645799	SPEARS, JAMES	RENT SUBSIDY	1,085.00 *
W645799	SPRINGDALE STREET APARTMENTS	RENT SUBSIDY	2,128.00 *



## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645799	SPRINGDALE VILLA APTS	RENT SUBSIDY	732.00 *
W645799	SPRINGSIDE, LLC	RENT SUBSIDY	6,824.00 *
W645799	STANTON GROUP THREE, LLC	RENT SUBSIDY	4,326.00 *
W645799	STANTON GROUP, LLC	RENT SUBSIDY	1,640.00 *
W645799	STERLING COURT SENIOR APTS	RENT SUBSIDY	1,112.00 *
W645799	STEWART PROPERTIES	RENT SUBSIDY	948.00 *
W645799	STIDHAM,ERICA	RENT SUBSIDY	3,996.00 *
W645799	STRUCTURE PROPERTY MGMT GROUP	RENT SUBSIDY	1,187.00 *
W645799	SILVERSTEIN, IRVIN	RENT SUBSIDY	647.00 *
W645799	STANLEY A SIROTT, TRUST	RENT SUBSIDY	911.00 *
W645799	SILVER COVE APARTMENTS, LP	RENT SUBSIDY	941.00 *
W645801	SU, UN	RENT SUBSIDY	1,742.00 *
W645801	SUMAC APARTMENT LLC	RENT SUBSIDY	453.00 *
W645801	SUNGROVE SENIOR APTS	RENT SUBSIDY	22,725.00 *
W645801	SUNNYGATE, LLC	RENT SUBSIDY	2,802.00 *
W645801	SUNRISE VILLAGE PROPERTIES, LLC	RENT SUBSIDY	6,887.00 *
W645801	SUNWISE PROPERTIES LLC	RENT SUBSIDY	727.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645801	SWEIDA, EMILE J	RENT SUBSIDY	1,150.00 *
W645801	SYCAMORE COURT APARTMENTS	RENT SUBSIDY	6,254.00 *
W645801	SYLVAN REALTY INC	RENT SUBSIDY	538.00 *
W645801	T AND G TRANG'S CREDIT TRUST UDT 5/1/02	RENT SUBSIDY	1,846.00 *
W645801	STUART DRIVE/ROSE GARDEN APTS	RENT SUBSIDY	85,022.00 *
W645802	TA, VINH	RENT SUBSIDY	1,993.00 *
W645802	TAHAMI, ALI	RENT SUBSIDY	1,520.00 *
W645802	TAMERLANE APARTMENTS	RENT SUBSIDY	1,900.00 *
W645802	TANG, ENLIANG T	RENT SUBSIDY	1,105.00 *
W645802	TDT WASHINGTON, LLC	RENT SUBSIDY	1,786.00 *
W645802	TAMERLANE ASSOCIATES LLC	RENT SUBSIDY	2,283.00 *
W645803	THACH, HENRY	RENT SUBSIDY	2,019.00 *
W645803	THAI, PAULA	RENT SUBSIDY	2,620.00 *
W645803	THE BERNTH FAMILY TRUST	RENT SUBSIDY	3,081.00 *
W645803	THE CORINTHIAN APARTMENTS	RENT SUBSIDY	815.00 *
W645803	THE FLORENTINE APTS	RENT SUBSIDY	871.00 *
W645803	THE GROVE SENIOR APARTMENTS	RENT SUBSIDY	38,330.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645803	THE HUNTINGTON WESTMINSTER	RENT SUBSIDY	7,285.00 *
W645803	TH 12622 MORNINGSIDE, LLC ATTN: NATALIE JULIEN	RENT SUBSIDY	950.00 *
W645804	THE MEDITERRANEAN APTS	RENT SUBSIDY	944.00 *
W645805	THE ROSE GARDEN APTS	RENT SUBSIDY	4,382.00 *
W645807	TIET, THAO PHUONG	RENT SUBSIDY	1,134.00 *
W645807	TLHA PALM LLC	RENT SUBSIDY	1,807.00 *
W645807	TN INVESTMENTS GROUP, LLC	RENT SUBSIDY	19,089.00 *
W645807	TN INVESTMENTS PROPERTIES, LLC	RENT SUBSIDY	14,102.00 *
W645807	TO, KIMTRUNG THI	RENT SUBSIDY	1,116.00 *
W645807	TO, VAN THU	RENT SUBSIDY	5,903.00 *
W645807	TON, TAP THAT	RENT SUBSIDY	1,816.00 *
W645807	THULSIRAJ, ANA MARIA	RENT SUBSIDY	2,667.00 *
W645807	TIC INVESTMENT COMPANY LLC	RENT SUBSIDY	3,526.00 *
W645807	TLHA DOTY, LLC	RENT SUBSIDY	3,105.00 *
W645807	TOC TOC, LLC	RENT SUBSIDY	4,478.00 *
W645807	THSW PARTNERS, LLC dba DALE APTS	RENT SUBSIDY	6,147.00 *
W645808	TON, KHANH	RENT SUBSIDY	2,119.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645808	TONNU, JOANNE C	RENT SUBSIDY	1,952.00 *
W645808	TOPADVANCED, LLC	RENT SUBSIDY	2,115.00 *
W645808	TRAN, ANDREW	RENT SUBSIDY	6,186.00 *
W645808	TRAN, ANH TUYET T	RENT SUBSIDY	1,057.00 *
W645808	TRAN, BAC	RENT SUBSIDY	1,029.00 *
W645808	TRAN, CATHY	RENT SUBSIDY	1,096.00 *
W645808	TRAN'S APARTMENTS	RENT SUBSIDY	5,213.00 *
W645808	TRAN, ANTON	RENT SUBSIDY	677.00 *
W645809	TRAN, FREDERICK M	RENT SUBSIDY	938.00 *
W645810	TRAN, HENRY	RENT SUBSIDY	1,309.00 *
W645810	TRAN, HIEP OR TRAN, JACLYN	RENT SUBSIDY	2,959.00 *
W645810	TRAN, HO VAN	RENT SUBSIDY	5,028.00 *
W645810	TRAN, HOA THU	RENT SUBSIDY	1,150.00 *
W645810	TRAN, HOANG N	RENT SUBSIDY	1,027.00 *
W645810	TRAN, HUNG QUOC	RENT SUBSIDY	969.00 *
W645810	TRAN, JANE	RENT SUBSIDY	615.00 *
W645810	TRAN, JIM DUC	RENT SUBSIDY	1,420.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645810	TRAN, HOA	RENT SUBSIDY	1,308.00 *
W645811	TRAN, JOSEPHINE	RENT SUBSIDY	1,728.00 *
W645811	TRAN, KEVIN THANH	RENT SUBSIDY	1,036.00 *
W645812	TRAN, KIM	RENT SUBSIDY	1,879.00 *
W645812	TRAN, KIM VAN	RENT SUBSIDY	1,333.00 *
W645812	TRAN, LAN DANG	RENT SUBSIDY	1,391.00 *
W645812	TRAN, LAY THI	RENT SUBSIDY	1,327.00 *
W645812	TRAN, LOC H	RENT SUBSIDY	971.00 *
W645812	TRAN, LUAN D.	RENT SUBSIDY	1,090.00 *
W645813	TRAN, MAI	RENT SUBSIDY	1,613.00 *
W645813	TRAN, MARY	RENT SUBSIDY	351.00 *
W645813	TRAN, MY T	RENT SUBSIDY	802.00 *
W645813	TRAN, NGOC THI	RENT SUBSIDY	1,077.00 *
W645813	TRAN, NHUT NGUYEN	RENT SUBSIDY	2,159.00 *
W645813	TRAN, RYAN	RENT SUBSIDY	1,316.00 *
W645813	TRAN, SHELLY	RENT SUBSIDY	1,146.00 *
W645813	TRAN, SON THANH	RENT SUBSIDY	836.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645813	TRAN, SONNY	RENT SUBSIDY	938.00 *
W645813	TRAN, TAM ANH	RENT SUBSIDY	1,998.00 *
W645813	TRAN, TAM MINH	RENT SUBSIDY	1,367.00 *
W645814	TRAN, THERESA T	RENT SUBSIDY	1,000.00 *
W645814	TRAN, THONG	RENT SUBSIDY	1,275.00 *
W645814	TRAN, THU HUONG THI	RENT SUBSIDY	672.00 *
W645815	TRAN, TIM	RENT SUBSIDY	858.00 *
W645815	TRAN, TINA	RENT SUBSIDY	3,780.00 *
W645815	TRAN, TRUNG H.	RENT SUBSIDY	2,153.00 *
W645815	TRAN, TRUYEN & HELEN	RENT SUBSIDY	1,758.00 *
W645815	TRAN, TU	RENT SUBSIDY	1,308.00 *
W645815	TRAN, TYNE TUYEN	RENT SUBSIDY	1,588.00 *
W645815	TRAN, TRI	RENT SUBSIDY	996.00 *
W645816	TRAN, VICTORIA	RENT SUBSIDY	1,120.00 *
W645817	TRAN, BAU	RENT SUBSIDY	913.00 *
W645817	TRAN, HUUY	RENT SUBSIDY	953.00 *
W645817	TRAN, PAUL TUAN DUC	RENT SUBSIDY	1,438.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645817	TRAN, THAO DUC	RENT SUBSIDY	1,334.00 *
W645817	TRAN, THU-HANG	RENT SUBSIDY	1,905.00 *
W645819	TRANG, TOM	RENT SUBSIDY	1,523.00 *
W645821	TRIEU, NANCY	RENT SUBSIDY	1,216.00 *
W645821	TRINH, EMMA	RENT SUBSIDY	993.00 *
W645821	TRINH, HAI	RENT SUBSIDY	1,619.00 *
W645821	TRIEU, HONG QUANG	RENT SUBSIDY	1,116.00 *
W645823	TRINH, TUAN	RENT SUBSIDY	1,311.00 *
W645823	TRINH, TUNG XUAN	RENT SUBSIDY	1,281.00 *
W645824	TRUONG, DUNG T	RENT SUBSIDY	350.00 *
W645824	TRUONG, KHOA BUU	RENT SUBSIDY	1,166.00 *
W645824	TRUONG, STEVE OR HO, NATALIE	RENT SUBSIDY	1,616.00 *
W645824	TRUONG, HANH NGOC	RENT SUBSIDY	1,335.00 *
W645826	TRUONG, QUYEN MY	RENT SUBSIDY	1,174.00 *
W645827	TSAI, CAROLINE	RENT SUBSIDY	1,988.00 *
W645827	TSAO, YUNGLIN & SHU-MEI	RENT SUBSIDY	1,134.00 *
W645827	TU BI THIEN TAM	RENT SUBSIDY	2,556.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645829	TUDOR GROVE	RENT SUBSIDY	67,129.00 *
W645830	TUSTIN AFFORDABLE HOUSING ATTN: OFFICE	RENT SUBSIDY	1,313.00 *
W645830	TUSTIN SOUTHERN APTS - OFFICE	RENT SUBSIDY	1,195.00 *
W645830	V W PROPERTY	RENT SUBSIDY	4,119.00 *
W645830	VAZQUEZ,ARTURO ENRIQUEZ	RENT SUBSIDY	1,873.00 *
W645830	VERSAILLES APTS	RENT SUBSIDY	3,790.00 *
W645830	VALLEY VIEW SENIOR APTS	RENT SUBSIDY	8,790.00 *
W645830	VAN, MINH XUONG	RENT SUBSIDY	406.00 *
W645830	VAN, RONALD	RENT SUBSIDY	2,828.00 *
W645830	VALDEZ, CONNIE	RENT SUBSIDY	1,089.00 *
W645833	VINTAGE CANYON SR APTS	RENT SUBSIDY	1,043.00 *
W645834	VIRAMONTES, ARTHUR E	RENT SUBSIDY	1,063.00 *
W645836	VJ SURGICAL, LLC	RENT SUBSIDY	919.00 *
W645836	VLE RENTAL, LLC	RENT SUBSIDY	4,630.00 *
W645836	VO, JEFF	RENT SUBSIDY	951.00 *
W645836	VO, KHANH MAI	RENT SUBSIDY	4,829.00 *
W645837	VO, LOAN	RENT SUBSIDY	1,500.00 *



## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645837	VO,, LOC ANH	RENT SUBSIDY	1,072.00 *
W645840	VORA, NIPA D	RENT SUBSIDY	2,460.00 *
W645841	VT CAPITAL HOLDINGS, LLC	RENT SUBSIDY	931.00 *
W645841	VU, ANN HUONG	RENT SUBSIDY	713.00 *
W645841	VU, ANNIE	RENT SUBSIDY	1,329.00 *
W645841	VU, ANTHONY HAI	RENT SUBSIDY	1,304.00 *
W645841	VU, DAT	RENT SUBSIDY	11,308.00 *
W645841	VU, DAVID	RENT SUBSIDY	615.00 *
W645841	VU, DEAN	RENT SUBSIDY	1,249.00 *
W645841	VU, HOA	RENT SUBSIDY	1,038.00 *
W645841	VU, HUAN	RENT SUBSIDY	950.00 *
W645841	VU, KATHY HUONG	RENT SUBSIDY	537.00 *
W645841	VU, DEANNA PHUONG	RENT SUBSIDY	1,293.00 *
W645842	VU, LEO M	RENT SUBSIDY	1,861.00 *
W645842	VU, LINH DUY	RENT SUBSIDY	1,840.00 *
W645842	VU, LONG DUC	RENT SUBSIDY	746.00 *
W645842	VU, MARY ANN	RENT SUBSIDY	723.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645845	WEISSER INVESTMENTS	RENT SUBSIDY	6,210.00 *
W645845	WESLEY VILLAGE APARTMENTS	RENT SUBSIDY	6,195.00 *
W645845	WESSELN, HENRY B	RENT SUBSIDY	824.00 *
W645845	WASHINGTON COUNTY HRA	PORTABILITY ADMIN	62.37 *
W645845	WASHINGTON COUNTY HRA	RENT SUBSIDY	1,050.00 *
W645846	WESTCHESTER PARK LP	RENT SUBSIDY	1,406.00 *
W645846	WESTLAKE APARTMENTS LLC	RENT SUBSIDY	6,641.00 *
W645846	WESTMINSTER HOUSING PARTNER LP	RENT SUBSIDY	8,487.00 *
W645846	WESTPARK APTS	RENT SUBSIDY	1,194.00 *
W645846	WESTPARK PLACE, LLC	RENT SUBSIDY	1,043.00 *
W645846	WICK, CINDY OR ED	RENT SUBSIDY	932.00 *
W645846	WILSHIRE CREST	RENT SUBSIDY	968.00 *
W645846	WINDSOR TOWNE LP	RENT SUBSIDY	760.00 *
W645846	WINDMILL APARTMENTS	RENT SUBSIDY	5,512.00 *
W645846	WILLOWICK ROYAL	RENT SUBSIDY	390.00 *
W645847	WINDWOOD GLEN APTS	RENT SUBSIDY	623.00 *
W645848	WINSTON PLACE, LLC	RENT SUBSIDY	1,205.00 *
W645848	WONDERFUL IDEA, LLC	RENT SUBSIDY	1,229.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/01/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W645848	WINNIE INVESTMENT	RENT SUBSIDY	5,602.00 *
W645849	WONG, GIN O	RENT SUBSIDY	6,730.00 *
W645849	WONG, PHILLIP	RENT SUBSIDY	1,476.00 *
W645849	WONG, THOMAS G.	RENT SUBSIDY	1,180.00 *
W645850	YAU, LEON SHU	RENT SUBSIDY	2,267.00 *
W645851	YOUNG, HENRY H	RENT SUBSIDY	893.00 *
W645851	ZARGARI, ROY	RENT SUBSIDY	1,039.00 *
W645851	ZASLAVSKY, EUGENIA	RENT SUBSIDY	3,812.00 *
FINAL TOTAL			2,586,916.05

DEMANDS #645596 - 645852 AND WIRES W645595 - W645851 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE GARDEN GROVE CITY COUNCIL DECEMBER 1, 2018, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE FOR PAYMENT THEREOF

*Sanchez Leguia*  
 FINANCE DIRECTOR

*Bm*

DIRECT DEPOSITS \$2,159,537.95

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
632821	GUSTAVO GOMEZ	REV & VOID	-100.00 *
634410	GUSTAVO GOMEZ	REV & VOID	100.00 *
644042	*BLODGETT, GREG	REV & VOID	-120.00 *
644441	GREEN LOTUS GROUP, LLC	REV & VOID	-9,017.00 *
645443	ELIZABETH PETERSON	REV & VOID	-999.00 *
645550	SCHAEFER, NICK	REV & VOID	-912.00 *
645798	SCHWERMEN, CELESTE	REV & VOID	-1,389.00 *
W644821	SAN DIEGO HOUSING COMMISSION	REV & VOID	-704.78 *
W645640	DO, KENNETH	REV & VOID	-1,865.00 *
645853	SCHAEFER, NICK	TUITION REIMB	1,824.00 *
645854	TPX COMMUNICATIONS CO	TELEPHONE	2,384.44
		NETWORK COMMUNICT	1,135.43
			3,519.87 *
645855	ABOVE THE TOP PARTY RENTALS & EVENT SERVICES INC	OTHER RENTALS	763.30 *
645856	AMARILLO GEAR COMPANY, LLC	REPAIRS-FURN/MACH/EQ	639.45 *
645857	BRIDGEPORT GOLF CARS	OTHER PROF SERV	375.00 *
645858	STATE OF CALIF-FRANCHISE TAX BOARD	WAGE ATTACHMENT	399.75 *
645859	COOPMAN, AARON	TRAVEL ADVANCE P.D.	578.18 *
645860	FREGOSO*, ALICE K	MED TRUST REIMB	251.94 *

PAGE TOTAL FOR "\*" LINES = -6,655.29

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645861	*HERRERA, JOSE D	TRAVEL ADVANCE P.D.	234.00 *
645862	*LAVERY, AUSTIN	TRAVEL ADVANCE P.D.	474.00 *
645863	*LOERA JR, RAFAEL	TRAVEL ADVANCE P.D.	234.00 *
645864	HEIDY MUNOZ*	EMPL COMPUTER PURCH	2,500.00 *
645865	LEGAL SHIELD	LEGAL	1,127.25 *
645866	DATA TICKET, INC	OTHER PROF SERV	754.00 *
645867	*ROQUE, PETE	SUBSISTENCE	522.24 *
645868	*WHITMAN, TRAVIS J	TRAVEL ADVANCE P.D.	154.00 *
645869	CALIFORNIA HIGHWAY PATROL	TUITION/TRAINING	703.80 *
645870	COULTER, HEATHER	CATERING SERVICES	372.00 *
645871	*RUBALCABA, ROCKY	MED TRUST REIMB	1,199.90 *
645872	CRISTANDO HOUSE, INC	TUITION/TRAINING	299.00 *
645873	CITY OF FRESNO POLICE DEPT	TUITION/TRAINING	230.00 *
645874	CHEROKEE PRODUCTIONS, INC.	TUITION/TRAINING	295.00 *
645875	STANDARD INSURANCE CO. RAS EXECUTIVE BENEFITS	DISABILITY INSURANCE	1,652.82 *
645876	TRANSAMERICA EMPLOYEE BENEFITS	LIFE INS PREMIUM	4,888.58 *
645877	FRESNO CITY COLLEGE	TUITION/TRAINING	198.00 *
645878	COUNTY OF ORANGE TREASURER REVENUE RECOVERY-A/R UNIT	CITATION DIST	40,154.00 *
645879	OCSD FINANCIAL MNGNT DIV	SEWER FEES	84,766.61 *
645880	DEPARTMENT OF CONSUMER AFFAIRS	TAXES/LICENSES	115.00 *
645881	ORANGE COUNTY SHERIFF'S DEPT	TUITION/TRAINING	130.00 *
645882	KUNKEL, PETER	TRAVEL ADVANCE P.D.	79.95 *

PAGE TOTAL FOR "\*" LINES = 141,084.15

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645883	CMRTA TIM DAVIS	TUITION/TRAINING	60.00 *
645884	CMRTA TIM DAVIS	REGISTRATION FEES	135.00 *
645885	BEHAVIOR ANALYSIS TRAINING INSTITUTE	TUITION/TRAINING	481.00 *
645886	ELIZABETH PETERSON	WAGE ATTACHMENT	-249.75
		OTHER PROF SERV	999.00
			749.25 *
645887	*PAYAN, LUIS	EMPL COMPUTER PURCH	2,399.99 *
645888	FUN EXPRESS	ADMN/ENTRANCE FEE	2,801.00 *
645889	XEROX CORPORATION DBA: XEROX FINANCIAL SERVICES	TAXES/LICENSES	412.28
		INTEREST COSTS	233.20
		LONG TERM DEBT	5,086.52
			5,732.00 *
645890	TRIMBLE, EMILY	MED TRUST REIMB	34.00 *
645891	ROSS CREATIONS SOUND STAGE & LIGHTING	OTHER PROF SERV	950.00 *
645892	SCHWERTMAN, CELESTE	WAGE ATTACHMENT	-150.00
		RENT SUBSIDY	1,389.00
			1,239.00 *
645893	CHEVRON AND TEXACO CARD SERV	MV GAS/DIESEL FUEL	1,602.11 *
645894	LIGHT UP MY HOLIDAY	OTHER PROF SERV	16,575.00 *
645895	SOUTH COAST AQMD	PERMITS/OTHER FEES	3,452.50 *
645896	ACA COMPLIANCE SERVICES INC DBA CIMPLX COMPLIANCE SERVICES	OTHER PROF SERV	1,350.75 *
645897	ALAN'S LAWN AND GARDEN CENTER INC.	REPAIRS-FURN/MACH/EQ	366.90
		MOTOR VEH PARTS	1,022.82
			1,389.72 *
645898	ALS GROUP USA, CORP	OTHER PROF SERV	2,181.50 *

PAGE TOTAL FOR "\*" LINES = 41,132.82

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645899	ANAHEIM HOUSING AUTHORITY COMMUNITY DEV.	MOBILITY INSP FEE	450.00 *
645900	BARR AND CLARK, INC.	OTHER PROF SERV	320.00 *
645901	BAY ALARM COMPANY	MAINT OF REAL PROP DATA PROCESSING SUPP	675.00 670.00 1,345.00 *
645902	BEGINNERS EDGE SPORTS TRAINING, LLC	INSTRUCTOR SERVICES	1,338.75 *
645903	BISHOP CO.	REPAIRS-FURN/MACH/EQ	358.97 *
645904	CDW-GOVERNMENT INC	SOFTWARE	922.42 *
645905	C.WELLS PIPELINE MATERIALS INC.	OTHER MAINT ITEMS	603.40 *
645906	CAMERON WELDING SUPPLY	MOTOR VEH PARTS	32.54 *
645907	CEMEX	MAINT OF REAL PROP	1,917.98 *
645908	SUPPLYWORKS	LAND/BLDG/ROOM RENT	485.65 *
645909	CONTINENTAL CONCRETE CUTTING	OTHER MAINT ITEMS GEN PURPOSE TOOLS	8,145.00 622.00 8,767.00 *
645910	CONTROLLED MOTION SOLUTIONS, INC.	MOTOR VEH PARTS	284.24 *
645911	CORE-ROSION PRODUCTS	LABORATORY CHEMICALS	1,494.83 *
645912	COSGRIFF, JOHN	OTHER PROF SERV	300.00 *
645913	DIAMOND ENVIRONMENTAL SERVICES	OTHER MAINT ITEMS	326.29 *
645914	ENERGY RES. CONS. & DEV. COMM.	INTEREST COSTS LONG TERM DEBT	470.03 23,731.43 24,201.46 *
645915	EWING IRRIGATION PRODUCTS, INC.	PIPES/APPURTENANCES	132.67 *
645916	EXCLUSIVE AUTO DETAIL	MOTOR VEHICLE MAINT	648.00 *

PAGE TOTAL FOR "\*" LINES = 43,929.20

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645917	FARMER BROTHERS CO.	FOOD	666.61 *
645918	FLEETPRIDE, INC.	MOTOR VEH PARTS	1,410.19 *
645919	THE SHERWIN-WILLIAMS CO DBA FRAZEE PAINTS	PAINT/DYE/LUBRICANTS	49.92 *
645920	FRYE SIGN CO	MOTOR VEH PARTS	990.00 *
645921	GANAHL LUMBER COMPANY	MAINT OF REAL PROP	241.01 *
645922	HACH COMPANY INC	LABORATORY CHEMICALS	340.37 *
645923	MAILFINANCE INC	OFFICE EQUIP RENTAL	231.00
		MAINT-SERV CONTRACTS	620.91
		INTEREST COSTS	251.40
		LONG TERM DEBT	924.36
		PROPERTY TAXES	109.02
			2,136.69 *
645924	HILLCO FASTENER WAREHOUSE	MOTOR VEH PARTS	145.74
		HARDWARE	28.10
			173.84 *
645925	HILL'S BROS LOCK & SAFE INC	MAINT-SERV CONTRACTS	96.50
		OTHER MINOR TOOLS/EQ	169.71
			266.21 *
645926	INTERWEST CONSULTING GROUP ATTN: ACCOUNTING	OTHER PROF SERV	15,497.86 *
645927	KELLY PAPER	PAPER/ENVELOPES	418.38 *
645928	KNORR SYSTEMS, INC.	OTHER MAINT ITEMS	572.09 *
645929	LAWSON PRODUCTS, INC.	MOTOR VEH PARTS	1,605.53 *
645930	LIFECOM, INC.	OTHER MAINT ITEMS	195.00
		SAFETY EQ/SUPPLIES	148.86
			343.86 *
645931	LOS ANGELES TIMES	BOOKS/SUBS/CASSETTES	506.57 *

PAGE TOTAL FOR "\*" LINES = 25,219.13



## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645932	LUDWIG, DAWNA	INSTRUCTOR SERVICES	2,154.88 *
645933	MARTIN & CHAPMAN	OFFICE SUPPLIES/EXP	286.52 *
645934	MASTER LANDSCAPE & MAINTENANCE	NON-SPEC CONTR SERV	2,400.00 *
645935	MC MASTER-CARR SUPPLY CO	OTHER MINOR TOOLS/EQ	1,649.27 *
645936	MR. D'S AUTOMOTIVE	MOTOR VEHICLE MAINT	130.00 *
645937	NEW PIG CORP	SAFETY EQ/SUPPLIES	223.74 *
645938	NIAGARA PLUMBING	OTHER MAINT ITEMS	54.37 *
645939	R.J. NOBLE COMPANY	DEPOSIT REFUND WATER REFUND	2,800.00 -2,644.56 155.44 *
645940	OCEAN BLUE ENVIRONMENTAL SERVICES, INC.	HAZMAT REMOVAL OTHER MAINT ITEMS	2,342.66 2,648.86 4,991.52 *
645941	ORANGE COUNTY FIRE PROTECTION	REPAIRS-FURN/MACH/EQ	131.55 *
645942	O.C. HOUSING AUTHORITY ACCTG DEPT.	MOBILITY INSP FEE	1,575.00 *
645943	OCN, IND, WHJ	ADVERTISING	1,288.32 *
645944	ORANGE COUNTY WELDING, INC.	OTHER MAINT ITEMS	1,660.00 *
645945	OVERLAND, PACIFIC & CUTLER INC.	OTHER PROF SERV	16,412.50 *
645946	PACIFIC INDUSTRIAL WATER SYSTEMS	REPAIRS-FURN/MACH/EQ	425.82 *
645947	PETDATA	OTHER PROF SERV	8,992.60 *
645948	THE PM GROUP	PRINTING	10,841.81 *
645949	PARKER, CARY	TUITION/TRAINING	200.00 *
645950	USA SHADE & FABRIC STRUCTURES	OTHER PROF SERV	23,056.67 *
645951	SHRED CONFIDENTIAL, INC.	OTHER PROF SERV	94.50 *

PAGE TOTAL FOR "\*" LINES = 76,724.51

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645952	SIMPSON CHEVROLET OF GG	MOTOR VEH PARTS OTHER MAINT ITEMS	305.07 179.15 484.22 *
645953	SOUTH COAST EMERGENCY VEHICLE SERVICES	MOTOR VEH PARTS	1,355.97 *
645954	SOUTHERN CALIFORNIA GAS CO ML 711D	MAINT-SERV CONTRACTS	575.00 *
645955	SOUTHERN COUNTIES OIL COMPANY	MV GAS/DIESEL FUEL	21,115.64 *
645956	STRADLING, YOCCA, CARLSON & RAUTH	LEGAL FEES	95,649.37 *
645957	SUPERION LLC	OTHER PROF SERV	525.00 *
645958	HONEYWELL FIRST RESPONDER PRODUCTS	SAFETY EQUIP	292.69 *
645959	TRUCK & AUTO SUPPLY INC. TrucParCo	MOTOR VEH PARTS	4,957.82 *
645960	TURNOUT MAINTENANCE COMPANY	FIRE TURNOUTS REPAIR	1,766.98 *
645961	HD SUPPLY FACILITIES MAINTENANCE LTD-USA BLUEBOOK	REPAIRS-FURN/MACH/EQ LABORATORY CHEMICALS	62.33 528.19 590.52 *
645962	UNIFIRST CORP	LAUNDRY SERVICES	743.77 *
645963	VALLEY POWER SYSTEMS, INC. DEPT 34677	MOTOR VEH PARTS	435.22 *
645964	VULCAN MATERIALS COMPANY WESTERN DIVISION	ASPHALT PRODUCTS	1,523.79 *
645965	GRAINGER	MOTOR VEH PARTS ELECTRICAL SUPPLIES PIPES/APPURTENANCES AIR COND SUPPLIES GEN PURPOSE TOOLS HARDWARE	157.40 184.37 14.54 75.68 191.44 316.01 939.44 *
645966	WATERLINE TECHNOLOGIES, INC.	LABORATORY CHEMICALS	1,922.40 *
645967	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	42.18 *
645968	WEST COAST SAND & GRAVEL	OTHER MAINT ITEMS	602.30 *

PAGE TOTAL FOR "\*" LINES = 133,522.31

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645969	WEST-LITE SUPPLY CO INC	ELECTRICAL SUPPLIES	165.48 *
645970	WOODRUFF, SPRADLIN & SMART A PROFESSIONAL CORP	LEGAL FEES	1,491.00 *
645971	STOTZ EQUIPMENT	MOTOR VEH PARTS	576.13 *
645972	DTNTech MARKETING	UNIFORMS	62.50 *
645973	PANADERIA LA PEQUENA	OTHER FOOD ITEMS	100.00 *
645974	PHI, THINH VAN	WATER REFUND	145.74 *
645975	TRUTEAM OF CA INC.	BLDG PERMIT REFUND PERMIT REFUND FEE REFUND	104.00 24.00 12.00 140.00 *
645976	PACIFIC COAST COPPER REPIPE INC.	BLDG PERMIT REFUND PLMBG PERMIT REFUND FEE REFUND	104.00 24.00 12.00 140.00 *
645977	LINH HOANG NGUYEN THUTHUY PHAM	PLAN CK FEE REFUND	3,168.78 *
645978	LIFETIME SOLUTIONS	BLDG PERMIT REFUND FEE REFUND PERMIT REFUND	75.00 15.00 9.50 99.50 *
645979	SOUTHWEST SUN SOLAR, INC.	BLDG PERMIT REFUND PERMIT REFUND FEE REFUND	60.00 32.00 12.00 104.00 *
645980	SWEET HONEY DESSERT	ALARM PERMIT REF	25.00 *
645981	GARDEN GROVE STORE	ALARM PERMIT REF	5.00 *
645982	HAN SUNG ACUPUNCTURE	BUS OPER TAX REFUND	18.68 *
645983	FELDMAN, JOSHUA	TUITION/TRAINING	325.00 *
645984	FACTORY MOTOR PARTS CO BIN 139107	MOTOR VEH PARTS	50.81 *

PAGE TOTAL FOR "\*" LINES = 6,617.62

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
645985	SCOTT EQUIPMENT	FURN/MACH/EQUIP REPL	11,471.60 *
645986	CHARLES P. CROWLEY CO. INC.	LABORATORY CHEMICALS	3,250.14 *
645987	TRELOAR, TOM	OTHER PROF SERV	350.00 *
645988	COMMERCIAL AQUATIC SERVICES	OTHER PROF SERV	525.00 *
645989	EMERGENCY MEDICAL SERVICES AUTH	TUITION/TRAINING	37.00 *
645990	ADVANCED CAR CARE INC	TIRES/TUBES	1,766.81 *
645991	O'REILLY AUTO PARTS	MOTOR VEH PARTS	288.24 *
645992	SHARE CORPORATION	GEN PURPOSE TOOLS	371.70 *
645993	NATURE'S GROWERS NURSERY	SEEDS/PLANTS	241.36 *
645994	SECOND HARVEST FOOD BANK OF ORANGE COUNTY, INC.	FaCT:EMRGY NEEDS	250.00 *
645995	JOHNNY DAVID ALLEN JR. DBA JOHNNY ALLEN TENNIS ACADAMY	INSTRUCTOR SERVICES	3,256.47 *
645996	HTL HOTEL ADVISORS, INC. DBA HTL HOSPITALITY ADVISORS	OTHER PROF SERV	10,750.00 *
645997	PAGE, ANTHONY	TUITION/TRAINING	325.00 *
645998	ALLIANCE ENVIRONMENTAL GROUP	MAINT OF REAL PROP	3,300.00 *
645999	NAPA AUTO PARTS	MOTOR VEH PARTS	1,292.77 *
646000	CALIFORNIA PUMPCRETE, INC.	MAINT OF REAL PROP	440.00 *
646001	RAYMOND HANDLING SOLUTIONS	MOTOR VEHICLE MAINT	108.00 *
646002	SEAVCO IVR SEAVER MOTORCYCLES	REPAIRS-FURN/MACH/EQ	1,014.03 *
646003	GRP2 UNIFORMS, INC KEYSTONE UNIFORMS, OC	UNIFORMS	37,145.21 *
646004	SOUTHERN COMPUTER WAREHOUSE	NETWORKING SUPPLIES	603.50 *
646005	AUTONATION FORD TUSTIN	MOTOR VEH PARTS	208.47 *
646006	JD FUTURE ENTERPRISES INC DBA: BLUEDOGINK	OFFICE SUPPLIES/EXP	381.05 *

PAGE TOTAL FOR "\*" LINES = 77,376.35

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
646007	STOMMEL INC DBA LEHR AUTO	REPAIRS-FURN/MACH/EQ	4,543.02 *
646008	LACEY CUSTOM LINENS, INC.	LAUNDRY SERVICES	17.08 *
646009	ALBERTSONS	OTHER FOOD ITEMS	79.90 *
646010	HUGHES COMMUNICATION INC DBA: HUGHES NETWORK SYSTEMS LLC	OTHER MAINT ITEMS	369.36 *
646011	ONESOURCE DISTRIBUTORS, LLC	LABORATORY CHEMICALS	574.52 *
646012	MurCal, INC.	REPAIRS-FURN/MACH/EQ	3,545.12 *
646013	IRVINE PIPE & SUPPLY INC	PIPES/APPURTENANCES	261.57 *
646014	GGHS CHOIR BOOSTER'S	OTHER PROF SERV	75.00 *
646015	HWANG, SARA	WATER CLOSING BILL REFUND	4.94 *
646016	LUONG, ALAN	WATER CLOSING BILL REFUND	32.52 *
646017	LUTZ, DEBORAH	WATER CLOSING BILL REFUND	215.00 *
646018	FERNANDEZ, DEREK	WATER CLOSING BILL REFUND	29.61 *
646019	DO, NGUYEN CAO	WATER CLOSING BILL REFUND	45.30 *
646020	NGUYEN, PHOEBE	WATER CLOSING BILL REFUND	33.23 *
646021	NGUYEN, TRUNG N	WATER CLOSING BILL REFUND	20.67 *
646022	LY, CAROLYN	WATER CLOSING BILL REFUND	14.10 *
646023	LUU, HOP	WATER CLOSING BILL REFUND	176.40 *
646024	PHAM, TIFFANY	WATER CLOSING BILL REFUND	41.06 *
646025	NGO, JENNY P	WATER CLOSING BILL REFUND	56.54 *
646026	TRAN, KEVIN	WATER CLOSING BILL REFUND	16.92 *
646027	NGUYEN, TIFFANY	WATER CLOSING BILL REFUND	24.55 *
646028	TRUJILLO, DEBRA	WATER CLOSING BILL REFUND	3.75 *

PAGE TOTAL FOR "\*" LINES = 10,180.16

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
646029	MERINO, MARICELA	WATER CLOSING BILL REFUND	239.58 *
646030	AMARO, JOSE D	WATER CLOSING BILL REFUND	10.09 *
646031	PINTAR INVESTMENT COMPANY RESIDENTIAL LP	WATER CLOSING BILL REFUND	3.95 *
646032	NGUYEN, TAN	WATER CLOSING BILL REFUND	54.84 *
646033	NGUYEN, MICHAEL	WATER CLOSING BILL REFUND	56.79 *
646034	WHITE GLOVE PROP MGMT	WATER CLOSING BILL REFUND	236.98 *
646035	TRAN, NGOCTU	WATER CLOSING BILL REFUND	129.90 *
646036	CHIYA, RON	WATER CLOSING BILL REFUND	64.04 *
646037	HONG, BENEDICT	WATER CLOSING BILL REFUND	39.45 *
646038	PURPORA, SHERRY	WATER CLOSING BILL REFUND	56.60 *
646039	NGUYEN, NGOAN	WATER CLOSING BILL REFUND	21.60 *
646040	MADERO, EDITH	WATER CLOSING BILL REFUND	6.77 *
646041	GREEN LOTUS GROUP, LLC	RENT SUBSIDY	9,017.00 *
W2342	UNION BANK-COMM CUSTOMER SERV UNIT, GOVT ACCOUNTS	BANK FEES	946.04 *
W2343	US BANK TRUST N.A.	FA 2015 WATER04 INTEREST COSTS LONG TERM DEBT	-57.88 56,250.00 895,000.00 951,192.12 *
W2344	UNION BANK-COMM CUSTOMER SERV UNIT, GOVT ACCOUNTS	BANK FEES PAPER/ENVELOPES	733.42 709.52 1,442.94 *
W2345	US BANK TRUST N.A.	WTR2010A-RESERVE WTR2010B-RESERVE WTR2010C-RESERVE	-40.76 -7.96 -6.29

PAGE TOTAL FOR "\*" LINES = 963,518.69


WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 12/11/18

WARRANT	VENDOR	DESCRIPTION	AMOUNT
		INTEREST COSTS	342,919.91
		LONG TERM DEBT	705,000.00
			1,047,864.90 *

PAGE TOTAL FOR "\*" LINES = 1,047,864.90

FINAL TOTAL 2,560,514.55

DEMANDS #645853 - 646041 AND WIRES W2342 - W2345 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE GARDEN GROVE CITY COUNCIL DECEMBER 11, 2018, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE FOR PAYMENT THEREOF

  
 FINANCE DIRECTOR

Bm

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager	Dept.:	Community and Economic Development
Subject:	Adoption of a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Hilton Hotel Project; adoption of a Resolution approving General Plan Amendment No. GPA-002-2018; and introduction and first reading of an Ordinance adopting Amendment No. A-024-2018. ( <i>Action Item</i> )		
		Date:	12/11/2018

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**OBJECTIVE**

The purpose of this report is to transmit a recommendation by the Planning Commission to the City Council to adopt the Mitigated Negative Declaration, approve General Plan Amendment No. GPA-002-2018, and introduce for first reading an Ordinance approving Amendment No. A-024-2018, to amend the text to the General Plan Land Use Designation of Heavy Commercial (HC) and to amend the text to Sections 9.116.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code in the C-3 (Heavy Commercial) zone. The subject property is located on the east side of Harbor Boulevard, between Trask Avenue and Westminster Avenue, at 13624 – 13650 Harbor Boulevard.

**BACKGROUND**

On November 15, 2018, the Planning Commission recommended adoption of a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and approval of General Plan Amendment No. GPA-002-2018 and Amendment No. A-024-2018 to City Council by a 4-0 vote. Other than the applicant, no one spoke in favor of or in opposition to the request. The Planning Commission also approved Site Plan No. SP-056-2018 to construct a 64,673 square foot, 124-room, 5-story, 59'-0" high hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels, Conditional Use Permit No. CUP-134-2018 to allow for the operation of the proposed hotel use, and Lot Line Adjustment No. LLA-018-2018 to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate



consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project.

The subject property is located on the east side of Harbor Boulevard, between Trask Avenue and Westminster Avenue, at 13624 – 13650 Harbor Boulevard. The subject site is located in the C-3 zone (Heavy Commercial), an area of the City with a mix of uses that includes heavy commercial, commercial, education, and multi-family residential uses. Specifically, the subject site is bounded immediately to the west by Harbor Boulevard, and beyond Harbor Boulevard to the west, are properties zoned C-3, with heavy commercial uses including a used car dealership, transportation uses operated by Yellow Cab, and Western Transit Systems, Inc. Immediately to the north, an Orange County Flood Control storm channel, zoned O-S, Open Space, then further north, is a C-3 zoned property with an auto collision repair and paint business. To the northeast, are multi-family residential uses in the R-3 (Multiple-Family Residential) zone. To the west, is Santiago High School's athletic field, zoned as O-S, Open Space, and to the south, an auto body and repair business in the C-3 zone. The site consists of two (2) vacant parcels with a combined lot area of 1.48 acres: Parcel 101-080-66 with a lot size of 53,723 square feet and Parcel 101-080-27 with a lot size of 10,953 square feet. These two (2) parcels have a Heavy Commercial (HC) General Plan Land Use Designation and are zoned C-3 (Heavy Commercial).

## DISCUSSION

A General Plan Amendment is required to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0 to allow the development of the hotel project. The effect of this amendment will be to increase the maximum allowable FAR for new hotels in the C-3 zone, without increasing the allowable development intensity of any other uses. This General Plan Amendment is necessary to facilitate development of the proposed hotel project, which consists of a 64,673 square foot hotel on the 64,676 square foot site, which equates to a Floor Area Ratio of 0.99.

Staff does not currently anticipate that the proposed General Plan Amendment will have an impact beyond the intended proposed hotel project. There are currently twenty-five (25) C-3 zoned properties in the City with a Heavy Commercial General Plan Land Use Designation to which the proposed FAR increase for hotels would apply, none of which are currently developed with hotels. Of these, only eleven (11) properties, collectively totaling approximately 18.78 acres, could theoretically accommodate a hotel based on the existing 30,000 square foot minimum lot size and other development standards for hotels set forth in the Garden Grove Municipal Code. Hotel development within the City is primarily limited to those areas located to the north of the Garden Grove (SR-22) Freeway. For years, the City has been actively promoting the development of new hotels south of the Garden Grove (SR-22) Freeway but without success. With the single exception of the proposed Project, no formal or informal expressions of interest have been received by the City from property owners or from the development community regarding potential hotel development opportunities on any of the twenty-five (25) C-3 zoned properties in the City with a Heavy Commercial General Plan Land Use Designation.

A Municipal Code Amendment is required to modify the development standards for hotels (a) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (b) to increase the maximum building

height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (c) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval.

The need for the proposed increase in height from four (4) to five (5) stories and from 55'-0" to 60'-0" has been noticed by City Staff as developers propose their projects on small available sites. In the past, there was ample land to develop a project over a large area, however, overtime, as projects have been built, the availability of land has been reduced, making it difficult to develop on small sites, and making land a scarce resource. Recently, City Staff has been involved in a series of initial discussions and has reviewed conceptual hotel proposals that request hotel products with more floors and at greater heights than what is currently permitted in the City's Municipal Code.

Additionally, Policy LU-9.6 of the City's General Plan, states the City's goal is to locate tourist or entertainment related uses with adequate access to freeways or major arterials in order to encourage both local and regional patronage. Additionally, Policy LU-5.1 of the General Plan encourages the City to work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects, and Policy ED-1.1 of the Economic Development Element encourages the development and expansion of hotel facilities on key corridors in the City, such as Harbor Boulevard.

#### FINANCIAL IMPACT

None.

#### RECOMMENDATION

It is recommended that the City Council:

- Conduct a Public Hearing;
- Adopt the attached Resolution adopting Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Hotel Project located at 13624 through 13650 Harbor Boulevard, Garden Grove; and
- Adopt a Resolution approving General Plan Amendment No. GPA-002-2018; and
- Introduce and conduct the first reading of the attached Ordinance approving Amendment No. A-024-2018 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CODE AMENDMENT NO. A 024 2018, A ZONING TEXT AMENDMENT TO SECTIONS 9.16.020.020.A.4 AND 9.16.020.050.AJ OF THE GARDEN GROVE MUNICIPAL CODE MODIFYING THE DEVELOPMENT STANDARDS FOR HOTELS LOCATED IN THE C-3 (HEAVY COMMERCIAL) ZONE.

By: Paul Guerrero, Sr. Program Specialist

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
CC Resolution - MND and MMP BN Group Hotel	12/5/2018	Resolution	12-11-18_CC_Separately_Adopting_MND_and_MMP_for_BN_Group_Hotel_Project.pdf
CC Resolution - GPA-002-2018 BN Group	12/5/2018	Resolution	12-11-18_CC_Approving_GPA-002-2018_(BN_Group_Project).pdf
CC Ordinance - Code Amendment A-024-2018	12/5/2018	Ordinance	Ordinance_Approving_Code_Amendment_A-024-2018.DOC
GPA-002-2018 PC Staff Report Radius Map Plans Lot Line Adjustment Final	11/28/2018	Backup Material	GPA-002-2018_- _PC_Staff_Report_Radius_Map_Plans_Lot_Line_Adjustment_Final.pdf
GPA-002-2018 PC Resolution Recommendation to CC Final	11/28/2018	Backup Material	GPA-002-2018_- _PC_Resolution_Recommendations_to_CC_Final.pdf
GPA-002-2018 PC Resolution SP CUP LLA Final	11/28/2018	Backup Material	GPA-002-2018_- _PC_Resolution_SP_CUP_LLA_Final.pdf
GPA-002-2018 PC Conditions of Approval Final	11/28/2018	Backup Material	GPA-002-2018_- _PC_Conditions_of_Approval_Final.pdf
Mitigation Monitoring and Reporting Program	11/28/2018	Backup Material	GPA-002-2018_- _Mitigation_Monitoring_and_Reporting_Program.pdf
Initial Study Final 10.24.2018	11/28/2018	Backup Material	BN_Group_Initial_Study.Final_10.24.18.pdf

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING  
AND REPORTING PROGRAM FOR THE HILTON HOTEL PROJECT

WHEREAS, the City of Garden Grove has received an application for approval to develop and operate a 62,763 square foot, 124-room, 5-story, 59-foot-tall hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, Assessor's Parcel No. 101-080-66 and 101-080-27, along with the following discretionary land use approvals (collectively, the "Project"): (a) a text amendment to the General Plan Land Use Element to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0; (b) text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels located in the C-3 (Heavy Commercial) zone (i) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (ii) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (iii) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval; (c) Site Plan approval to allow the construction of the proposed five (5) story, 59'-0" high, 124 room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements; (d) Conditional Use Permit approval to allow for operation of the proposed hotel use; and (e) Lot Line Adjustment approval to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project;

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 et seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment;

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation;

WHEREAS, the Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed Public Hearing on November 15, 2018 and considered all oral and written testimony presented regarding the initial study, the Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program, and the Project;

WHEREAS, on November 15, 2018, following the Public Hearing, the Planning Commission (i) adopted Resolution No. 5939-18 recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and approve General Plan No. GPA-002-2018 and Amendment No. A-024-2018; and (ii) adopted Resolution No. 5940-18 approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, subject to City Council's approval of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, General Plan Amendment No. GPA-002-2018, and Municipal Code Amendment No. A-024-2018;

WHEREAS, a duly noticed Public Hearing was held by the City Council on December 11, 2018, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of December 11, 2018.

NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED as follows:

1. The City Council of the City of Garden Grove has considered the proposed Mitigated Negative Declaration, together with comments received during the public review process.

2. The City Council of the City of Garden Grove finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the Project, with the proposed mitigation measures, will have a significant effect on the environment.

3. The City Council further finds that the adoption of the Mitigated Negative Declaration reflects the City Council's independent judgment and analysis.

4. Therefore, the City Council of the City of Garden Grove, in regular session assembled on December 11, 2018, does hereby adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

5. The record of proceedings on which the City Council of the City of Garden Grove's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community and Economic Development.

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
APPROVING GENERAL PLAN AMENDMENT NO. GPA-002-2018

WHEREAS, the City of Garden Grove has received an application from Binh Tran on behalf of Garden Grove Hotel, LLC for approval of General Plan Amendment No. GPA-002-2018, a text amendment to the General Plan Land Use Element to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0;

WHEREAS, General Plan Amendment No. GPA-002-2018 is being processed in conjunction with (a) Code Amendment No. A-024-2018, consisting of text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels located in the C-3 (Heavy Commercial) zone (i) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (ii) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (iii) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval; (b) Site Plan No. SP-056-2018 to allow the construction of a 62,763 square foot, 124-room, 5-story, 59-foot-tall hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, Assessor's Parcel No. 101-080-66 and 101-080-27; (c) Conditional Use Permit No. CUP-134-2018 to allow for operation of the proposed hotel use; and (d) Lot Line Adjustment No. LLA-018-2018 to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project (collectively, the "Project");

WHEREAS, the Planning Commission of the City of Garden Grove held duly noticed Public Hearing on November 15, 2018 and considered all oral and written testimony presented regarding the initial study, the Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program, and the Project; and

WHEREAS, during its meeting on November 15, 2018, the Planning Commission (i) adopted Resolution No. 5939-18 recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and approve General Plan No. GPA-002-2018 and Municipal Code Amendment No. A-024-2018; and (ii) adopted Resolution No. 5940-18 approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-018, and Lot Line Adjustment No. LLA-018-2018, subject to City Council's approval of a

Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, General Plan Amendment No. GPA-002-2018, and Municipal Code Amendment No. A-024-2018;

WHEREAS, a duly noticed Public Hearing was held by the City Council on December 11, 2018, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of December 11, 2018; and

WHEREAS, the City Council adopted Resolution No. \_\_\_\_\_ during its meeting on December 11, 2018, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project pursuant to the California Environmental Quality Act, California Public Resources Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Sections 15000 et seq.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY RESOLVES, DETERMINES, AND FINDS AS FOLLOWS:

1. Resolution No. \_\_\_\_\_ adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project is incorporated by reference as if set forth fully herein.
2. The City Council of the City of Garden Grove hereby finds and determines, as follows:
  - A. The General Plan Amendment is internally consistent with the goals and objectives of all elements of the City's adopted General Plan. The proposed General Plan Amendment would increase the allowable intensity of hotel developments in the Heavy Commercial Land Use District to facilitate a hotel development on Harbor Boulevard. Goal ED-1 of the General Plan's Economic Development Element provides that opportunities for development of tourism-related businesses shall be enhanced, and Policy ED-1.1 of the Economic Development Element encourages the development and expansion of hotel facilities on key corridors in the City, such as Harbor Boulevard. The proposed General Plan Amendment is also consistent with Goals LU-1, LU-5, and LU-6 of the Land Use Element because it will provide for a hotel development intensity to meet the needs of anticipated growth and achieve the community's vision for the development of tourism-related businesses, and is consistent with the General Plan goals and policies to facilitate the revitalization of commercial corridors and vacant and underutilized sites in the City with economically viable projects.



- B. The General Plan Amendment will promote the public interest, health, safety, and welfare. The proposed General Plan Amendment would increase the allowable intensity of hotel developments in the Heavy Commercial Land Use District to facilitate a hotel development on Harbor Boulevard that is consistent with the City's intent and vision for the property and which will not result in significant environmental impacts. Only a limited number of properties could feasibly develop hotels up to the proposed increased maximum Floor Area Ratio of 1.0, and it is not currently anticipated that the proposed General Plan Amendment will have an impact beyond the Applicant's proposed hotel project. Therefore, the proposed General Plan Amendment will promote the public interest, health, safety, and welfare.
3. The facts and reasons stated in Planning Commission Resolution No. 5939-18 recommending approval of GPA-002-2018, a copy of which is on file in the office of the City Clerk, is incorporated herein by reference with the same force and effect as if set forth in full herein.
4. General Plan Amendment No. GPA-002-2018 is hereby approved.
5. Section 2.4.2 (Land Use Designations) of the Garden Grove General Plan Land Use Element is hereby amended to modify the provisions regarding the "Heavy Commercial (HC)" Land Use Designation as follows (additions shown in **bold/underline/italic** text, deletions shown in ~~strikethrough~~ text:

### **Heavy Commercial**

***Intent:*** The Heavy Commercial (HC) designation is intended to provide for a variety of more intensive commercial uses, some of which may be incompatible with residential neighborhoods.

***Desired Character and Uses:*** The Heavy Commercial (HC) designation includes automotive repair, sales, and services; wholesaling; automotive body work, or contractors' storage yards.

***Intensity:*** The Heavy Commercial designation allows a Floor Area Ratio ranging from 0.55 to ~~0.60~~ **1.0**.

***Zoning:*** Zoning districts that implement the Heavy Commercial designation are: C-3, General Commercial, which allows a Floor Area Ratio of **up to 1.0 for Hotels and 0.55 for other uses**.

## ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CODE AMENDMENT NO. A-024-2018, A ZONING TEXT AMENDMENT TO SECTIONS 9.16.020.020.A.4 AND 9.16.020.050.AJ OF THE GARDEN GROVE MUNICIPAL CODE MODIFYING THE DEVELOPMENT STANDARDS FOR HOTELS LOCATED IN THE C-3 (HEAVY COMMERCIAL) ZONE.

**City Attorney Summary**

***This Ordinance approves zoning text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels located in the C-3 (Heavy Commercial) zone. This Ordinance allows a Floor Area Ratio up to 1.0 for hotels and 0.55 for all other uses in the C-3 zone. This Ordinance also increases the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and authorizes the City hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Garden Grove Municipal Code Section 9.16.040.050 for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval.***

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, the City of Garden Grove has received an application from Binh Tran on behalf of Garden Grove Hotel, LLC for approval of Municipal Code Amendment No. A-024-2018, consisting of text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels located in the C-3 (Heavy Commercial) zone; and

WHEREAS, Municipal Code Amendment No. A-024-2018 is being processed in conjunction with (a) General Plan Amendment No. GPA-002-2018, a text amendment to the General Plan Land Use Element to increase the maximum allowable Floor Area Ratio for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0; (b) Site Plan No. SP-056-2018 to allow the construction of a 62,763 square foot, 124-room, 5-story, 59-foot-tall hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, Assessor's Parcel No. 101-080-66 and 101-080-27; (c) Conditional Use Permit No. CUP 134 2018 to allow for operation of the proposed hotel use; and (d) Lot Line Adjustment No. LLA-018-2018 to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project (collectively, the "Project"); and

WHEREAS, the Planning Commission of the City of Garden Grove held duly noticed public hearing on November 15, 2018 and considered all oral and written

testimony presented regarding the initial study, the Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program, and the Project; and

WHEREAS, on November 15, 2018, following the public hearing, the Planning Commission (i) adopted Resolution No. 5939-18 recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and approve General Plan No. GPA-002-2018 and Municipal Code Amendment No. A-024-2018; and (ii) adopted Resolution No. 5940-18 approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134, 2018, and Lot Line Adjustment No. LLA-018-2018, subject to City Council's approval of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, General Plan Amendment No. GPA-024-2018, and Municipal Code Amendment No. A-024-2018; and

WHEREAS, a duly noticed public hearing was held by the City Council on \_\_\_\_\_, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council adopted Resolution No. \_\_\_\_\_ during its meeting on \_\_\_\_\_, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project pursuant to the California Environmental Quality Act, California Public Resources Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Sections 15000 et seq.; and

WHEREAS, the City Council adopted Resolution No. \_\_\_\_\_ during its meeting on \_\_\_\_\_, approving General Plan Amendment No. GPA-002-2018; and

WHEREAS, the City Council gave due and careful consideration to the matter; and

WHEREAS, the City Council hereby makes the following findings regarding Amendment No. A-024-2018:

A. The Municipal Code Amendment is internally consistent with the goals, policies, and elements of the General Plan. The City Council has approved General Plan Amendment No. GPA-002-2018, which increased the maximum allowable Floor Area Ratio for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0. The C-3 (Heavy Commercial) zone implements the Heavy Commercial (HC) General Plan Land Use Designation. Municipal Code Amendment No. A-024-2018 allows a Floor Area Ratio of up to 1.0 for hotels in the C-3 zone, which is consistent with the provisions of the General Plan Land Use Element, as amended pursuant to General Plan Amendment No. GPA-002-2018. The Municipal Code Amendment also allows for a slight increase in the allowable heights for hotels in the C-3 zone and authorizes the discretionary approval of up to a 20% reduction in required parking for new hotels in the C-3 zone. These amendments will facilitate the development of a five (5) story, 59'-0" high, 124-room hotel with 100 on-site surface parking spaces, landscaping, and related site improvements on a vacant, underutilized, and highly visible site on Harbor Boulevard. This is consistent with

Goal ED-1 of the General Plan's Economic Development Element, which provides that opportunities for development of tourism-related businesses shall be enhanced, and with Policy ED-1.1 of the Economic Development Element, which encourages the development and expansion of hotel facilities on key corridors in the City, such as Harbor Boulevard. The Municipal Code Amendment is also consistent with Goals LU-1, LU-5, and LU-6 of the Land Use Element because it will provide for a hotel development intensity to meet the needs of anticipated growth and achieve the community's vision for the development of tourism-related businesses, and is consistent with the General Plan goals and policies to facilitate the revitalization of commercial corridors and vacant and underutilized sites in the City with economically viable projects.

B. The Municipal Code Amendment will promote the public health, safety and welfare. The Municipal Code Amendment increases the allowable intensity of hotel developments in the C-3 zone and allows for a slight increase in height and for a reduction in required parking for new hotels, in order to facilitate a hotel development on Harbor Boulevard that is consistent with the City's intent and vision for the property and which will not result in significant environmental impacts. Due to physical site constraints and limitations imposed by other applicable development standards, the possibility of hotel development that takes full advantage of the proposed amended standards is practically limited to a relatively small number of properties. Other than the Applicant's proposed hotel on Harbor Boulevard, it is not presently anticipated that additional hotel development will occur as a result of the Municipal Code Amendment. The site of the proposed hotel development on Harbor Boulevard was previously owned by the City, and Applicant's development of a hotel on the property was contemplated in the purchase and sale agreement between the City and Applicant. The Municipal Code Amendment is necessary to facilitate this project and make it economically viable. The City will continue to have authority to evaluate the suitability and impacts of all new hotel developments on sites to which the Municipal Code Amendment applies on a case-by-case basis through the discretionary Site Plan and Conditional Use Permit process in order to ensure any such developments are in the public interest and do not harm the health, safety, or welfare of City residents and property owners. The Garden Grove Planning Commission has approved a Site Plan and Conditional Use Permit for the proposed hotel development, subject to the City Council's approval of the Municipal Code Amendment, and made all of the required findings related thereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1 The City Council finds that the above recitals are true and correct.

SECTION 2. City Council Resolution No. \_\_\_\_\_ adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 3. Municipal Code Amendment No. A-024-2018 is hereby approved pursuant to the findings set forth herein and the facts and reasons stated

in Planning Commission Resolution No. 5939-18, a copy of which is on file in the Office of the City Clerk, and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 4. Subsection A.4. of Section 9.16.020.020 (Summary of Zones) of Section 9.16.020 (Permitted Uses in Commercial, Office Professional, Industrial, and Open Space) of Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards) of the Garden Grove Municipal Code is hereby amended as follows (additions shown in **bold/underline/italic** text, deletions shown in ~~strikethrough-text~~):

4. C-3 (Heavy Commercial). The C-3 zone is intended to provide for a wide range of commercial uses, primarily more intensive services and uses of wholesale/retail combinations, normally incompatible with other commercial activities or residential uses. **A Floor Area Ratio up to 1.0 for hotels and 0.55 for all other uses is allowed in the C-3 zone.**

SECTION 5. Sub-subsection 5 of Subsection AJ (Hotel/Motel) of Section 9.16.020.050 (Special Operating Conditions and Development Standards) of Section 9.16.020 (Permitted Uses in Commercial, Office Professional, Industrial, and Open Space) of Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards) of the Garden Grove Municipal Code is hereby amended as follows (additions shown in **bold/underline/italic** text, deletions shown in ~~strikethrough-text~~):

AJ. Hotel/Motel. Subject to the following conditions:

1. The minimum site area shall be 30,000 square feet.
2. The minimum street frontage of the site shall be 100 feet.
3. In hotels, no provisions for cooking facilities shall be provided within individual rooms or suites.
4. No consecutive occupancy shall exceed 30 days, nor shall any nonconsecutive occupancy exceed 30 days in 45 consecutive days.
5. The following ~~building setbacks are required~~ **development standards apply:**
  - a. **Minimum** Front setback—20-foot depth from the lot front property line;
  - b. **Minimum** Interior side setback—seven and one-half foot width from the lot side line, unless adjacent to residentially zoned property; then setback increases to 25 feet;
  - c. **Minimum** Exterior side setback—10-foot width from the lot side line;

d. **Minimum** Rear setback—seven and one-half foot depth from the lot rear line, unless adjacent to residentially zoned property; then setback increases to 25 feet;

e. The setbacks shall be fully landscaped except for points of ingress and egress;

f. **Maximum** Building height **(other than in the C-3 zone)**: four stories and/or 55 feet (hotel only);

**g. Special standards for hotels in the C-3 zone – the following standards apply to hotels located in the C-3 zone only:**

**i. A Floor Area Ratio of up to 1.0 is allowed for hotels in the C-3 zone.**

**ii. A maximum building height of five stories and/or 60 feet is allowed for hotels in the C-3 zone.**

**iii. For new hotels in the C-3 zone, the hearing body may permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Section 9.16.040.150 in conjunction with site plan and/or conditional use permit approval, provided the applicant demonstrates that sufficient parking will be provided to serve the intended uses and the intent of the City's parking regulations is met. Any approved reduction in required parking shall be subject to such conditions as the hearing body deems appropriate to ensure that sufficient parking remains available to serve the intended and actual uses on the subject site, including, but not limited to, preparation and compliance with a parking management plan.**

6. Hotels and motels are also subject to Chapter 8.70 of the municipal code.

7. In motels, no more than 10% of the individual living units shall contain kitchen facilities.

**SECTION 6:** If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or

unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 7: The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> <b>C.1</b>	<b>SITE LOCATION:</b> East side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 - 13650 Harbor Boulevard
<b>HEARING DATE:</b> November 15, 2018	<b>GENERAL PLAN:</b> Heavy Commercial (HC)
<b>CASE NOS.:</b> General Plan Amendment No. GPA-002-2018, Amendment No. A-024-2018, Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018.	<b>EXISTING ZONE:</b> Heavy Commercial (C-3)
<b>APPLICANT:</b> Bui Nguyen	<b>APN:</b> 101-080-66 and 101-080-27
<b>PROPERTY OWNER:</b> Garden Grove Hotel, LLC	<b>CEQA DETERMINATION:</b> Mitigated Negative Declaration

## **REQUEST:**

The Applicant is requesting several approvals necessary to facilitate the development and operation of a 64,673 square foot, 124-room, 5-story, 59'-0" high hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located at 13624 - 13650 Harbor Boulevard (APNs 101-080-66 and 101-080-27). The discretionary approvals being requested include the following (collectively, the "Project"):

1. A text amendment to the General Plan Land Use Element to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0;
2. Text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels (a) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (b) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (c) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval;



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3. Site Plan approval to allow the construction of the proposed five (5) story, 59'-0" high, 124-room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements;
4. Conditional Use Permit approval to allow for operation of the proposed hotel use; and
5. Lot Line Adjustment approval to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project.

It is requested that the Planning Commission (1) recommend that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and approve the proposed General Plan Amendment and Municipal Code Amendment, and (2) subject to the foregoing, approve the proposed Site Plan, Conditional Use Permit, and Lot Line Adjustment.

SUBJECT	CODE REQUIREMENT	PROVIDED	MEET CODE
<b>Lot Size</b>	30,000 square feet	64,676 square feet	Yes
Parcel 101-080-66	-	[53,723 square feet]	-
Parcel 101-080-27	-	[10,953 square feet]	-
<b>Lot Width</b>	100'-0"	199'-0"	Yes
<b>Building Setbacks</b>			
Front – West	20'-0"	20'-0"	Yes
Side – North	7'-6"	7'-6"	Yes
Side – South	7'-6"	7'-6"	Yes
Rear – East	7'-6"	7'-6"	Yes
<b>Building Stories</b>	4	5	No
	5 (Amended)	5	Yes
<b>Building Height</b>	55'-0"	59'-0"	No
	60'-0" (Amended)	59'-0"	Yes
<b>Floor Area Ratio</b>	0.55	0.99	No
	1.0 (Amended)	0.99	Yes
<b>Floor Square Footage</b>	64,676 square feet	64,673 square feet	Yes
<b>Landscaping</b>	Required landscape set back areas and 10% of net developable site area	13,455 square feet	Yes
<b>Parking</b>	124 spaces (One (1) space per unit plus two (2) spaces per "hotel manager's" unit)	100 spaces	No
	Parking may permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required (Amended)	100 spaces [*no proposed "hotel manger's" unit]	Yes

**BACKGROUND:**

In December 2011, the subject site was acquired by the City. In December 14, 2015, the City released a "Request for Proposals and Qualifications for Disposition and Development" for the purpose of soliciting proposals for the purchase and development of the subject site. In October 2016, the City adopted a resolution authorizing the City Manager to execute a purchase and sale agreement with BN Group, LLC, with the understanding to plan, design, and develop a hotel development on the subject site, subject to the City's approval of conceptual plans and all required land use entitlements. Garden Grove Hotel, LLC subsequently purchased the site from the City subject to these requirements.

The subject site is located at 13624 through 13650 Harbor Boulevard in the southeastern portion of Garden Grove, east of Harbor Boulevard, south of Trask Avenue, and north of Westminster Avenue. The subject site is located in the C-3 zone (Heavy Commercial), an area of the City with a mix of uses that includes heavy commercial, commercial, education, and multi-family residential uses.

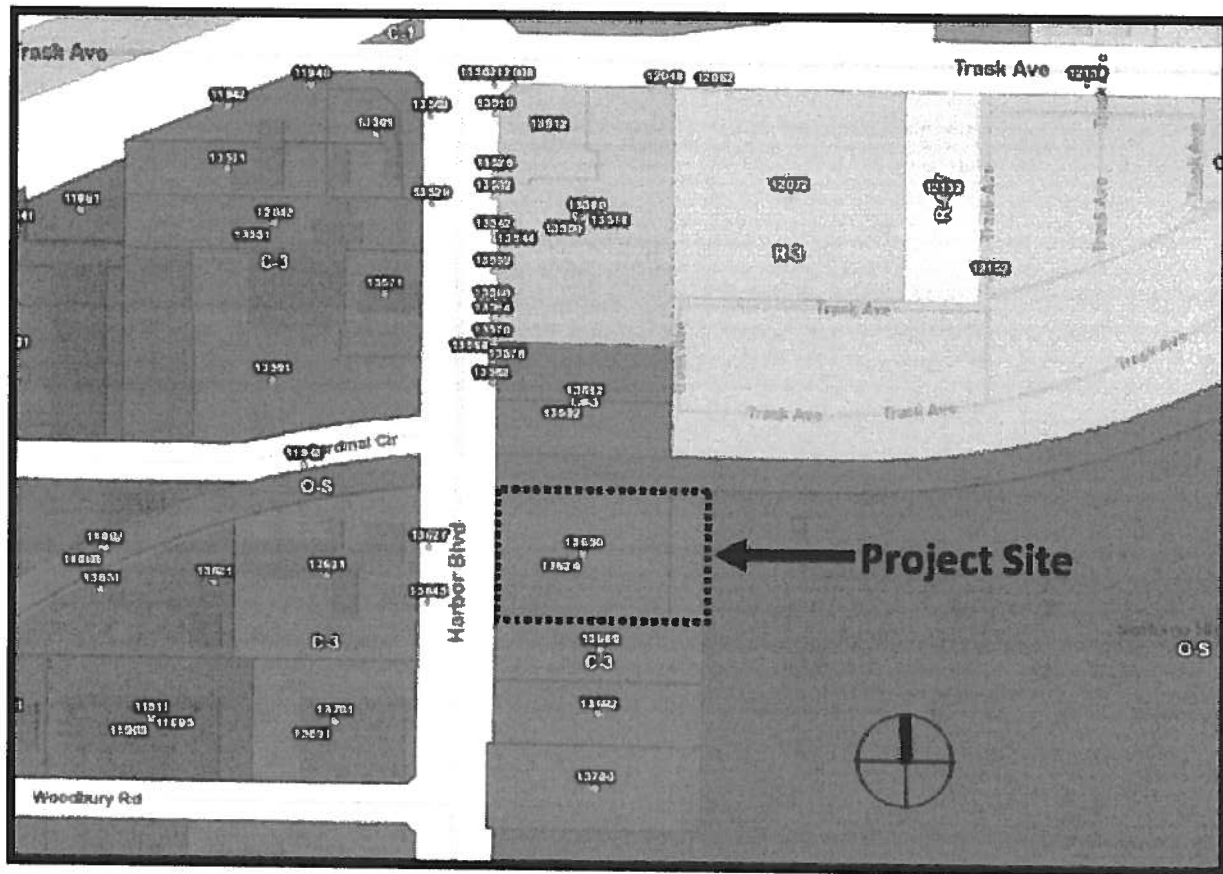
Specifically, the subject site is bounded immediately to the west by Harbor Boulevard, and beyond Harbor Boulevard to the west, are properties zoned C-3, with heavy commercial uses including a used car dealership, transportation uses operated by Yellow Cab, and Western Transit Systems, Inc. Immediately to the north, an Orange County Flood Control storm channel, zoned O-S, Open Space, then further north, is a C-3 zoned property with an auto collision repair and paint business. To the northeast, are multi-family residential uses in the R-3 (Multiple-Family Residential) zone. To the west, is Santiago High School's athletic field, zoned as O-S, Open Space, and to the south, an auto body and repair business in the C-3 zone.

The subject site was developed in 1957 as a retail sale of boats and outboard motors use that transitioned into an automotive dealership (Garden Grove Mazda) and an automotive repair center (Harbor Auto Center) containing 17,216 square feet of improvements, including a paved surface with 150 parking spaces. These improvements were demolished in July 2017.

The site consists of two (2) vacant parcels with a combined lot area of 1.48 acres: Parcel 101-080-66 with a lot size of 53,723 square feet and Parcel 101-080-27 with a lot size of 10,953 square feet.

These two (2) parcels have a Heavy Commercial (HC) General Plan Land Use Designation and are zoned C-3 (Heavy Commercial), see Figure 1.

FIGURE 1: PROJECT SITE



The developer of the project is the BN Group, now operating as Garden Grove Hotel, LLC. The Company was established in 1988 and is based in Harvey, Louisiana. The BN Group specializes in the hospitality industry, specifically, in developing, managing, consulting, and hotel operation.

Garden Grove Hotel, LLC, proposes to develop a five (5) story, 59'-0" high, 64,673 square foot, 124-room hotel, with 100 on-site surface parking spaces, landscaping, and related site improvements on the 1.48-acre site.

## **DISCUSSION**

The vacant parcels currently have a Heavy Commercial (HC) General Plan Land Use Designation that allows for a maximum Floor Area Ratio of 0.55 and are zoned C-3 (Heavy Commercial) that allows for hotels with a maximum number of four (4) floors, a maximum building height of 55'-0", and requires one (1) parking space per unit plus two (2) parking spaces per "hotel manager's" unit (if a manager's unit is provided). In order to facilitate the proposed hotel use development, and to ensure consistency between the General Plan Land Use and Zoning Designations, a General Plan Amendment and a Municipal Code Amendment are required for the vacant parcels.

**GENERAL PLAN AMENDMENT:**

The Heavy Commercial (HC) General Plan Land Use Designation is intended to provide a mix of a variety of more intense commercial uses. The C-3 zoning district implements the Heavy Commercial (HC) Land Use Designation. Hotels are a conditionally permitted use in the C-3 zone.

Section 2.4.2 of the Garden Grove General Plan Land Use Element currently states that the Heavy Commercial (HC) Land Use Designation allows a Floor Area Ratio (FAR) ranging from 0.55 to 0.60 and states that the C-3 zoning designation allows a FAR of 0.55. It is proposed that this language be amended to increase the allowable maximum FAR range allowed to 0.55 to 1.0 for Heavy Commercial designated properties and to state that the C-3 zoning designation allows a FAR of up to 1.0 for hotel uses and 0.55 for other uses. The complete proposed text amendments are attached as Exhibit "A" to proposed Resolution No. 5939-18.

The effect of this amendment will be to increase the maximum allowable FAR for new hotels in the C-3 zone, without increasing the allowable development intensity of any other uses. This General Plan Amendment is necessary to facilitate development of the proposed hotel project, which consists of a 64,673 square foot hotel on the 64,676 square foot site, which equates to a Floor Area Ratio of 0.99.

Staff does not currently anticipate that the proposed General Plan Amendment will have an impact beyond the intended proposed hotel project. There are currently twenty-five (25) C-3 zoned properties in the City with a Heavy Commercial General Plan Land Use Designation to which the proposed FAR increase for hotels would apply, none of which are currently developed with hotels. Of these, only eleven (11) properties, collectively totaling approximately 18.78 acres, could theoretically accommodate a hotel based on the existing 30,000 square foot minimum lot size and other development standards for hotels set forth in the Garden Grove Municipal Code. Hotel development within the City is primarily limited to those areas located to the north of the Garden Grove (SR-22) Freeway. For years, the City has been actively promoting the development of new hotels south of the Garden Grove (SR-22) Freeway but without success. With the single exception of the proposed Project, no formal or informal expressions of interest have been received by the City from property owners or from the development community regarding potential hotel development opportunities on any of the twenty-five (25) C-3 zoned properties in the City with a Heavy Commercial General Plan Land Use Designation. Staff has therefore determined that the prospects of any such hotel development are presently speculative.

**MUNICIPAL CODE AMENDMENT:**

Subsection A.4. of Section 9.16.020.020 of the Garden Grove Municipal Code summarizes the intent of the C-3 (Heavy Commercial) zone and states that the "C-3 zone is intended to provide for a wide range of commercial uses, primarily more intensive services and uses of wholesale/retail combinations, normally

incompatible with other commercial activities or residential uses.” To provide consistency with the proposed General Plan Amendment, it is proposed that the following sentence be added to Section 9.16.020.020.A.4.: “*A Floor Area Ratio up to 1.0 for hotels and 0.55 for all other uses is allowed in the C-3 zone.*” This change is necessary in order for the Planning Commission to approve the proposed hotel project, which is designed with a Floor Area Ratio of 0.99.

Subjection AJ of Section 9.16.020.050 of the Garden Grove Municipal Code sets forth special operating conditions and development standards applicable to hotel uses. It is proposed that these provisions be amended in a manner necessary to facilitate the proposed hotel Project by slightly increasing the maximum height limitation for hotels in the C-3 zone and by expressly authorizing the City to approve a reduction in the required parking for hotel projects where justified by the applicant.

Currently, the maximum building height for hotels is four (4) stories and/or 55 feet. The proposed Amendment would increase this limit to five (5) stories and/or 60 feet for hotels located in the C-3 zone. This change is necessary in order for the Planning Commission to approve the proposed hotel project, which is designed for a 59'-0" high hotel with five (5) stories.

The need for the proposed increase in height from four (4) to five (5) stories and from 55'-0" to 60'-0" has been noticed by City Staff as developer's propose their projects on small available sites. In the past, there was ample land to develop a project over a large area, however, overtime, as projects have been built, the availability of land has been reduced, making it difficult to develop on small site, making land a scarce resource. Recently, City Staff has been involved in a series of initial discussions and has reviewed conceptual hotel proposals that request hotel products with more floors and at greater heights than what is currently permitted in the City's Municipal Code. Additionally, Policy LU-9.6 of the City's General Plan, states the City's goal is to locate tourist or entertainment related uses with adequate access to freeways or major arterials in order to encourage both local and regional patronage and Policy ED-1.1 of the Economic Development Element which encourages the development and expansion of hotel facilities on key corridors in the City, such as Harbor Boulevard.

For hotels generally, Garden Grove Municipal Code Section 9.16.040.150 requires one (1) parking space per unit plus two (2) parking spaces per “hotel manager's” unit (if a manager's unit is provided). The proposed Amendment would add a new provision expressly authorizing the City hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Municipal Code Section 9.16.040.050 for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval, provided the applicant demonstrates that sufficient parking would be provided to serve the intended uses and the intent of the City's parking regulations is met. This change is necessary in order for the Planning Commission to approve the proposed hotel project, which is designed to provide 100 on-site surface parking spaces, which

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reflects a 20% reduction from the 124 parking spaces that would otherwise be required pursuant to Section 9.16.040.150.

The complete proposed text amendments are attached as Exhibit "A" to proposed Resolution No. 5939-18.

## SITE PLAN:

### Site Design and Circulation

The site plan is designed with the hotel centrally located on the subject site. Vehicular access to the subject site will be provided via two (2) "right-in" and "right-out" only points off Harbor Boulevard due to the existing median. The site will be designed with two (2) new 30'-0" wide driveway approaches that taper down to 25'-0" wide within the 20'-0" deep decorative driveway throat that meets current City standards. The parking lot layout is "C" shaped with a 26'-0" wide drive aisle throughout the site plan. The drive aisle accommodates two-way vehicle circulation to provide access to the north double-loaded and to the south single-loaded perpendicular parking areas, and accommodates access for trash trucks, delivery trucks, and emergency vehicles. The hotel is designed with a porte-cochere on the north side of the parking lot at a clearance height of 13'-6" for the drop-off and pick-up of hotel guest. The pedestrian path-of-travel begins at the public right-of-way and onto the subject site via two (2) ADA compliant walkways adjacent the drive aisles and leading directly into the hotel's north and south hotel entrances. The perimeter and selected interior areas of the site plan will be landscaped, equipped with light standards to illuminate the site, and a trash enclosure provided in the northeast section of the site.

### Building Placement

The hotel is a single building that will be placed at center of the subject site surrounded by vehicle parking and circulation, and landscaping meeting the City's development standards and ensuring consistency with the goals and intent of the General Plan.

### Floor Plan

The hotel will consist of a single building, five (5) stories, 59'-0" high, with 124-rooms, totaling 64,673 square feet. The ground/first floor consists of an outdoor pool and sitting area; main lobby; registration desk; retail store; breakfast and associated food preparation area; a community table; fitness room; laundry room; offices; public restrooms; elevators; mechanical and engineering room, and a double-loaded corridor of guest bedrooms. The remaining floors, two through five consist of house-keeping rooms, elevators, and double-loaded corridors of guest bedrooms. The mixture of guest bedrooms will include Queen Studios, Queen One-Bedrooms, and Queen Doubles (see table below). Pursuant to the current California Building Code, the subject site, the common area, the hotel, and the required

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number of rooms will meet the American Disability Act. The roof level will be solar ready and provide access for emergency personnel.

GUEST ROOM TYPE	UNITS	SQUARE FOOTAGE
Queen Studio	77	361 s.f. per unit
Queen One-Bedroom	5	504 s.f. per unit
Queen Studio Connecting	12	361 s.f. per unit
Queen Studio Accessible	4	487 s.f. per unit
Double Queen Bedroom	24	456 s.f. per unit
Double Queen Bedroom Accessible	2	912 s.f. per unit
<b>TOTAL GUEST ROOM</b>	<b>124</b>	

### Building Elevations

The proposed building is designed in a contemporary architectural style. The building's elevations consist of various masses, horizontal, and vertical planes that create an overall visual interest. The building's exterior exhibits a sand stucco texture that will be painted in several colors and shades from terra cotta, grey, beige, and brown to create interest and highlight the various façade masses, all capped with an accent color parapet cap. The placement of the double-glazed windows enforce the horizontal and vertical lines. The structure includes two (2) roof-top light towers incorporated into the building design, each constructed of an acrylic frosted glass and equipped with an internal L.E.D. light to be illuminated at night to create a focal element and enforce the hotel's brand. The porte-cochere and the cantilever portion of the hotel bedrooms on the building's north side reinforce the variation of masses to the overall project design.

### Parking

The City's Municipal Code Section 9.16.040.150(B)(6), Parking Spaces Required, Commercial Uses, requires one (1) parking space per hotel unit, plus two (2) additional spaces for the "hotel manager's" unit (if a manager's unit is provided). The Applicant is not proposing a hotel manager's unit, therefore, based on the applicant's proposed 124 rooms, code requires 124 parking spaces.

As discussed above, the proposed Municipal Code text amendment would authorize the Planning Commission to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Section 9.16.040.150 in conjunction with a Site Plan and/or Conditional Use Permit approval. The Applicant's proposed Project provides for 100 parking spaces, which is a 20 percent reduction ( $124 \times 0.8 = 100$  rounded).

Staff believes the 20 percent reduction is justified in this instance. The same parking standard has been applied to the City's newer hotels located along Harbor Boulevard without a negative impact to the daily operation of the hotels. The parking spaces for the Project otherwise comply with applicable Municipal Code

requirements, the Applicant has represented that 100 spaces will provide sufficient capacity for the type and class of hotel it proposes to operate, and the site design, with 100 spaces, will allow for adequate and efficient circulation throughout the site. Furthermore, a proposed condition of approval (No. 88) has been included that allows the City to require the property owner and hotel operator to devise and implement a parking management plan acceptable to the City if, at any time, the subject site cannot accommodate the parking demand actually generated by the hotel use, and/or if the operation of the hotel use on the site results in demonstrable nuisances, problems, or issues concerning either on-site or off-site parking, circulation, or traffic.

### Landscaping

Pursuant to Sections 9.16.040.070 of the City's Municipal Code, respectively, for this type of development, all required landscaped setback areas, including the front, rear, and sides, and a minimum of ten percent (10%) of all net developable site area, must be landscaped. The proposed Site Plan provides a total of 13,455 square feet of landscaping, which meets the Code's minimum landscaping requirements. As a Condition of Approval, the applicant is required to submit a landscape and irrigation plan to the City that complies with the landscaping requirement of Title 9 of the Municipal Code for the C-3 Zone.

### CONDITIONAL USE PERMIT:

Pursuant to Title 9 of the Municipal Code, a Conditional Use Permit approval is required as part of the site's land use entitlements to operate a hotel use. A detailed set of proposed conditions of approval has been prepared to regulate the operation of the uses in order to minimize impacts to the site and surrounding uses. The conditions of approval include conditions addressing noise, abatement of graffiti, security, signage, removal of litter, designation of smoking areas, parking, and circulation.

### LOT LINE ADJUSTMENT:

To facilitate the construction of the proposed 64,673 square foot hotel, the Applicant is required to receive approval of a Lot Line Adjustment in order to eliminate the existing lot line to consolidate the two (2) parcels into one (1) parcel. Exhibit "A" and Exhibit "B" identify Parcel 101-080-66 and Parcel 101-080-27.

The legal description provided for the project identifies that Parcel 101-080-66 and Parcel 101-080-27 will be merged to create one (1) parcel as identified in Exhibit "A". Exhibit "B" identifies the subject parcels, and shows the current lot configuration and the lot line that will be removed. Currently, Parcel 101-080-66 has a lot size of 53,723 square feet, while Parcel 101-080-27 has a lot size of 10,953 square feet. The combined lot area will be 64,676 square feet.



The proposed Lot Line Adjustment is consistent with the City's General Plan, the City's Municipal Code, the City's Subdivision Ordinance, and the State's Subdivision Map Act and therefore, Staff is recommending approval of the Lot Line Adjustment.

**ENVIRONMENTAL CONSIDERATION:**

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., an initial study was prepared (Harbor Boulevard Hotel Project Initial Study/Mitigated Negative Declaration). Based on the Initial Study and supporting technical analyses, it was determined that all potentially adverse environmental impacts can be mitigated to a level of less than significance. On this basis, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared. Copies of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are attached to this report along with a CD that contains a complete digital version of the environmental document with the corresponding technical studies.

The 20-day public comment period on the Mitigated Negative Declaration occurred from October 24, 2018 to November 14, 2018.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. 5939-18 recommending that the City Council adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program, and approve General Plan Amendment No. GPA-002-2018 and Amendment No. A-024-2018; and,
2. Adopt Resolution No. 5940-18 approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, subject to the recommended Conditions of Approval and contingent upon City Council approval of General Plan Amendment No. GPA-002-2018 and Amendment No. A-024-2018.

*M. Pave for Lee Marino*

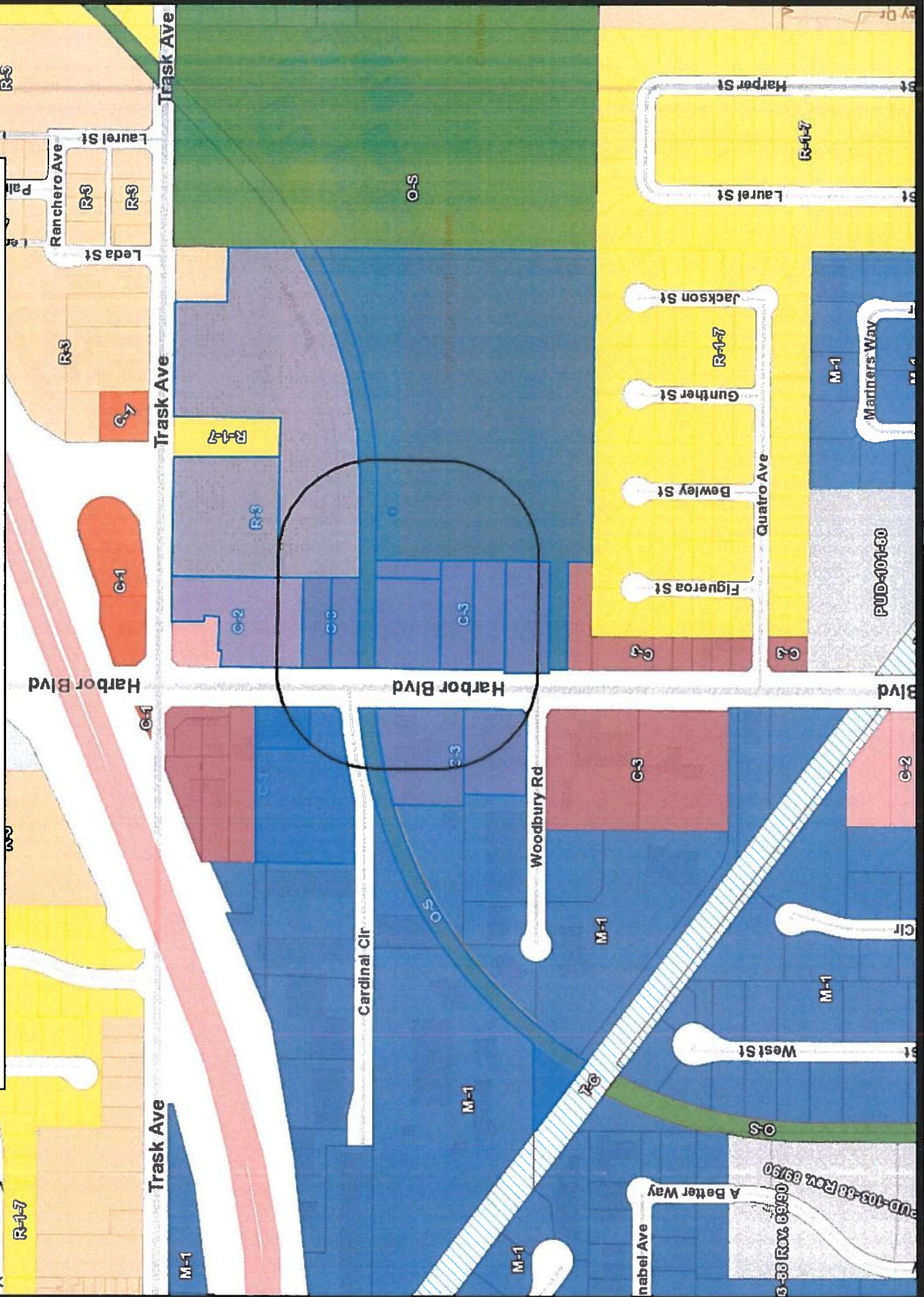
Lee Marino  
Planning Services Manager

By:  Paul Guerrero  
Senior Program Specialist

300' RADIUS MAP

GPA-002-2018; A-024-2018; SP-056-2018; CUP-134-2018 AND LLA-018-2018

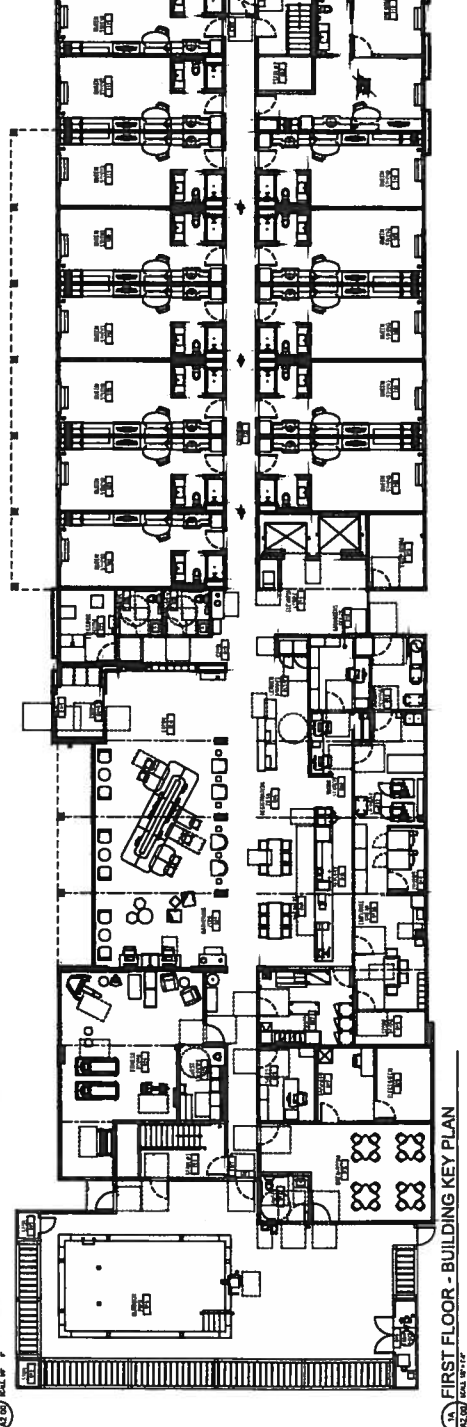
CITY OF GARDEN GORVE, CA















RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:  
City of Garden Grove  
P.O. Box 3070  
Garden Grove, CA 92842  
Attn: Planning Services Division

SPACE ABOVE THIS LINE FOR RECORDERS USE

**LOT LINE ADJUSTMENT NO. LLA-018-2018**

**RECORD OWNERS:**

**PARCEL NO.** PARCEL 1  
**NAME:** GARDEN GROVE HOTEL, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY  
**ADDRESS:** 2439 MANHATTAN BLVD. , SUITE 211  
HARVEY, LA 70058

**PARCEL NO.** \_\_\_\_\_  
**NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_

**NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_

**NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/We) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

**APPLICANT/OWNER**

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

**APPLICANT/OWNER**

By: BRAD OWENS  
Title: CA LAND SURVEYOR L.S. 7819

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: 6-5-2018

Address: 353 E. CENTER ST. #115 ANAHEIM, CA 92805

DAYTIME PHONE NO. 714-746-3420

**SPACE BELOW FOR OFFICIAL USE ONLY**

Date Received	Land Use Designation	CEQA Status	Subdivision Committee Action <b>APPROVED</b>	Land Use <b>APPROVED</b>
			Date:	By:
Zoning	AP Numbers	Filing Fee	Date Filed	Date:
			Receipt Number	Recording Date

**City of Garden Grove**  
Planning Services Division  
(714) 741-5312



**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT**

**LL 2018 -**  
**Legal Description**

Owners	Existing Parcels A.P. Numbers	Proposed Parcels Reference Number
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-66	PARCEL 1
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-27	PARCEL 1

THE REAL PROPERTY IN THE CITY OF GARDEN GROVE, THE COUNTY OF  
ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

SHEET 1 OF 1

**PARCEL 1**

THE WESTERLY 385.00 FEET OF THE NORTH 199.00 FEET OF THE SOUTH HALF  
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN  
ON A MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, RECORDS  
OF ORANGE COUNTY, CALIFORNIA.

**PARCEL 2**

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR ENCROACHMENT PURPOSES  
AS SAID EASEMENT SHOWN ON ATTACHMENT "A" IN THAT CERTAIN "GRANT OF  
NON-EXCLUSIVE EASEMENT" RECORDED JANUARY 23, 1991, AS INSTRUMENT NO.  
91-032600 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

THIS DESCRIPTION HAS BEEN PREPARED  
BY ME OR UNDER MY DIRECTION.

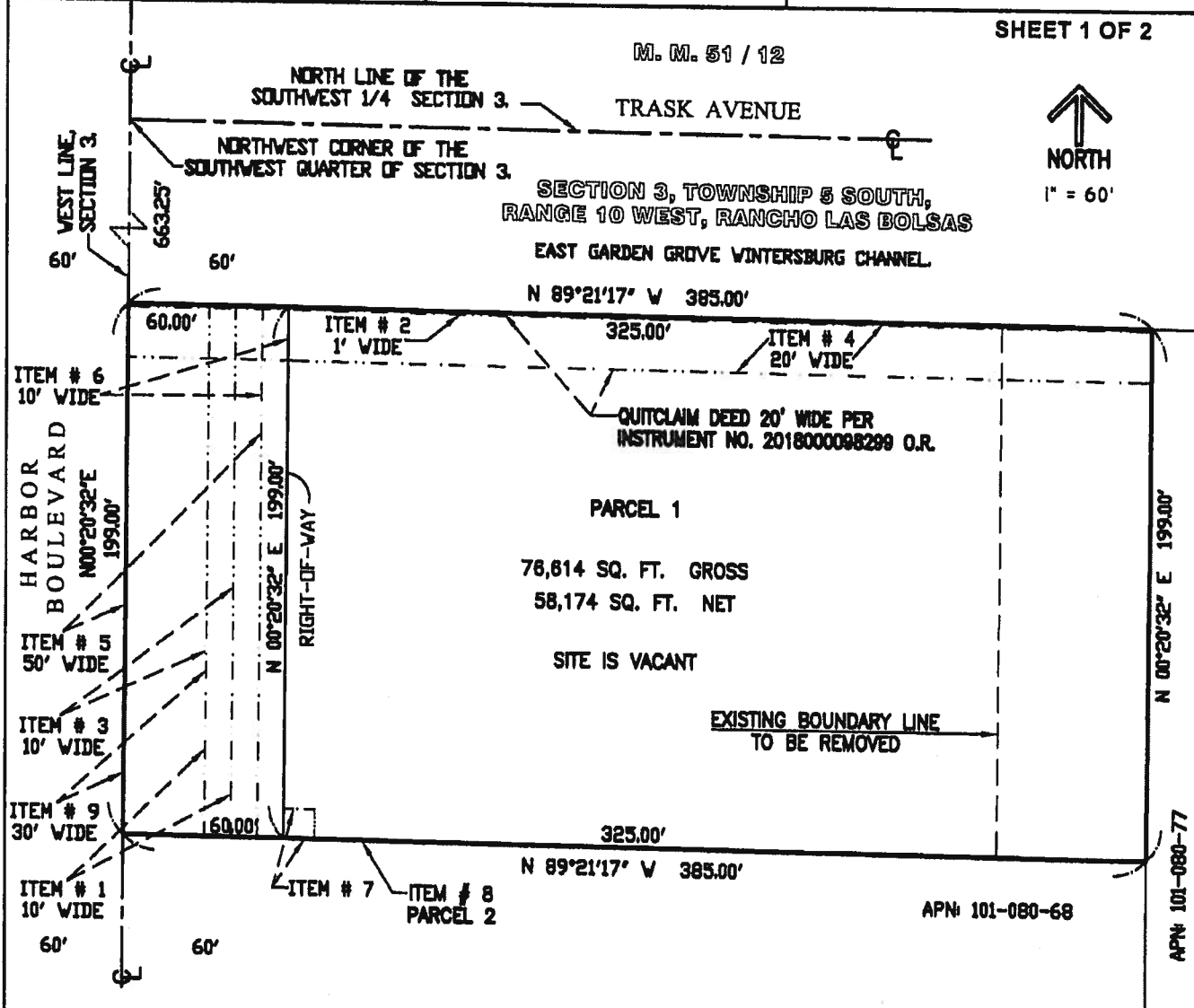
BRADLEY K. OWENS, P.L.S. 7819  
MY LICENSE EXPIRES 12/31/2019



THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING  
MAPS OR THERE MAY BE OTHER RECORDED EASEMENTS WITHIN THE AREA BEING ADJUSTED  
THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER THE PROPERTY SHOWN HEREON.

# LL 2018 - Map

<b>Owners</b>	<b>Existing Parcels A.P. Numbers</b>	<b>Proposed Parcels Reference Number</b>
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-66	PARCEL 1
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-27	PARCEL 1



\_\_\_\_\_ EXISTING BOUNDARY LINE TO REMAIN  
 - - - - - EXISTING BOUNDARY LINE TO BE REMOVED  
 - . . . . . EASEMENT LINE

**SEE SHEET 2 OF 2 FOR EASEMENT DESCRIPTIONS.**

# EXHIBIT "B"

## LOT LINE ADJUSTMENT

## LL 2018 - MAP

Owners	Existing Parcels A.P. Numbers	Proposed Parcels Reference Number
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-66	PARCEL 1
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-27	PARCEL 1

### ITEM #

### EASEMENTS - SEE SHEET 1 OF 2 FOR MAP

SHEET 2 OF 2

1. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO SOUTHERN CALIFORNIA COMPANY LTD.  
RECORDED: IN BOOK 1430 PAGE 599, OF OFFICIAL RECORDS.  
FOR: 10' WIDE PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
2. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO SOUTHERN CALIFORNIA COMPANY LTD.  
RECORDED: IN BOOK 1477 PAGE 400, OF OFFICIAL RECORDS.  
FOR: 1' WIDE PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
3. AN EASEMENT AS SET FORTH IN AN INSTRUMENT  
RECORDED: IN BOOK 1517 PAGE 524, OF OFFICIAL RECORDS.  
FOR: 10' WIDE HARBOR BOULEVARD WIDENING AND INCIDENTAL PURPOSES  
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
4. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO GARDEN GROVE UNIFIED SCHOOL DISTRICT.  
RECORDED: IN BOOK 1516 PAGE 482, OF OFFICIAL RECORDS.  
FOR: 20' WIDE INGRESS, EGRESS AND INCIDENTAL PURPOSES  
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
5. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO THE CITY OF GARDEN GROVE.  
RECORDED: 03/29/1982 IN BOOK 6055 PAGE 829, OF OFFICIAL RECORDS.  
FOR: 50' WIDE STREET, HIGHWAY AND INCIDENTAL PURPOSES  
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
6. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO THE CITY OF GARDEN GROVE.  
RECORDED: 03/03/1987 IN BOOK 8189 PAGE 671, OF OFFICIAL RECORDS.  
FOR: 10' PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

SAID INSTRUMENT PROVIDES THAT NO BUILDING, PLANTER BOXES, EARTH FILL OR OTHER STRUCTURE EXCEPT WALLS AND FENCES SHALL BE ERECTED ON SAID EASEMENT.

7. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT  
RECORDED: 4/2/1985 AS INSTRUMENT NO., 1985-115995, OFFICIAL RECORDS  
FOR: 11' PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
AFFECTS: MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED.

8. AN INSTRUMENT, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN  
ENTITLED: GRANT OF NONEXCLUSIVE EASEMENT  
RECORDED: 1/23/1991 AS INSTRUMENT NO., 1991-32800, OFFICIAL RECORDS  
SHOWN AS PARCEL 2 ON SHEET 1 OF 2 MAP.

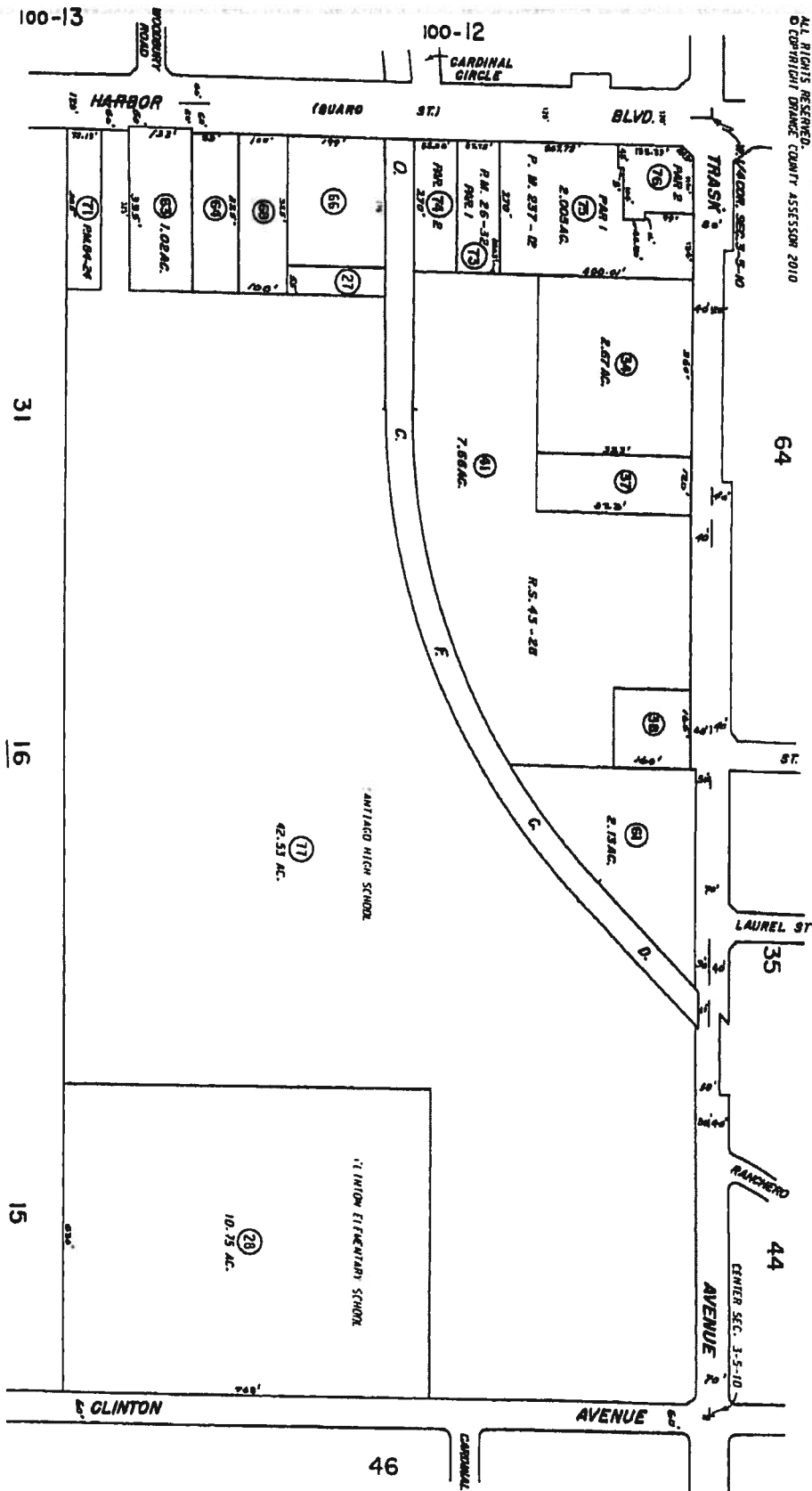
THIS MAP HAS BEEN PREPARED BY ME OR UNDER  
MY DIRECTION.

BRADLEY K. OWENS, P.L.S. 7819  
MY LICENSE EXPIRES 12/31/2019



THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. ITS ACCURACY AND ASSURES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. ORANGE COUNTY ASSESSOR 2010

N. 1/2. S.W. 1/4. SEC. 3. T.55.. R.10W.



MARCH 1951

PARCEL MAP P.M. 26-32, 237-12

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 101 PAGE 08 COUNTY OF ORANGE



101-08

## RESOLUTION NO. 5939-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL ADOPT THE HARBOR BOULEVARD HOTEL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM, APPROVE GENERAL PLAN AMENDMENT NO. GPA-002-2018, AND ADOPT AN ORDINANCE APPROVING AMENDMENT NO. A-024-2018.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on November 15, 2018, does hereby recommend that the City Council adopt a Negative Declaration and Mitigation Monitoring and Reporting Program for the Harbor Boulevard Hotel Project and approve General Plan No. GPA-002-2018 and Amendment No. A-024-2018.

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-002-2018 and Amendment No. A-024-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Bui Nguyen on behalf of Garden Grove Hotel, LLC (the "Applicant").
2. The Applicant submitted an application to develop and operate a 64,673 square foot, 124-room, 5-story, 59'-0" high hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, Assessor's Parcel Nos. 101-080-66 and 101-080-27, along with the following discretionary land use approvals (collectively, the "Project"): (a) a text amendment to the General Plan Land Use Element to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0; (b) text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels located in the C-3 (Heavy Commercial) zone (i) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (ii) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (iii) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval; (c) Site Plan approval to allow the construction of the proposed five (5) story, 59'-0" high, 124-room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements; (d) Conditional Use Permit

approval to allow for operation of the proposed hotel use; and (e) Lot Line Adjustment approval to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project.

3. Pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 et seq., an initial study was prepared for the proposed Project and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment.
4. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be implemented.
5. The Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.
6. The property on which the hotel and related improvements will be constructed has a Heavy Commercial (HC) General Plan Land Use Designation of and is zoned C-3 (Heavy Commercial). Each parcel is currently vacant land, Parcel 101-080-66 contains 53,723 square feet, and Parcel 101-080-27 contains 10,953 square feet.
7. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
8. The Planning Commission of the City of Garden Grove held a duly noticed public hearing on November 15, 2018, at which all interested persons were given an opportunity to be heard, and considered the report submitted by City staff and all oral and written testimony presented regarding the Project, the initial study, and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
9. Concurrent with its adoption of this Resolution, the Planning Commission adopted Resolution No. 5940-18 approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134, 2018, and Lot Line Adjustment No. LLA-018-2018, subject to City Council's approval of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, General Plan Amendment No. GPA-002-2018, and Municipal Code Amendment No. A-024-2018. The facts and findings set forth in Planning Commission Resolution No. 5940-18 are hereby incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED as follows:

1. The Planning Commission has considered the proposed Mitigated Negative Declaration together with comments received during the public review process.
2. The Planning Commission finds that the Mitigated Negative Declaration reflects the City's independent judgment and analysis.
3. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the Project, with the proposed mitigation measures, will have a significant effect on the environment.
4. Therefore, the Planning Commission hereby recommends the City Council (i) adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project and (ii) approve General Plan No. GPA-002-2018 and Amendment No. A-024-2018.
5. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community and Economic Development.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030 are as follows:

FACTS:

The Site of the proposed new hotel development is located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, in the Heavy Commercial General Plan Land Use District and the C-3 (Heavy Commercial) zone. The Heavy Commercial (HC) General Plan Land Use Designation is intended to provide a mix of a variety of more intense commercial uses. The C-3 zoning implements the Heavy Commercial (HC) Land Use Designation. Hotels are a conditionally permitted use in the C-3 zone.

Section 2.4.2 of the Garden Grove General Plan Land Use Element currently states that the Heavy Commercial (HC) Land Use Designation allows a Floor Area Ratio (FAR) ranging from 0.55 to 0.60 and states that the C-3 zoning designation allows a FAR of 0.55. It is proposed that this language be amended to increase the allowable maximum FAR range allowed to 0.55 to 1.0 for Heavy Commercial designated properties and to state that the C-3 zoning designation allows a FAR of up to 1.0 for hotel uses and 0.55 for other uses. The effect of this General Plan Amendment will be to increase the maximum allowable FAR for new hotels in the

C-3 zone, without increasing the allowable development intensity of any other uses. This General Plan Amendment is necessary to facilitate development of the Applicant's proposed hotel project, which consists of a 64,673 square foot hotel on the 64,676 square foot site, which equates to a Floor Area Ratio of 0.99.

Subsection A.4. of Section 9.16.020.020 of the Garden Grove Municipal Code summarizes the intent of the C-3 (Heavy Commercial) zone and states that the "C-3 zone is intended to provide for a wide range of commercial uses, primarily more intensive services and uses of wholesale/retail combinations, normally incompatible with other commercial activities or residential uses." To provide consistency with the proposed General Plan Amendment, it is proposed that the following sentence be added to Section 9.16.020.020.A.4.: *"A Floor Area Ratio up to 1.0 for hotels and 0.55 for all other uses is allowed in the C-3 zone."*

Subjection AJ of Section 9.16.020.050 of the Garden Grove Municipal Code sets forth special operating conditions and development standards applicable to hotel uses. The Applicant proposes that these provisions be amended in a manner necessary to facilitate the proposed hotel Project by amending Subsection 9.16.020.050.AJ to provide for special development standards for new hotels in the C-3 zone to allow a FAR up to 1.0, to slightly increase the maximum building height limit, and to expressly authorize the City to approve a reduction in the required parking for hotel projects where justified by the applicant. Currently, the maximum building height for hotels is four (4) stories and/or 55 feet. The proposed Municipal Code Amendment would increase this limit to five (5) stories and/or 60 feet for hotels in the C-3 zone. For hotels generally, Garden Grove Municipal Code Section 9.16.040.150 requires one (1) parking space per unit plus two (2) parking spaces per "hotel manager's" unit (if a manager's unit is provided). The proposed Amendment would add a new provision applicable to new hotels in the C-3 zone expressly authorizing the City hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Municipal Code Section 9.16.040.050 for new hotels in conjunction with site plan and/or conditional use permit approval, provided it determines that (i) the intent of the parking regulations, in compliance with all other applicable provisions of Chapter 9.16, is met, and (ii) sufficient parking would be provided to serve the intended use.

These changes are necessary in order for the City to approve the proposed hotel project, which is designed for a 59'-0" high hotel with five (5) stories, at a Floor Area Ratio of 0.99, and to provide 100 on-site surface parking spaces, which reflects a 20% reduction from the 124 parking spaces that would otherwise be required pursuant to Section 9.16.040.150.

The complete proposed text amendments to the General Plan Land Use Element and the Municipal Code are set forth in Exhibit "A" to this Resolution.



It is not currently anticipated that the proposed General Plan Amendment and Municipal Code Amendment will have a significant impact beyond the Applicant's proposed hotel project. There are currently twenty-five (25) C-3 zoned properties in the City with a Heavy Commercial General Plan Land Use Designation to which the proposed FAR increase and height increase for hotels would apply, none of which are currently developed with hotels. Of these, only eleven (11) properties, collectively totaling approximately 18.78 acres, could theoretically accommodate a hotel based on the existing 30,000 square foot minimum lot size and other development standards for hotels set forth in the Garden Grove Municipal Code. Hotel development within the City is primarily limited to those areas located to the north of the Garden Grove (SR-22) Freeway. For years, the City has been actively promoting the development of new hotels south of the Garden Grove (SR-22) Freeway but without success. With the single exception of the proposed Project, no formal or informal expressions of interest have been received by the City from property owners or from the development community regarding potential hotel development opportunities on any of the twenty-five (25) C-3 zoned properties in the City with a Heavy Commercial General Plan Land Use Designation. Therefore, the prospects of any such hotel development are presently speculative.

#### FINDINGS AND REASONS:

##### GENERAL PLAN AMENDMENT:

1. The General Plan Amendment is internally consistent with the goals, objectives, and elements of the City's General Plan.

The General Plan Amendment is internally consistent with several of the goals and objectives of all elements of the City's adopted General Plan. The proposed General Plan Amendment would increase the allowable intensity of hotel developments in the Heavy Commercial Land Use District to facilitate a hotel development on Harbor Boulevard. Goal ED-1 of the General Plan's Economic Development Element provides that opportunities for development of tourism-related businesses shall be enhanced, and Policy ED-1.1 of the Economic Development Element encourages the development and expansion of hotel facilities on key corridors in the City, such as Harbor Boulevard. The proposed General Plan Amendment is also consistent with Goals LU-1, LU-5, and LU-6 of the Land Use Element because it will provide for a hotel development intensity to meet the needs of anticipated growth and achieve the community's vision for the development of tourism-related businesses, and is consistent with the General Plan goals and policies to facilitate the revitalization of commercial corridors and vacant and underutilized sites in the City with economically viable projects.

2. The General Plan Amendment is deemed to promote the public interest, health, safety, and welfare.

The proposed General Plan Amendment would increase the allowable intensity of hotel developments in the Heavy Commercial Land Use District to facilitate a hotel development on Harbor Boulevard that is consistent with the City's intent and vision for the property and which will not result in significant environmental impacts. Only a limited number of properties could feasibly develop hotels up to the proposed increased maximum Floor Area Ratio of 1.0, and it is not currently anticipated that the proposed General Plan Amendment will have an impact beyond the Applicant's proposed hotel project. Therefore, the proposed General Plan Amendment will promote the public interest, health, safety, and welfare.

MUNICIPAL CODE AMENDMENT:

1. The Municipal Code Amendment is consistent with the City's General Plan.

The proposed Municipal Code Amendment would provide for a Floor Area Ratio for the C-3 zone that is consistent with the Floor Area Ratio that will be allowed for properties within the Heavy Commercial Land Use Designation if the proposed General Plan Amendment is approved. The C-3 zone implements the Heavy Commercial Land Use Designation. Therefore, the increase in allowable FAR for hotels will be consistent with the FAR allowed by the General Plan's Land Use Element. The Amendment would also allow for a slight increase in the allowable heights for hotels in the C-3 zone and would authorize the discretionary approval of up to a 20% reduction in required parking for new hotels in the C-3 zone. These amendments will facilitate the development of a five (5) story, 59'-0" high, 124-room hotel with 100 on-site surface parking spaces, landscaping, and related site improvements on a vacant, underutilized, and highly visible site on Harbor Boulevard. The proposed Amendments to facilitate the proposed hotel development on Harbor Boulevard are also consistent with Goal ED-1 of the General Plan's Economic Development Element, which provides that opportunities for development of tourism-related businesses shall be enhanced, and with Policy ED-1.1 of the Economic Development Element, which encourages the development and expansion of hotel facilities on key corridors in the City, such as Harbor Boulevard. The proposed General Plan Amendment is also consistent with Goals LU-1, LU-5, and LU-6 of the Land Use Element because it will provide for a hotel development intensity to meet the needs of anticipated growth and achieve the community's vision for the development of tourism-related businesses, and is consistent with the General Plan goals and policies to facilitate the revitalization of commercial corridors and vacant and underutilized sites in the City with economically viable projects.

2. The Municipal Code Amendment is deemed to promote the public interest, health, safety, and welfare.

The proposed Municipal Code Amendment would increase the allowable intensity of hotel developments in the C-3 zone and allow for a slight increase in height and for a reduction in required parking for new hotels, in order to facilitate a hotel development on Harbor Boulevard that is consistent with the City's intent and vision for the property and which will not result in significant environmental impacts. Due to physical site constraints and limitations imposed by other applicable development standards, the possibility of hotel development that takes full advantage of the proposed amended standards is practically limited to a relatively small number of properties. Other than the Applicant's proposed hotel on Harbor Boulevard, it is not presently anticipated that additional hotel development will occur as a result of the proposed Municipal Code Amendment. The site of the proposed hotel development on Harbor Boulevard was previously owned by the City, and Applicant's development of a hotel on the property was contemplated in the purchase and sale agreement between the City and Applicant. The proposed Municipal Code Amendments are necessary to facilitate this project and make it economically viable. The City will continue to have authority to evaluate the suitability and impacts of all new hotel developments on sites to which the Municipal Code amendments apply on a case-by-case basis through the discretionary Site Plan and Conditional Use Permit process in order to ensure any such developments are in the public interest and do not harm the health, safety, or welfare of City residents and property owners. Concurrent with the adoption of this Resolution, the Planning Commission adopted Resolution No. 5940-18 approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018 and concluded that all required findings for Applicant's proposed hotel development could be made. Therefore, the proposed Municipal Code Amendment will promote the public interest, health, safety, and welfare.

#### INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The General Plan Amendment and the Municipal Code Amendment possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030.D.1 (General Plan Amendment and Municipal Code Amendment).

The Planning Commission recommends that the City Council approve the text amendments to the General Plan Land Use Element and to Chapter 9.16 of the Municipal Code shown in Exhibit "A" attached hereto.

Adopted this 15th day of November 2018

ATTEST:

/s/ GEORGE BRIETIGAM  
CHAIR

/s/ JUDITH MOORE  
RECORDING SECRETARY

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE     ) SS:  
CITY OF GARDEN GROVE )

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on November 15, 2018, by the following vote:

AYES:	COMMISSIONERS:	(4)	LEHMAN, NGUYEN, SALAZAR, TRUONG
NOES:	COMMISSIONERS:	(0)	NONE
ABSTAIN:	COMMISSIONERS:	(1)	BRIETIGAM
ABSENT:	COMMISSIONERS:	(2)	KANZLER, LAZENBY

/s/ JUDITH MOORE  
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is December 6, 2018.

## RESOLUTION NO. 5940-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-056-2018, CONDITIONAL USE PERMIT NO. CUP-134-2018, AND LOT LINE ADJUSTMENT NO. LLA-018-2018, FOR A PROPERTY LOCATED ON THE EAST SIDE OF HARBOR BOULEVARD BETWEEN TRASK AVENUE AND WESTMINSTER AVENUE AT 13624 THROUGH 13650 HARBOR BOULEVARD, ASSESSOR'S PARCEL NO. 101-080-66 AND 101-080-27.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, for the construction of a five (5) story, 59'-0" high, 124-room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements, (the "Project") for property located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, Assessor's Parcel No. 101-080-66 and 101-080-27.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, and, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Bui Nguyen on behalf of Garden Grove Hotel, LLC (the "Applicant").
2. The Applicant submitted an application to develop and operate a 64,673 square foot, 124-room, 5-story, 59'-0" high hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, Assessor's Parcel No. 101-080-66 and 101-080-27, along with the following discretionary land use approvals (collectively, the "Project"): (a) a text amendment to the General Plan Land Use Element to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0; (b) text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels located in the C-3 (Heavy Commercial) zone (i) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (ii) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (iii) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval; (c) Site Plan approval to allow the construction of the proposed five (5) story, 59'-0"

high, 124 room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements; (d) Conditional Use Permit approval to allow for operation of the proposed hotel use; and (e) Lot Line Adjustment approval to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project. Applicant's application includes a request that the Planning Commission approve a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Section 9.16.040.150 of the Garden Grove Municipal Code.

3. Pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 et seq., an initial study was prepared for the proposed Project and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment.
4. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be implemented.
5. The Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.
6. The subject property has a Heavy Commercial (HC) General Plan Land Use Designation and is zoned C-3 (Heavy Commercial). Each parcel is currently vacant land, Parcel 101-080-66 contains 53,723 square feet, and Parcel 101-080-27 contains 10,953 square feet.
7. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
8. Report submitted by City staff was reviewed.
9. Pursuant to a legal notice, a public hearing was held on November 15, 2018, and all interested persons were given an opportunity to be heard.
10. The Planning Commission gave due and careful consideration to the matter during its meeting of November 15, 2018.
11. Concurrent with the adoption of this Resolution, the Planning Commission adopted Resolution No. 5939-18 recommending that the City Council adopt a Negative Declaration and Mitigation Monitoring and Reporting Program for the

Project and approve General Plan No. GPA-002-2018 and Amendment No. A-024-2018. The facts and findings set forth in Planning Commission Resolution No. 5940-18 are hereby incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 are as follows:

FACTS:

The subject site consists of two (2) vacant parcels with a combined land area of approximately 64,676 square feet, or 1.48 acres, located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue. The properties have a Heavy Commercial (HC) General Plan Land Use Designation and are zoned C-3 (Heavy Commercial).

The subject site is located in an area of the City with a mix of uses that includes heavy commercial, commercial, education, and multi-family residential uses. Specifically, the subject site is bounded immediately to the west by Harbor Boulevard, and, beyond Harbor Boulevard, to the west are properties zoned C-3, with heavy commercial uses including a used car dealership, transportation uses operated by Yellow Cab, and Western Transit Systems, Inc. Immediately to the north, an Orange County Flood Control storm channel, zoned O-S, Open Space, then further north, is a C-3 zoned property with an auto collision repair and paint business. To the northeast, are multi-family residential uses in the R-3 (Multiple-Family Residential) zone. To the west, is Santiago High School's athletic field, zoned as O-S, Open Space, and to the south, an auto body and repair business in the C-3 zone.

The City acquired the site in 2011 and conveyed it to the Applicant in 2016 with the understanding that the Applicant would plan, design, and develop a hotel development on the site.

The Applicant proposes to develop the site with a 64,673 square foot, five (5) story, 59'-0" high, 124-room hotel, with 100 on-site surface parking spaces, landscaping, and related site improvements. A hotel is a conditionally permitted use in the C-3 zone. City approval of a Site Plan, a Conditional Use Permit, and Lot Line Adjustment is needed to facilitate the proposed hotel development. Certain text amendments to the City's General Plan Land Use Element and Municipal Code also must be adopted by the City Council in order for the City to approve the proposed hotel development as designed. Specifically, these General Plan and Municipal Code Amendments would increase the allowable development intensity for hotels in the Heavy Commercial (HC) General Plan Land Use Designation and C-3 (Heavy Commercial) zone to 1.0, increase the permitted height of hotels in the C-3 zone to

five stories and/or 60 feet, and authorize the City hearing body to grant up to a twenty percent (20%) reduction in required parking for hotels in the C-3 zone. Concurrent with the adoption of this Resolution, the Planning Commission adopted Resolution No. 5939-18 recommending that the City Council approve these General Plan and Municipal Code Amendments. City Council approval of these changes are necessary in order for the City to approve the proposed hotel project, which is designed for a 59'-0" high hotel with five (5) stories, at a Floor Area Ratio of 0.99, and to provide 100 on-site surface parking spaces, which reflects a 20% reduction from the 124 parking spaces that would otherwise be required pursuant to Garden Grove Municipal Code Section 9.16.040.150.

The hotel will be designed as a single building. The ground/first floor consists of an outdoor pool and sitting area; main lobby; registration desk; retail store; breakfast area and associated food preparation area; a community table; fitness room; laundry room; offices; public restrooms; elevators; mechanical and engineering room, and a double-loaded corridor of guest bedrooms. The remaining floors, two through five consists of house-keeping rooms, elevators, and double-loaded corridors of guest bedrooms.

The proposed Site Plan provides for the hotel to be placed at the center of the subject site surrounded by vehicle parking and circulation, and landscaping meeting the City's development standards. Vehicular access to the subject site will be provided via two (2) "right-in" and "right-out" only points off Harbor Boulevard due to the existing median. The site will be designed with two (2) new 30'-0" wide driveway approaches that taper down to 25'-0" wide within the 20'-0" deep decorative driveway throat that meets current City standards. The parking lot layout is "C" shaped with a 26'-0" wide drive aisle throughout the site. The drive aisle will accommodate two-way vehicle circulation to provide access to the north double-loaded and to the south single-loaded perpendicular parking areas, and will accommodate access for trash trucks, delivery trucks, and emergency vehicles. The proposed hotel is designed with a porte-cochere on the north side of the parking lot at a clearance height of 13'-6" for the drop-off and pick-up of hotel guests. The proposed Site Plan includes two (2) ADA compliant walkways beginning at the public right-of-way, running adjacent the drive aisles and leading directly into the hotel's north and south hotel entrances. The Site plan includes landscaping on the perimeter and in selected interior areas of the site, light standards to illuminate the site, and a trash enclosure in the northeast section of the site. A total of 13,455 square feet of landscaping is provided for, which meets the City's minimum landscaping requirements.

The proposed building is designed in a contemporary architectural style. The building elevations consist of various masses, horizontal, and vertical planes that create an overall visual interest. The building's exterior exhibits a sand stucco texture that will be painted in several colors and shades from terra cotta, grey, beige, and brown to create interest and highlight the various façade masses, all



capped with an accent color parapet cap. The placement of the double-glazed windows enforce the horizontal and vertical lines. The structure includes two (2) roof-top light towers incorporated into the building design, each constructed of an acrylic frosted glass and equipped with an internal L.E.D. light to be illuminated at night to create a focal element and enforce the hotel's brand. The porte-cochere and the cantilever portion of the hotel bedrooms on the building's north side reinforce the variation of masses to the overall project design.

#### FINDINGS AND REASONS:

##### SITE PLAN:

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions, and requirements of Title 9 of the Municipal Code and the General Plan.

Provided the City Council approves the proposed General Plan and Municipal Code amendments, the proposed Site Plan will be consistent with the General Plan and applicable Municipal Code requirements. The subject site has a Heavy Commercial (HC) General Plan Land Use Designation and is zoned C-3 (Heavy Commercial). The Heavy Commercial (HC) General Plan Land Use Designation is intended to provide for a variety of more intensive commercial uses, automotive repair, sales, and services; wholesaling; and commercial uses. General Plan Policy LU-1.3 encourages a wide variety of retail and commercial services in appropriate locations. General Plan Policy LU-5.1 encourages the City to work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects. General Plan Goal LU-6 calls for revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City, and its implementing Policy LU-6.2 encourages a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of the area's present and potential clientele. Goal ED-1 of the General Plan's Economic Development Element provides that opportunities for development of tourism-related businesses shall be enhanced, and Policy ED-1.1 of the Economic Development Element encourages the development of hotel facilities on key corridors in the City, such as Harbor Boulevard. The proposed hotel development will provide a needed, economically viable commercial hotel on Harbor Boulevard on a vacant, underutilized site that can accommodate it, and is thus consistent with, and furthers, all of these General Plan goals and policies.

With approval of the Lot Line Adjustment, requested parking reduction, and proposed Code Amendment, the height and placement of the new building, the site design, the vehicular circulation and parking layout, and the number of on-

site parking spaces will be consistent with the spirit and intent of the requirements of the Municipal Code.

Approval and effectiveness of the proposed Site Plan, Conditional Use Permit, and the Lot Line Adjustment is contingent upon City Council approval of General Plan Amendment No. GPA-002-2018, and Municipal Code Amendment No. A-024-2018, and recordation of Lot Line Adjustment No. LLA-018-2018.

2. The proposed development will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

The Project entails complete redevelopment of the subject site and has been designed to adequately address parking, loading and unloading areas, circulation and points of vehicular and pedestrian access. Vehicular access to the subject site will be provided via two (2) "right-in" and "right-out" only points off Harbor Boulevard due to an existing median along Harbor Boulevard. The Conditions of Approval require all vehicular access drives to the site to be provided in locations approved by the City Traffic Engineer and the drive approaches to be constructed per City standards. The site will be designed with two (2) new 30'-0" wide driveway approaches that taper down to 25'-0" wide within a 20'-0" deep decorative driveway throat that meets current City standards. The parking lot layout is "C" shaped with a 26'-0" wide drive aisle throughout the site plan that will accommodate two-way vehicle circulation to provide access to the north double-loaded and south single-loaded perpendicular parking areas, and to accommodate access for trash trucks, delivery trucks, and emergency vehicles. The hotel is designed with a porte-cochere on the north side of the parking lot at a clearance height of 13'-6" for the drop-off and pick-up of hotel guest. The pedestrian path-of-travel begins at the public right-of-way and onto the subject site via two (2) ADA compliance walkways adjacent the drive aisles and leading directly into the hotel's north and south entrances.

The Applicant has designed the development to include 100 on-site surface parking spaces, which is a twenty percent (20%) reduction from the 124 parking spaces that would otherwise be required pursuant to Garden Grove Municipal Code Section 9.16.040.150(B)(6). The requested twenty percent (20%) reduction is justified in this case. The same parking standard has been applied to the City's newer hotels located along Harbor Boulevard without a negative impact to the daily operation of the hotels. The parking spaces for the Project otherwise comply with applicable Municipal Code requirements, the Applicant has provided evidence that 100 spaces will be provide sufficient capacity for the type and class of hotel it proposes to operate, and the site design, with 100 spaces, will allow for adequate and efficient circulation throughout the site. Furthermore, the Site Plan approval

is subject to a condition of approval that allows the City to require the property owner and hotel operator to devise and implement a parking management plan acceptable to the City if, at any time, the subject site cannot accommodate the parking demand actually generated by the hotel use, and/or if the operation of the hotel use on the site results in demonstrable nuisances, problems, or issues concerning either on-site or off-site parking, circulation, or traffic.

Furthermore, the City's Traffic Engineering Division and the Fire Department have reviewed the plans, and all appropriate conditions of approval to eliminate any adverse impacts to surrounding streets have been included.

3. The proposed development will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area will be adequate to accommodate the development once the developer provides the necessary improvements for the Project pursuant to the conditions of approval. Utilities and drainage channels in the area are existing and adequate to accommodate the development. The property is not located in a sewer deficiency area. The Public Works Department has incorporated conditions of approval to mitigate potential impacts to the sewer system.

The proposed development will provide landscaping and proper grading of the site in order to provide adequate on-site drainage. The Public Works Engineering and Water Services Division have reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to the streets and alleys, utilities and drainage channels.

4. The proposed development will not adversely impact the City's ability to perform its required public works functions.

The Public Work's Department has reviewed the Project, and all appropriate conditions of approval to improve the site have been included. Furthermore, issues raised by the Project have been addressed in the project design and the conditions of approval.

5. The proposed development is compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.

The property is located in an area of the City with a mix of uses that includes heavy commercial, commercial, education, and multi-family residential uses.

The proposed Project has been designed to consider building appearance, building placement, landscaping, and other amenities in order to create an attractive environment that will be an enhancement to the commercial corridor and is compatible with the physical, functional, and visual quality of the commercial corridor uses and desirable commercial corridor characteristics.

6. That through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities, the proposed development will attain an attractive environment for the occupants of the property.

The Project has been designed to consider building appearance, building placement, landscaping, and other amenities to attain an attractive environment that will be an enhancement to the commercial corridor.

The proposed building architecture incorporates a contemporary architectural style consisting of various masses, shapes, horizontal, and vertical planes that creates building articulation that reinforces the variation to the overall project design.

All landscaped areas are required to adhere to the landscaping requirements of Title 9 of the Municipal Code. The project has been designed with perimeter landscaping that includes ground cover, shrubs and trees, and varying height layers of landscaping. Through the conditions of approval for the Project, the necessary agreements for the protection and maintenance of all landscaping will be achieved.

7. Sufficient parking will be provided to serve the intended uses and the intent of the City's parking regulations will be met.

The Applicant has designed the development to include 100 on-site surface parking spaces, which is a twenty percent (20%) reduction from the 124 parking spaces that would otherwise be required pursuant to Garden Grove Municipal Code Section 9.16.040.150(B)(6). The requested twenty percent (20%) reduction is justified in this case. The same parking standard has been applied to the City's newer hotels located along Harbor Boulevard without a negative impact to the daily operation of the hotels. The parking spaces for the Project otherwise comply with applicable Municipal Code requirements, the Applicant has provided evidence that 100 spaces will be provide sufficient capacity for the type and class of hotel it proposes to operate, and the site design, with 100 spaces, will allow for adequate and efficient circulation throughout the site. Furthermore, the Site Plan approval is subject to a condition of approval that allows the City to require the property owner and hotel operator to devise and implement a parking

management plan acceptable to the City if, at any time, the subject site cannot accommodate the parking demand actually generated by the hotel use, and/or if the operation of the hotel use on the site results in demonstrable nuisances, problems, or issues concerning either on-site or off-site parking, circulation, or traffic.

#### LOT LINE ADJUSTMENT:

1. The parcel resulting from the proposed Lot Line Adjustment will conform to the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and State Subdivision Map Act.

The subject parcels have a Heavy Commercial (HC) General Plan Land Use Designation and are zoned C-3 (Heavy Commercial). The subject site is comprised of two (2) separate parcels: Parcel 101-080-66 with a lot size of 53,723 square feet and Parcel 101-080-27 with a lot size of 10,953 square feet. To facilitate construction of the proposed 64,673 square foot hotel, the Applicant is required to receive approval of a Lot Line Adjustment in order to eliminate the existing lot line to consolidate the two (2) parcels into one (1) parcel. The combined lot area will be 64,676 square feet, which exceeds the minimum 30,000 square foot lot size required by the C-3 zoning.

The Lot Line Adjustment is consistent with the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and the State Subdivision Map Act. Staff has reviewed the proposal and is recommending approval of the Lot Line Adjustment.

#### CONDITIONAL USE PERMIT:

1. The proposed use will be consistent with the City's adopted General Plan and the City's Municipal Code.

Applicant proposes to develop and operate a 64,673 square foot, five (5) story, 59'-0" high, 124-room hotel and related amenities on the subject site. The subject site has a Heavy Commercial (HC) General Plan Land Use Designation and is zoned C-3 (Heavy Commercial). The Heavy Commercial (HC) is intended to provide for a variety of intensive commercial uses, such as Hotel uses, which are conditionally permitted uses in the C-3 zone. Policy LU-5.1 encourages the City to work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects. In conjunction with the Conditional Use Permit request, the Applicant is proposing to improve the subject site in a manner consistent with this policy. The proposed development will create an environment and a use that is consistent with the goals of the City's General Plan and Municipal Code.

2. The requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

Through the CEQA process, the City studied the potential environmental impacts of the proposed Project and concluded that impacts from the Project, including, but not limited to, impacts to surrounding uses from light, noise, and traffic, will be less than significant with the implementation of required mitigation measures. The proposed hotel site is located within a fully developed, urban environment along the Harbor Boulevard corridor that is characterized by a variety of commercial uses that already emit lighting and noise typical of such an urban area. The project site was previously operated as an automotive dealership and an automotive repair center with associated signage, lighting, and parking. The proposed hotel use has been designed to comply with applicable development standards, is similar from an operation standpoint to existing commercial uses in the vicinity and will be compatible with them. The City's departments have reviewed the planned hotel development and appropriate conditions of approval to minimize impacts and to ensure compliance with applicable law have been included. Provided the conditions of approval are adhered to for the life of the Project, the proposed hotel use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the subject site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 9 or as otherwise required in order to integrate such use with the uses in the surrounding area.

The proposed site is uniformly shaped and 64,676 square feet, or approximately 1.48 acres, in size, which is adequate to accommodate the required yards, walls, loading facilities, landscaping and other development standards required by the Municipal Code. The Planning Commission has reviewed and approved a Site Plan for the development in conjunction with approval of the Conditional Use Permit.

4. The proposed site is adequately served: by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is located along Harbor Boulevard, which is a major transit corridor, and the hotel project is not expected to generate significantly more traffic than the site's previous uses. The site is also located near the Garden Grove (SR-22) Freeway and is freeway accessible. All utilities necessary to serve the proposed hotel development are already in place. Adequate parking and vehicular access are available for the subject site in accordance with the requirements of Title 9. The proposal has been reviewed by City Departments responsible for traffic, water services, environmental services, and safety. These Departments have determined that the site for the proposed hotel use will be adequately served by existing infrastructure, circulation, and other facilities to allow its operation.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan, Conditional Use Permit, and Lot Line Adjustment possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following conditions of approval, attached as "Exhibit A," shall apply to Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018.
3. Approval of Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018 shall be contingent upon Garden Grove City Council adoption and the effectiveness of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project, a resolution approving General Plan Amendment No. GPA-002-2018, and an ordinance approving Municipal Code Amendment No. A-024-2018.

Adopted this 15th day of November 2018

ATTEST:

/s/ GEORGE BRIETIGAM  
CHAIR

/s/ JUDITH MOORE  
RECORDING SECRETARY

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE       ) SS:  
CITY OF GARDEN GROVE    )

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on November 15, 2018, by the following vote:

AYES:	COMMISSIONERS:	(4)	LEHMAN, NGUYEN, SALAZAR, TRUONG
NOES:	COMMISSIONERS:	(0)	NONE
ABSTAIN:	COMMISSIONERS:	(1)	BRIETIGAM
ABSENT:	COMMISSIONERS:	(2)	KANZLER, LAZENBY

/s/ JUDITH MOORE  
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is December 6, 2018.



## **EXHIBIT "B"**

**General Plan Amendment No. GPA-002-2018  
Amendment No. A-024-2018  
Site Plan No. SP-056-2018  
Conditional Use Permit No. CUP-134-2018  
Lot Line Adjustment No. LLA-018-2018**

13624 through 13650 Harbor Boulevard

### **CONDITIONS OF APPROVAL**

#### **General Conditions**

1. The applicant and each owner of the property shall execute, and the applicant shall record, a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. All Conditions of Approval set forth herein, or contained in Resolution No. 5940-18, shall be binding on and enforceable against each of the following, and whenever used herein, the term "Applicant" shall mean and refer to each of the following: the project applicant, Garden Grove Hotel, LLC, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications approved by the Community and Economic Development Director pursuant to Condition No. 3, below, any changes to the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, so long as the improvements authorized and contemplated by Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018 and these Conditions of Approval continue to exist on the Site.
2. Approval of this Site Plan, Conditional Use Permit, and Lot Line Adjustment shall be contingent upon the approval and effectiveness of General Plan Amendment No. GPA-002-2018 and Municipal Code Amendment No. A-024-2018. Furthermore, the approval of the subject entitlements shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
3. Minor modifications to the Site Plan, Conditional Use Permit, Lot Line Adjustment and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, may be approved by the Community and Economic Development Director, in his or her discretion.

Conditions of Approval for General Plan Amendment No. GPA-002-2018; Amendment No. A-024-2018; Site Plan No. SP-056-2018; Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018

Proposed modifications to the project, approved site plan, floor plan, and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

4. All conditions of approval shall be implemented at the applicant's expense, except where otherwise expressly specified in the individual condition.

#### **Public Works Engineering Division**

5. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
6. Prior to issuance of a grading permit and for review and approval of the Lot Line adjustment application, the applicant shall submit to the Planning Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat per the County of Orange Lot Line Adjustment Manual.
7. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.
8. The two (2) drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120 (Harbor Boulevard).
9. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, if any, shall have wheel stops.
10. Prior to issuance of a grading permit, the Applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the precise grading plans.
11. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior

Conditions of Approval for General Plan Amendment No. GPA-002-2018; Amendment No. A-024-2018; Site Plan No. SP-056-2018; Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018

streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.

12. A separate street permit is required for work performed within the public right-of-way. The City of Garden Grove completed a street rehabilitation project on Harbor Boulevard in 2014. Harbor Boulevard is currently under a street moratorium. Any utility trench backfilling fronting the project on Harbor Boulevard is subject to 15 feet of asphalt resurfacing (up to 2-inches of asphalt grind and cap) from the center line of proposed utility (water, gas, sewer, communication cables) in both directions and may extend the full width of the street as determined by the City Engineer.
13. Grading plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. Street improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications.
14. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
15. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition.
16. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
17. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
  - a. Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;

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- b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP;
  - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP;
  - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
  - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs, and
  - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
18. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the Applicant shall:
- a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that Applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
  - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site, and
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
19. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and state mandated commercial organic recycling law –AB 1826:
- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
  - b. Provide solid roof or awning to prevent direct precipitation;
  - c. Connection of trash area drains to the municipal storm drain system is prohibited;

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- d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
  - e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information;
  - f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and
  - g. Pursuant to state mandated commercial organic recycling law-AB 1826, the Applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
20. The Applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and its contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and its contractor shall be liable for, at applicant's expense, any resurvey required due to its negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.
21. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
22. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:

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- a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
23. The Applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets.
24. Prior to issuance of a grading permit, the Applicant submit and obtain approval of a worksite traffic control plan, satisfactory to the City Traffic Engineer.
25. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
26. Any required lane closures should occur outside of peak travel periods.
27. Construction vehicles should be parked off traveled roadways in a designated parking.
28. Prior to issuance of a grading permit, the Applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents. Additionally, the project is located in a mapped FEMA flood zone. The project shall comply with all FEMA requirements for flood protection and flood proofing.
29. The Applicant shall remove the existing landscape within sidewalk area along Harbor Boulevard and construct street frontage improvements as identified below. All landscape, sidewalk and lighting improvements installed within the public rights-of-way shall be maintained by the Applicant in a manner meeting the approval of the City Engineer and Planning Division.

Harbor Boulevard

- a. The existing substandard driveway approach and landscape fronting the property along Harbor Boulevard shall be removed and curb & gutter, sidewalk and two new driveway approach shall be constructed in accordance with City Standard;

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- b. New 8-inch curb and gutter shall be constructed replacing the existing driveway at 47' from the center line of Harbor Boulevard in accordance with City of Garden Grove Standard Plan B-113 (Type C-8 Modified);
- c. Remove all planter boxes and existing driveway approach fronting the project and replace them with sidewalk panels in accordance to City of Garden Grove Standard B-106;
- d. Remove existing parkway culvert on the northwest corner of the Site and replace it with 8-inch curb and gutter in accordance with City Standard Plan B-113;
- e. The two (2) new driveway approaches to the site on Harbor Boulevard shall be constructed in accordance with City of Garden Grove Standard Plan B-120. Standard Plan B-120 calls for a minimum width of 30 feet for commercial and multi-residential projects, with any deviation from the standard requiring approval by the City Traffic Engineer and detailed on the street improvement plan showing all modifications;
- f. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Harbor Boulevard with Planning Division and Water Division, and
- g. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.

#### **Public Works Water Services Division - Water**

- 30. Water meters shall be located within the Harbor right-of-way. Fire services and large water services 3" and larger, shall be installed by contractor with class A or C-34 license, per City water standards and inspected by an approved Water Service Inspector.
- 31. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Property Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property Owner must open a water account upon installation of RPPD device.
- 32. A composite utility site plan shall be part of the water plan approval.

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33. New utilities shall have a minimum 5'-0" (five-foot) horizontal and a minimum 1'-0" (one-foot) vertical clearance from water main and appurtenances.
34. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
35. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at Property Owner's expense.
36. Install fire service connection with an above ground double check detector assembly DCDA per City Standard B-773 (2015). Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works - Water Services Division. Device shall be on private property and is the responsibility of the Property Owner. The above ground assembly shall be screened from public view as required by the Planning Division.
37. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.

**Public Works Water Services Division - Sewer**

38. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license.
39. A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
40. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
41. If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.



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42. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the Property Owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete.

### **Fire Department**

43. The applicant shall submit sprinkler/fire alarm plans to comply with the 2016 Edition of the California Fire Code.
44. The applicant shall show on the plans on-site the fire hydrants and fire Department connections.

### **Building and Safety Division**

45. Project shall comply with the 2016 California Building Code (CBC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Green Building Standards Code (CGBSC), and the 2016 California Building Energy Efficiency Standards.
46. Accessible routes shall be provided at site arrival points and within a site in accordance with CBC Section 11B206.2 and CBC Chapter 11B Division 4.
47. Building commissioning shall comply with CGBSC Section 5.410 and Energy Standards Section 120.8 and shall be submitted for review at time of permit application.
48. Designated parking for clean air vehicles shall comply with CGBSC Section 5.106.5.2.
49. Future electric vehicle charging shall comply with CGBSC Section 5.106.4 and CBC Chapter 11B Section 11B-228.2.
50. Long term and short term bicycle parking shall be provided per CGBSC Section 5.106.4.
51. Construction waste reduction, disposal and recycling shall comply with CGBSC Section 5.408. and City Construction Waste Management forms shall be completed and imprinted on the Plans.
52. Building allowable area and height shall comply with CBC Chapter 5.
53. All fire-resistance rated constructions shall comply with CBC Chapter 7.
54. Egress and exit discharge shall clearly be labeled and identified and shall comply with CBC Chapter 10. A complete exiting analysis and exiting plans shall be included in building submittal set.

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55. Separation between occupancies shall be provided per CBC Table 508.4 and separation between rooms shall comply with CBC Section 11B-242.
56. Exercise machines and equipment shall comply with CBC Section 11B-236 and 11B-1004.
57. Plumbing elements and facilities shall comply with CBC Chapter 11B, Division 6.
58. Swimming pool shall comply with CBC Section 11B-242.
59. Transient lodging shall provide guest rooms in accordance with CBC Sections 1B-114-1 through 11B-224-6.
60. Landscaping shall comply with outdoor water use per CGBSC Section 5.304.

#### **Planning Services Division**

61. The Applicant shall submit a detailed landscape and irrigation plan of all landscape areas. The plan shall be submitted to and be approved by the Community and Economic Development Department, Planning Services Division prior to the issuance of any permit for construction. Said plan shall include substantial plantings that create a natural setting and include type (both common and botanical names), size, location, and quantity of all plant material. The landscaping shall be planted prior to the finalization of the permit for construction. The landscape plan shall also include the following:
  - a. The landscaping plan shall comply with all the landscaping requirements as specified in Title 9 of the City of Garden Grove Municipal Code. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines;
  - b. Trees planted within ten (10) feet of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance. No street trees will be planted in the sidewalk, unless required by the City's Public Works Department. The landscape plan shall maximize the plantings along the perimeter wall where planters are possible. There shall be vine plantings along the length of the perimeter walls. The vines shall be mainly perennial and evergreen with some flowering, deciduous types interspersed;
  - c. The new landscape areas shall reflect the existing character of the site;
  - d. The landscape areas on both sides of the hotel entry driveway on Harbor Boulevard shall incorporate landscape treatment such as color annuals, flowers, and shrubs;

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- e. A complete, permanent, and automatic remote control irrigation system shall be provided for all landscape areas shown on the plan. Subsurface irrigation systems are encouraged. The irrigation plan for any trees planted in the setback areas adjacent to the sidewalks and in the parking lot shall have a deep-water irrigation system that shall be specified on the landscape plan. A detail of the deep-water irrigation system shall be provided for review. If sprinklers are used in other areas, they shall be low flow/precipitation sprinkler heads for water conservation;
  - f. All above ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscaping plan and shall be screened from view by appropriate plantings;
  - g. The Applicant is responsible for the installation of all landscaping, irrigation, and other site improvements on the property. Said responsibility shall extend to all landscaped areas, the landscape setbacks, sidewalk, curb, and pavement of the site, and
  - h. All landscaped areas, including the areas located within the public right-of-way, are the responsibility of the Applicant/Property Owner, and must be maintained at all times. All landscape areas shall not be reduced in size.
62. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
- a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day), and
  - b. Sunday and Federal Holidays may work same hours, but subject to noise restrictions as stipulated in section 8.47.010 of the Municipal Code.
63. Prior to the construction of the hotel facility, the site area shall be secured with a six-foot (6'-0") high chain-linked fence with privacy screen and safety gate covers. Access gate(s) are permitted (verify with Engineering for location) and the fence shall be removed upon construction of permanent perimeter fencing and/or completion of the project.
64. The approval and effectiveness of Site Plan No. SP-056-2018 and Conditional Use Permit No. CUP-134-2018 shall be expressly contingent upon the effectiveness and recordation, by the County Surveyor's Office, of Lot Line Adjustment No. LLA-018-2018.

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65. The Applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department for review and approval prior to Building and Safety Division plan check. The project shall also be subject to the following:
- a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground;
  - b. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community and Economic Development Department, Planning Services Division;
  - c. No roof-mounted mechanical equipment, including, but not limited to, dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties, and
  - d. All ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
66. The trash enclosure shall be constructed per City specification, the finish material is to match the hotel's exterior stucco texture and any metal surfaces to be prepped and painted to match, and there shall be vine plantings along the exterior of the trash enclosure walls.
67. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting.
68. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, use of solar, low-emission water heaters, and low-sodium parking lot lights, shall be required to ensure compliance with Title 24.

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69. A final building color and material samples shall be submitted to the Planning Services Division for review and approval prior to issuance of building permits. The final materials board shall include a breakdown by unit of materials to be used and samples/examples of siding, stucco, windows, exterior doors, roofing, color schemes, exterior light fixtures, and roof top light towers.
70. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable laws and regulations.
71. The Applicant shall implement the Mitigation Monitoring and Reporting Program as identified in the Mitigated Negative Declaration, and shall provide updates about the implementation process to the City of Garden Grove Community and Economic Development Department until completion of the project.
72. The Applicant shall comply with the adopted City Noise Ordinance.
73. The Applicant/Property Owner shall abate all graffiti vandalism within the premises. The property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the Property Owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
74. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
75. Ground level mechanical equipment shall be completely screened with landscaping.
76. Signage for the hotel development shall comply with the City's Sign Ordinance and shall be submitted separately for review and approval by the Planning Services Division.
77. No outside display of merchandise shall be permitted at any time.
78. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6)

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inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.

79. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
80. Exterior advertisements, displays, or exterior wall advertisements shall not be allowed.
81. The hotel facility shall be subject to Chapter 8.70 of the Municipal Code (Public Lodging).
82. The hotel owner shall comply with the applicable laws and conditions and shall properly manage the hotel to discourage illegal and criminal activity on the premises.
83. Security measures shall be provided to the satisfaction of the Garden Grove Police Department to deter unlawful conduct of employees and hotel guests, promote safe and orderly assembly and movement of persons and vehicles, and to prevent disturbances to the neighborhood by excessive noise created by patrons entering and leaving the premises.
84. The Applicant shall define an outdoor smoking area for employees and hotel guests away from the school properties and submit to the Planning Services Manager the location of the outdoor smoking area and the design of the outdoor furniture for review prior to the commencement of the operation of the hotel.
85. Hotel occupancies shall not exceed thirty consecutive days nor shall any nonconsecutive occupancy exceed 30 days in 45 consecutive days.
86. The total number of guest rooms shall not exceed 124 rooms.
87. All parking spaces that are provided shall be clearly marked. No fewer than 100 on-site parking spaces shall be provided. The parking breakdown includes the following: 80 standard spaces (9'-0"X19'-0"); 20 compact spaces (8'-0"X15'-0"), which will include one (1) ADA van standard space; two (2) car standard spaces; one (1) ADA van electrical vehicle; one (1) ADA car electrical vehicle; three (3) standard electrical vehicle spaces, and three (3) fuel efficient vehicles.
88. In conjunction with Site Plan No. SP-056-2018 and Conditional Use Permit No. CUP-134-2018, the Applicant has requested a 20% reduction from the number of on-site parking spaces otherwise required to be provided pursuant

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to the Garden Grove Municipal Code. City's approval of Applicant's request for this reduction in parking spaces is based on Applicant's representations that the number of parking spaces provided would be sufficient to accommodate the parking demand generated by the proposed hotel use. Accordingly, as a condition of City's approval, Applicant acknowledges and agrees that City may require Applicant to implement additional parking management measures in the future pursuant to this Condition. If, at any time, the subject Site cannot accommodate the parking demand actually generated by the hotel use, and/or if the operation of the hotel use on the Site results in demonstrable nuisances, problems, or issues concerning either on-site or off-site parking, circulation, or traffic, as determined in the reasonable discretion of the Community and Economic Development Director, the property owner and operator of the hotel shall devise and implement a plan approved by the City's Community and Economic Development Director to remedy the nuisances, problems, and/or issues identified. Such a plan acceptable to the City shall be submitted to the City within thirty (30) days of written notice from the City, or such longer period allowed in the discretion of the Community and Economic Development Director. The additional measures required by the approved plan shall be incorporated into these Conditions of Approval, and failure to implement such measures shall be deemed a violation of these Conditions of Approval.

89. Unless a time extension is granted pursuant to Section 9.32.160 of Title 9 of the Municipal Code, the project authorized by this approval of Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period for this approval and thereafter diligently advanced until completion of the project.
90. The Applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning General Plan Amendment No. GPA-002-2018, Amendment No. A-024-2018, Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and/or Lot Line Adjustment No. LLA-018-2018 (collectively, the "Project entitlements"), and/or the adopted Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project. The Applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The Applicant shall further pay any adverse financial award, which may issue against the City including, but not limited

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to, any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

91. The Applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, and his/her agreement with all conditions of the approval.
92. A copy of the resolution, including the conditions approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, shall be kept on the premises at all times.
93. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. To the extent applicable, the applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, has begun.



# HILTON HOTEL PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

13624-13650 Harbor Boulevard  
Garden Grove, California

General Plan Amendment No. GPA-002-2018  
Amendment No. A-024-2018  
Site Plan No. SP-056-2018  
Conditional Use Permit No. CUP-134-2018  
Lot Line Adjustment No. LLA-018-2018



Lead Agency:  
City of Garden Grove  
Community Development Department  
11222 Acacia Parkway  
Garden Grove, California 92840

Applicant:  
Garden Grove Hotel, LLC  
2439 Manhattan Place, Suite 221  
Harley, Louisiana 70058  
(504) 371-6666

October 24, 2018

### Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (date and signature required)
<b>5 Cultural Resources</b>			
<p><b>Measure: CUL-1 Unknown Archaeological Resources.</b> In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Construction personnel shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. The found deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in Public Resources Code Section 21083.2.</p> <p>Prior to commencement of grading activities, the City of Garden Grove Community and Economic Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding California Public Resources Code Section 21083.2 and the treatment of archaeological resources as specified above.</p>	Construction Contractor/Developer	During excavation, grading, or construction	
<p><b>Measure: CUL-2 Unknown Paleontological Resources.</b> In the event that paleontological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet (ft) of the find until a qualified paleontologist (i.e., a practicing paleontologist that is recognized in the paleontological community and is proficient in vertebrate paleontology) has evaluated the find in accordance with federal, State, and local guidelines. Construction personnel shall not collect or move any paleontological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. If any fossil remains are discovered prior to commencement of grading activities, the</p>	Construction Contractor/Developer	During excavation, grading, or construction	

## Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (date and signature required)
Director of the City Community and Economic Development Department, or designee, shall verify that all project grading and construction plans specify federal, State, and local requirements related to the unanticipated discovery of paleontological resources as stated above.			
<b>8 Hazards and Hazardous Materials</b>			
<p><b>Measure: HAZ-1 Soil Management Plan and Health and Safety Plan.</b>  Prior to issuance of any grading permit, the Project Applicant shall prepare a Soil Management Plan and a Health and Safety Plan for review and approval by the GGFD. The primary goal of a Soil Management Plan is to minimize risks to owners, developers, and human health and the environment by providing a pre-approved plan for disturbing known or suspected contaminated areas at a construction site. The Health and Safety Plan is a written document that describes the process for identifying the physical and health hazards that could harm workers, procedures to prevent accidents, and steps to take when accidents occur. The Soil Management Plan and Health and Safety Plan shall be consistent with local, State, and federal regulations including but not limited to the requirements of the California Occupational Safety and Health Act (Cal/OSHA) and shall encompass all subsurface soil disturbance activities. The Project Applicant's Construction Contractor (Construction Contractor) shall comply with all requirements detailed in the Soil Management Plan and the Health and Safety Plan during construction. At a minimum, the Soil Management Plan and Health and Safety Plan shall include the following components:</p> <ul style="list-style-type: none"> <li>• A summary of all potential risks to construction workers, monitoring programs, maximum limits for all site chemicals, and emergency procedures.</li> <li>• Procedures for handling excavated soil and/or waste, sampling requirements, management and</li> </ul>	City of Garden Grove Community and Economic Development Department Director, or designee/Project/Applicant (or their Construction Contractor)	Prior to commencement of grading activities and issuance of any building permits	

## Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (date and signature required)
<p>disposal of contaminated material, and documentation of the disturbance activity.</p> <ul style="list-style-type: none"> <li>• A requirement that during all subsurface excavation activities, field technicians shall continuously monitor the soil as it is being excavated with appropriate field instruments.</li> <li>• A requirement that during all subsurface excavation activities, chemicals of concern associated with petroleum hydrocarbon contaminants shall be continuously monitored and compared to appropriate levels of concern (e.g., Permissible Exposure Levels [PELs], Threshold Limit Values [TLVs], or concentrations Immediately Dangerous to Life and Health [IDLH] in the breathing zone).</li> <li>• Identification of a Site Health and Safety Officer.</li> <li>• Methods of contact, phone number, office location, and responsibilities of the Site Health and Safety Officer.</li> <li>• Specification that the Site Health and Safety Officer shall be contacted immediately by the Construction Contractor if evidence of contaminants is present.</li> <li>• Emergency Response Plan.</li> </ul>			
<p><b>Measure: HAZ-2 Discovery of Potentially Hazardous Materials.</b> During construction activities, the Construction Contractor shall immediately notify the Director of the Orange County Environmental Health Care Agency (OCHCA) Environmental Health Division, or designee, and the</p>	City of Garden Grove Community and Economic Development	During all construction activities including, without limitation,	

## Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (date and signature required)
GGFD if any contaminated soil, groundwater, toxic materials, subsurface tanks/piping, or potentially hazardous materials are encountered. The OCHCA shall determine the appropriate procedures for handling and disposal of the materials in accordance with local, State, and federal regulations. In the event that contaminated materials are encountered during grading activities, all work within that immediate area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up remedial and clean-up measures are implemented so as to render that area suitable for work to resume.	Department Director, or designee/Project/Applicant (or their Construction Contractor)	excavation, grading, and construction	
<b>12 Noise</b>			
<p><b>Measure: NOI-1 Construction Noise.</b> Prior to issuance of building permits, the City Community and Economic Development Director, or designee, shall verify that grading and construction plans include the following requirements to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved:</p> <ul style="list-style-type: none"> <li>Construction activities occurring as part of the project shall be subject to the limitations and requirements of the GGMC, which states that construction activities shall occur only between the hours of 7:00 a.m. and 10:00 p.m.</li> <li>During all project area excavation and on-site grading, the Construction Contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</li> </ul>	Director of the City of Garden Grove Community and Economic Development Department and Public Work's Director, or appropriate designees.	Prior to issuance of building and grading permits	

### Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (date and signature required)
<b>Measure: NOI-2.</b> Prior to issuance of building permits, the project proponent shall demonstrate to the Building Official's satisfaction that the proposed building shell and window assemblies will achieve an exterior-to-interior noise reduction that will meet the requirements of Section 1207.4 (Allowable Interior Noise Levels) in Chapter 12 (Interior Environment) of the 2016 California Building Code.	City of Garden Grove Building Official and applicant/developer	Prior to issuance of building and grading permits	
<b>Measure: NOI-3.</b> To accommodate a "window closed" condition, in accordance with the requirements of Section 120.1(a) through 120.1(e) of the 2016 California Building Code, all habitable hotel rooms shall be equipped with appropriate mechanical ventilation.	City of Garden Grove Building Official and applicant/developer	Prior to issuance of building and grading permits	
<b>Measure: NOI-4.</b> Windows and sliding glass doors will require a minimum STC rating of 31 or higher on all the floors.	City of Garden Grove Building Official and applicant/developer	Prior to issuance of building and grading permits	

## Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (date and signature required)
<b>17 Tribal Cultural Resources</b>			
<p><b>Measure: TCR-1 Tribal Cultural Resources: Monitoring Procedures.</b></p> <p>Prior to commencement of any grubbing or grading activities, the Project Applicant shall present evidence to the City Director of the Economic and Community Development Department, or designee, that a qualified Native American monitor has been retained to provide Native American monitoring services for any construction activities that may disturb native soils. The Native American monitor shall be selected by the Project Applicant from the list of certified Native American monitors maintained by the Gabrieleno Band of Mission Indians – Kizh Nation. The Native American monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the Native American monitor to be “tribal cultural resources” as defined in Public Resources Code Section 21074. These procedures shall be reviewed and approved by the City Director of the Economic and Community Development Department, or designee, prior to commencement of any surface disturbance on the project site. If prehistoric cultural resources are recovered, all tribal groups participating in the monitoring shall have input as to treatment, and all materials will be reburied on site at a location deep enough not to be disturbed in the future. Native American monitoring shall cease if bedrock or loose sediments that can be demonstrated to be more than 10,000 years old are encountered.</p>	Applicant/ City Director of the Economic and Community Development Department.	Prior to any grubbing or grading activities	

**INITIAL STUDY  
MITIGATED NEGATIVE DECLARATION**

**GENERAL PLAN/MUNICIPAL CODE REVISIONS  
Heavy Commercial (HC) and Heavy Commercial (C-3)**

**HILTON HOTEL PROJECT  
13624-13650 Harbor Boulevard  
Garden Grove, California**

General Plan Amendment No. GPA-002-2018  
Amendment No. A-024-2018  
Site Plan No. SP-056-2018  
Conditional Use Permit No. CUP-134-2018  
Lot Line Adjustment No. LLA-018-2018



Lead Agency:  
City of Garden Grove  
Community Development Department  
11222 Acacia Parkway  
Garden Grove, California 92840

Applicant:  
Garden Grove Hotel, LLC  
2439 Manhattan Place, Suite 221  
Harley, Louisiana 70058  
(504) 371-6666

October 24, 2018



## 1.0 INTRODUCTION

The proposed Project calls for the approval, construction, and operation of a 124-room Hilton Hotel Project located at 13624-13650 Harbor Boulevard within the City of Garden Grove. The project includes: (1) a proposed amendment to the Land Use Element of the “City of Garden Grove General Plan 2030” (General Plan) modifying the allowable floor area ratio (FAR) for the “Heavy Commercial (HC)” district; and (2) proposed revisions to Title 9 (Land Use) of the “City of Garden Grove Municipal Code” (GGMC) modifying the development standards for the GGMC’s “Heavy Commercial (C-3)” zone.

The proposed Project is subject to the provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines for the Implementation of the California Environmental Quality Act (Guidelines), as codified in Section 15000-15387 in Title 14 (Natural Resources) of the California Code of Regulations (CCR). Consistent with CEQA Guidelines Section 15071, this initial study/mitigated negative declaration (IS/MND) includes a description of the proposed Project, an evaluation of the potential environmental impacts, and findings from the environmental analysis. The City of Garden Grove (City) is the Lead Agency under CEQA and is responsible for adoption of the IS/MND and approval of the proposed Project.

### 1.1 Contact Person

This document has been prepared by or on behalf of the City and reflects its independent judgment and analysis. Any questions or comments regarding the preparation of this IS/MND, its assumptions, or its conclusions should be referred to:

Paul Guerrero, Planner  
City of Garden Grove, Community and Economic Development  
11222 Acacia Parkway  
Garden Grove, CA 92840  
Tel: (714) 741-5312  
Email: [paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)

## **2.0 PROJECT DESCRIPTION**

### **2.1.1 Regional Setting**

The project site is located at 13624-13650 Harbor Boulevard, located in the southeastern portion of the City, which itself is located in northern Orange County. The City encompasses approximately 18 square miles of land within the County, and is bounded by the Cities of Anaheim, Stanton, and Cypress to the north; the City of Orange to the east; the Cities of Santa Ana, Westminster, and Fountain Valley to the south; and the City of Los Alamitos to the west.

Regional access to the project site is provided by State Route 22 (SR-22). SR-22 bisects the southern portion of the City in an east-west direction and is approximately 800 feet north of the proposed Project site.

### **2.1.2 Project Vicinity and Surrounding Land Uses**

The 1.48-acre project site consists of Assessor's Parcel Numbers 101-08-066 and 101-08-027. Generally, the project site is surrounded by heavy commercial uses, Santiago High School's athletic fields, a storm channel, and multi-family residential uses.

Specifically, the project site is bounded immediately to the west by Harbor Boulevard, and, beyond Harbor Boulevard to the west by heavy commercial uses including a used car dealership. To the northwest, the project site is bounded by Harbor Boulevard and, beyond Harbor Boulevard, heavy commercial uses including transportation uses operated by Yellow Cab and Western Transit Systems, Inc. To the north, the project is immediately bounded by an Orange County Flood Control storm channel, then further north by a heavy commercial use operating as an auto collision repair and paint business. To the north and north east, the project site is bounded by an Orange County Flood Control storm channel, then to the further north and north east by multi-family residential uses. To the east and southeast, the project site is bounded by Santiago High School's athletic field which is zoned as Open Space. And, to the south, the project site is bounded by a heavy commercial use operating as an auto body and repair business.

### **2.1.3 Existing Project Site**

Former uses of the project site included an automotive dealership (Garden Grove Mazda) and an automotive repair center (Harbor Auto Center) containing 17,216 square feet of improvements including a paved yard with 150 parking spaces. (See [Figure 1](#) - 13624-13650 Harbor Boulevard – Former Garden Grove Mazda and Harbor Auto Center [2017]). These improvements were demolished in or about July of 2017.

### **2.1.4 Existing General Plan Designation and Zoning Classifications**

The project site is currently designated "HC – Heavy Commercial." The Heavy Commercial designation is intended to provide for a variety of more intensive commercial uses including automotive repair, sales and services, wholesaling, automotive body work, or contractor's storage yards. (GGGP, p. 2-24.) The project site is Zoned C-3, Heavy Commercial.



Figure 1  
**13624-13650 HARBOR BOULEVARD**  
**FORMER GARDEN GROVE MAZDA AND**  
**HARBOR AUTO CENTER (2017)**  
 Source: Google Earth and City of Garden Grove  
 Community and Economic Development Department

## **2.2 Proposed Project**

At the location depicted in Figure 14 (Hilton Hotel Project - Local Vicinity Map), is the approval, construction, and operation of a 62,763 square foot, 124-room, 5-story, 59-foot-tall hotel, including 100 on-site parking spaces and related incidental and accessory uses, located on an approximately 1.48-acre project site at 13624-13650 Harbor Boulevard (APN: 101-08-066, 101-08-027), including all associated discretionary permits and approvals (proposed Project).

The proposed Project will include guest amenities such as a fitness room, outdoor pool and deck area adjacent to Harbor Boulevard, outdoor seating areas with a firepit, a “corner market,” and guest laundry services.

Development of the proposed Project would require the following approvals from the City: General Plan Amendment (GPA-002-2018); (2) Municipal Code Amendment (No. A-024-2018); (3) Site Plan (SP-056-2018); (4) Conditional Use Permit (CUP-134-2018); and (5) Lot Line Adjustment (LLA-018-2018).

### **2.2.1 Ingress and Egress**

Based on the presence of an existing median along Harbor Boulevard, ingress to and egress from the proposed Project will be provided via a “right-in” and “right-out” only. Two multi-directional driveways will provide direct access to and from Harbor Boulevard.

The northern driveway will provide access to a double-loading perpendicular parking aisle and direct access to the hotel’s main entry. A separate covered turn-out area, apart from the driveway aisle, will be provided for registering and departing guests and for pick-up and drop-off purposes. A clearance height of 13’6” will be provided to accommodate buses (including tour buses), delivery trucks, and emergency vehicles.

The southern driveway will provide access to a single-loading perpendicular parking aisle, with parking placed along the southern property line. The two driveways establish an internal circulation pattern that provide direct access to the north, east, and south sides of the hotel and offer unimpeded access for guests, delivery vehicles, and emergency service providers.

### **2.2.2 Parking**

Section 9.16.020.050(A)(J) of the GGMC currently requires one (1) parking space per hotel unit, plus two (2) additional spaces for the “hotel manager’s unit” if a manager’s unit is provided. The proposed Project does not include a manager’s unit. The proposed Project’s 124 rooms would thus require 124 parking spaces ( $124 \times 1.0 = 124$ ). The proposed Project includes a proposed revision to Section 9.16.020.050(A)(J) of the GGMC which would authorize the hearing body to permit up to a 20% reduction in the required parking. Here, a 20% reduction in the required parking would result in a total of 99.2 required parking spaces ( $124 \times 0.20 = 99.2$ ). Assuming the requested parking reduction is approved, the proposed 100 parking spaces would satisfy the parking requirement. Parking spaces would be provided around the perimeter of the hotel.

### **2.2.3 Landscaping**

The proposed Project calls for approximately 13,455 square feet of landscaping, to include trees, shrubs, vines, and ground covers. All landscape areas will be irrigated using drip or low volume

irrigation and will be controlled by a smart controller. All of the proposed Project's proposed landscaping will be required to comply with the City's water conservation requirements.

#### **2.2.4 Infrastructure Improvements**

The proposed Project includes the installation of a new 8" sewer lateral, which will connect to the existing 12" sewer line in Harbor Boulevard, as well as the installation of a new 6" water lateral which will connect to the existing 12" water line in Harbor Boulevard. The proposed Project also includes the installation of a gas line that would connect to the existing gas line in Harbor Boulevard.

#### **2.2.5 Non-Motorized Transportation and Transit Services**

**Bicycle Parking.** As indicated on the City's "Master Plan of Bikeway Facilities," that segment of Harbor Boulevard extending between Chapman Avenue on the north and Westminster Avenue on the south is a Class I (On-Street) bikeway. It is also noted that Harbor Boulevard, between Garden Grove Boulevard and Westminster Avenue is a City-designated truck route, placing bicyclists and truck traffic along a common shared roadway.

To accommodate any guests or employees who elect to bicycle, as specified in Sections 9.12.040.190(G) and 9.16.040.160(E) of the GGMC: "All nonresidential buildings and places of assembly shall provide adequate locking facilities for bicycle parking at any location convenient to the facility for which they are designated." The proposed Project will provide parking for five or more bicycles and is thus in compliance with the GGMC.

**Transit Services.** Harbor Boulevard is the County's busiest north/south transit corridor, carrying approximately eight (8) percent of County-wide bus ridership through some of the densest areas of the County.

The Orange County Transportation Authority (OCTA) presently operates: (1) two bus routes (Routes 43 and 543) along that segment of Harbor Boulevard between Trask Avenue on the north and Westminster Avenue on the south; and (2) one bus route (Route 56) along that segment of Garden Grove Boulevard between Fairview Street on the west and Lewis Street on the east.

OCTA provides northbound and southbound bus shelters in the vicinity of the intersection of Harbor Boulevard and Woodbury Road. The northbound bus shelter is located approximately 250 feet south and the southbound bus shelter is located about 400 feet south of the proposed Project's boundaries along Harbor Boulevard. The "Circulation Element" of the GGPP states that "Route 43, which travels along Harbor Boulevard, is the busiest bus route in the County."

Traveling eastbound and westbound along Garden Grove Boulevard, OCTA bus stops, equipped with schedule information, are located west of Lewis Street and east of Fairview Street. The absence of bus shelters signifies OCTA's determination that Route 56 is not a high passenger demand bus route.

**OC Streetcar.** On January 20, 2015, the City of Santa Ana, in cooperation with the Federal Transportation Administration (FTA) and OCTA, certified the "Revised Environmental Assessment/Final Environmental Impact Report for the Santa Ana-Garden Grove Fixed Rail Guideway Project, SCH No. 2010051060" (2015 REA/FEIR) for a proposed 4.2-mile fixed-rail transit corridor extending through Santa Ana and terminating in the southeastern portion of the City. The planned western terminus of the "Santa Ana-Garden Grove Fixed Rail Guideway

Project” (OC Streetcar) is planned at the northeasterly corner of Harbor Boulevard and Westminster Avenue. Fixed-rail service is planned to operate every ten minutes during peak periods and every 15 minutes during both off-peak periods and weekends.

## **2.2.6 Construction**

If the proposed Project is approved, construction is anticipated to commence in January of 2019 and to take approximately 226 working days to complete, or approximately December of 2019. The proposed Project, if approved, would begin operating in 2020.

## **2.3 Required Project Approvals**

The requested approvals include, but may not be limited to: (1) a general plan amendment; (2) a municipal code amendment; (3) site plan approval; (4) conditional use permit; and (5) lot line adjustment.

The proposed GGGP amendment would increase the authorized maximum FAR for hotels within the “Heavy Commercial (HC)” district from 0.6 to 1.0 so that the range of permissible hotel development in that zone will range from 0.55 to 1.0 FAR.

The proposed GGMC amendments would: (1) establish separate development standards (as measured in allowable FAR) for hotel and other uses in the “Heavy Commercial (C-3)” zone so that, consistent with the GGGP, the range of permissible hotel development will range from 0.55 to 1.0 FAR and the maximum FAR for all other uses will be 0.55; (2) increase the maximum allowable number of “stories” for hotels in the “Heavy Commercial (C-3)” zone from a maximum of 4 to 5 stories; and (3) increase the maximum building height for hotels in the “Heavy Commercial (C-3)” zone from 55 to 60 feet.

A total of 25 properties in the City, located both in the GGGP’s “Heavy Commercial (HC)” district and in the GGMC’s “Heavy Commercial (C-3)” zone, could potentially avail themselves of the proposed increase in allowable FAR, number of stories, and height limit. Each of those properties were evaluated in the context of the eligibility criteria specified in Section 9.16.020.050 (Special Operating Conditions and Development Standards) of the GGMC to determine which, if any, sites met the City’s minimum standards for hotel use. Based on that evaluation, a total of 11 properties were identified, collectively totaling approximately 18.78 acres. Based on the revised FAR, if fully developed to the proposed 1.0 FAR standard, a total of 818,166 square feet of new hotel uses could be hypothetically developed within the study area. Assuming hotel densities of 50, 75, and 100 guestrooms per acre, an estimated 936, 1,405, and 1,874 new hotel units could potentially be developed within the “Heavy Commercial (C-3)” zone, respectively.

With the exception of Parcel No. 8 (13624-13650 Harbor Boulevard) and Parcel No. 13 (13731 Harbor Boulevard), none of the properties within the study area are presently within the City’s permit process. Parcel No. 8 is the site of the proposed Project and Parcel No. 13 recently completed site plan review for a new automobile dealership (Garden Grove Kia). With those exceptions, no conceptual or detailed development plans have been submitted by representatives of other properties within the study area seeking the City’s approval or conditional approval for either hotel development or an increase in the intensity of non-hotel-related development to or beyond the FAR limits presently established in the GGGP and/or GGMC.

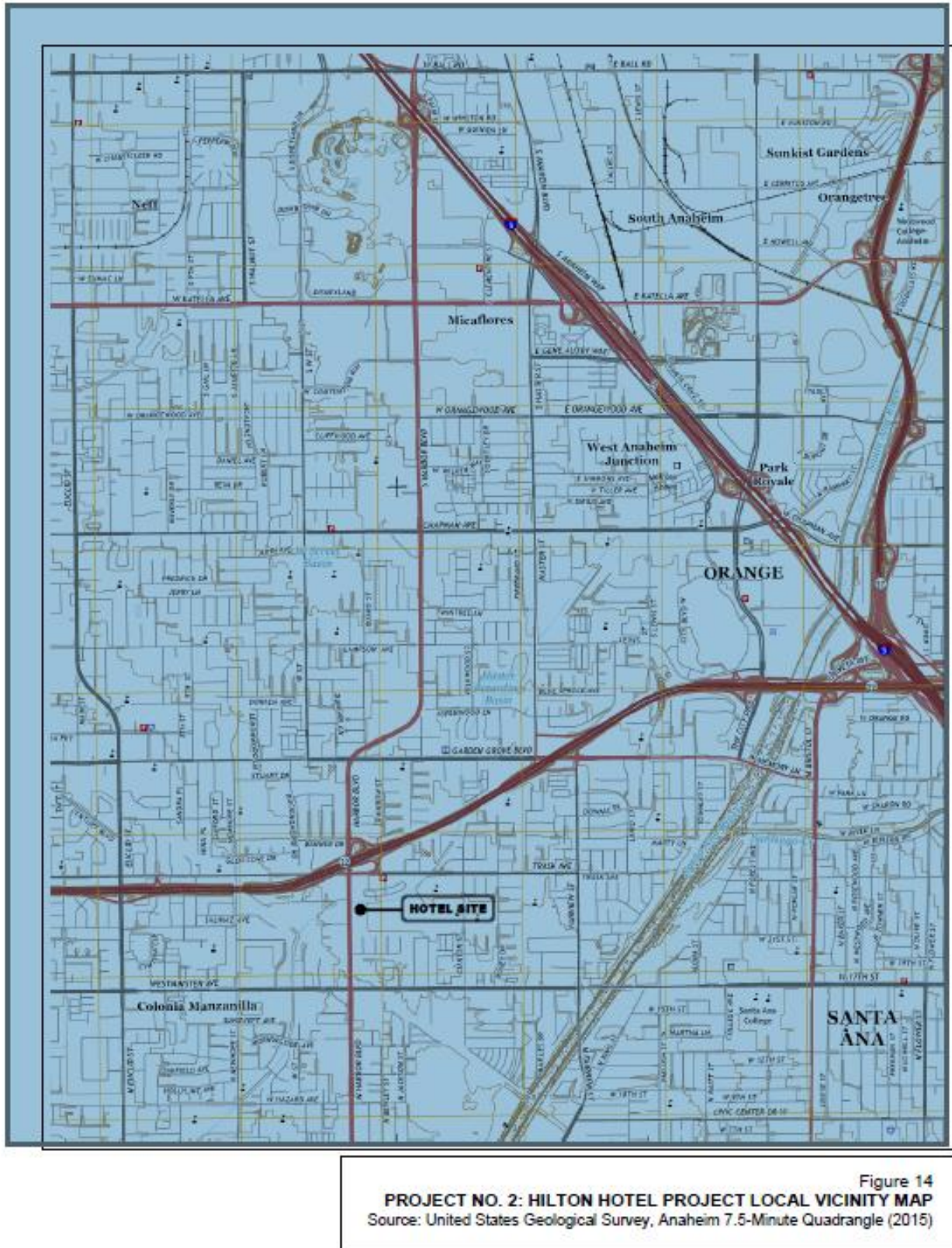
Hotel development within the City is primarily limited to those areas located to the north of the Garden Grove (SR-22) Freeway. For years, the City has been actively promoting the development of new hotels south of the Garden Grove (SR-22) Freeway but without success. With the single exception of the proposed Project (13624-13650 Harbor Boulevard), no formal or

informal expressions of interest have been received by the City from property owners or from the development community regarding potential hotel development opportunities on the 25 properties examined herein. The City has, therefore, determined that the prospects of any such hotel development are presently speculative. It is unclear whether the proposed modifications will lead to future development of higher density or taller hotels. The type of future hotel development that will be proposed, if any, is purely speculative at this time. Indeed, future development could be proposed at lower densities or lower heights. (*Aptos Council v. County of Santa Cruz* (2017) 10 Cal.App.5th 266, 293-95 [finding the potential environmental effects of ordinance removing density limitations and increasing permitted hotel heights were too speculative to be analyzed in an initial study and upholding the challenged negative declaration].) In accordance with Sections 15064 and 15145 of the Guidelines, the City has concluded that any future hotel development within the study area resulting from the proposed approvals is not reasonably foreseeable.

Additionally, proposed amendment to the GGGP would reduce the maximum allowable FAR from 0.60 to 0.55 FAR within the “Heavy Commercial (HC)” district and “Heavy Commercial (C-3)” zone for other uses. None of the 25 properties examined within the study area are presently developed to a 0.55 FAR. No conceptual or detailed plans have been submitted to the City for any of those properties seeking the City’s approval or conditional approval to increase the intensity of those properties for any other uses to or beyond the City’s current limit. As a result, the City has concluded that the proposed change in allowable FAR for all “other uses” would not result in any reasonably foreseeable changes in the environment. (See *Aptos Council, supra*, 10 Cal.App.5th at 293-95.)

For these reasons, the initial study for the proposed Project evaluates the potential environmental impacts of the proposed hotel.







## Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Less Than Significant Impact with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture/Forest Resources           | <input type="checkbox"/> Air Quality             |
| <input type="checkbox"/> Biological Resources               | <input checked="" type="checkbox"/> Cultural Resources          | <input type="checkbox"/> Geology/Soils           |
| <input type="checkbox"/> Greenhouse Gas Emissions           | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                      | <input checked="" type="checkbox"/> Noise        |
| <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                        | <input type="checkbox"/> Recreation              |
| <input type="checkbox"/> Transportation/Traffic             | <input checked="" type="checkbox"/> Tribal Cultural Resources   | <input type="checkbox"/> Utilities and Services  |
| <input type="checkbox"/> Mandatory Findings of Significance |   |  |

## Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_, 2018  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_, 2018  
Date

# Environmental Checklist

## 1. Aesthetics

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Findings of Fact

- a) Would the project have a substantial adverse effect on a scenic vista?

**No Impact.** California State Government Code Section 65560(b)(3) requires that city and county General Plans address "...Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakes shores, beaches, and rivers, and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors..."

A scenic vista is the view of an area that is visually or aesthetically pleasing from a certain vantage point. It is usually viewed from some distance away. Aesthetic components of a scenic vista include (1) scenic quality, (2) sensitivity level, and (3) view access.

A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or "vista" of the scenic resource. Important factors in determining whether a proposed Project would block scenic vistas include the project's proposed height, mass, and location relative to surrounding land uses and travel corridors.

The City's General Plan does not identify specific areas of importance for visual quality or scenic resources within the City. Rather, the City included a Parks, Recreation, and Open Space Element in its General Plan because providing adequate parkland, recreation opportunities, and management and conservation of limited open space resources is a priority to the urbanized City.

The nearest neighborhood parks are Cesar Chavez Campesino Park (W. 5<sup>th</sup> Street, Santa Ana) and Twin Lakes Freedom Park (12952 Lampson Avenue, Garden Grove), located approximately 1.0 mile to the southeast and 1.1 miles to the northeast, respectively. No regional parks are located in proximity to the proposed Project. Public golf courses in the general project area include Willowick Golf Course (3017 W. 5<sup>th</sup> Street, Santa Ana) and Riverview Golf Course (1800 W. Santa Clara Avenue, Santa Ana), located about 0.6 and 1.2 miles away, respectively. Thus, the proposed Project does not have the potential to impact scenic vistas from public parks.

The general project area is in a fully urbanized area of the City, currently comprised of mostly one and two-story commercial and industrial buildings separated by large expanses of at-grade parking lots with few interspersed street trees and little adjoining landscaping. With the exception of the proposed hotel site, no vacant lot or undeveloped properties exist along that segment of Harbor Boulevard. Since a number of presently operating uses are involved in the sale, repair, and maintenance of automobiles, the number of vehicles observable from Harbor Boulevard is substantially greater than would be expected based on the scale of the existing development and a more typical commercial and industrial mix of uses along most major arterials. The approximately 0.5-mile length of Harbor Boulevard extending from Trask Avenue on the north to Westminster Avenue on the south is highly urbanized, as evident by the quantity of land covered with impervious surfaces and scattered ornamental landscape. This segment of Harbor Boulevard lacks any distinctive visual character or scenic views. Therefore, the proposed Project does not have the potential to damage scenic vistas, and no mitigation would be required.

- b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a State scenic highway?

**No Impact.** The California Department of Transportation's (Caltrans) Landscape Architecture Program administers the Scenic Highway Program contained in the Streets and Highways Code, Sections 260–263. State Highways are classified as either Officially Listed or Eligible. The nearest State-designated scenic highway to the project site is State Route 91 (SR-91).<sup>1</sup> Harbor Boulevard is not a State-designated scenic highway. Therefore, the proposed Project does not have the potential to damage resources within a State-designated scenic highway.

- c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

**Less-than-Significant Impact.** The project site is located within a fully developed, urban environment. The area is characterized by a variety of commercial uses ranging in height from 1-2 stories along the Harbor Boulevard corridor. The project site was previously operated as an automotive dealership (Garden Grove Mazda) and an automotive repair center (Harbor Auto Center) with associated signage, lighting, and parking. There are no trees or other landscaping on the existing project site.

**Construction.** The proposed Project calls for the construction and operation of a 5-story, 59-foot, 124-room hotel. Construction of the proposed Project would involve on-site preparation, grading and construction activities that would be visible from public streets (mainly, Harbor Boulevard). Visual impacts during construction, however, would be temporary because

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<sup>1</sup> California Department of Transportation (Caltrans). California Scenic Highway Mapping System. Website: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/).

construction is scheduled to last only 226 working days and would end upon project completion.

**Operation.** The hotel will incorporate a contemporary, cohesive architectural design style that will be complemented by a variety of 24" box trees, shrubs, bougainvillea vines, and ground covers including extensive planting areas on the Harbor Boulevard frontage. The hotel would feature large glass windows and exterior walls painted in a neutral palette with brand-themed accents. The proposed Project would also include decorative, non-slip paving at both ingress and egress locations and a covered trash enclosure. The height of the hotel would be approximately 3 stories taller than adjacent uses, however, the proposed Project would improve the visual character and quality of the project site by introducing a consistent architectural scheme and new landscaping. Therefore, impacts related to the degradation of the visual character or quality of the site would be less than significant. No mitigation would be required.

- d) Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

**Less-than-Significant Impact.** Reflective light (glare) is caused by sunlight or artificial light reflecting from finished surfaces (e.g., window glass) or other reflective materials. Glass and other materials can have many different reflectance characteristics. Buildings constructed of highly reflective materials from which the sun reflects at a low angle commonly cause adverse glare. Reflective light is common in urban areas. Glare generally does not result in the illumination of off-site locations but results in a visible source of light viewable from a distance.

The impact of nighttime lighting depends upon the type of use affected, the proximity to the affected use, the intensity of specific lighting, and the background or ambient level of the combined nighttime lighting. Nighttime ambient light levels may vary considerably depending on the age, condition, and abundance of point-of-light sources present in a particular view. The use of exterior lighting for security and aesthetic illumination of architectural features may contribute to ambient nighttime lighting conditions.

The proposed Project's facade would primarily consist of concrete that has low reflectivity. The proposed Project calls for large windows throughout the hotel. Reflective glass, however, has not been selected for these windows and therefore they are not anticipated to create new sources of glare.

The proposed Project would be located within a developed area of the City which currently emits lighting that is typical for an urban area (including commercial and residential uses). The proposed Project calls for approximately 11 pole-mounted LED lights to provide nighttime lighting around the perimeter of the project site, adjacent to project parking. These lights would be directed downward to minimize off-site spill, and would be required to comply with the lighting standards established in the Municipal Code (see, for example, Municipal Code § 9.16.040.200(B)(4).). The photometric study prepared for the proposed Project indicates that the light generated by these new lights will remain within the project site. While the proposed Project will include "new" light sources, the level of illumination is estimated to be substantially less than that associated with the property's prior use.

The proposed Project also calls for a lighted element on the roof of the hotel, referred to as a "beacon," consisting of light fixtures that will back-light white frosted acrylic panels. The proposed panels would diffuse the light generated by the light fixtures within the acrylic panels.

The proposed light feature is a design element and is not intended, or required, to serve as a light source on the property. A photometric study was prepared for this design element. The study measured the amount of light that would reach both the project parking lot and property line. Due to software limitations, the study could not take into account the amount of diffusion that would be achieved by the acrylic panels, and instead assumes that the lights on the top of the hotel would not be encased. This is a worst-case scenario assumed solely for the purposes of this initial study. The photometric study demonstrates that bare light fixtures would generate 0.1 foot-candles of light in the parking lot, and 0 foot-candles at the property line. These light readings would be expected to be less, once the light fixtures are encased behind the frosted acrylic panels. The photometric study for the project is attached in Appendix A.

## 2. Agricultural Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by PRC Section 12220 [g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by CGS Section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Findings of Fact

- a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

**No Impact.** As indicated in the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program's (FMMP) "Orange County Important Farmland 2016" (July 2016), the project site is depicted as "urban and built-up land," which is defined as those lands that are "occupied by structures with a building density of at

least 1 unit to 1.5 acres, or approximately 6 structures to 10-acre parcel.” As further indicated in the California Department of Conservation, Division of Land Resource Protection’s “A Guide to the Farmland Mapping and Monitoring Program, 2004 Edition” (2004), the Orange County “Board of Supervisors determined that there would be no Farmland of Local Importance for Orange County.” Therefore, no impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) would occur.

- b) Would the project conflict with existing zoning for agricultural use or with a Williamson Act contract?

**No Impact.** The project site is designated and zoned as “Heavy Commercial.” The project site is not zoned for agricultural use and no Williamson Act contract is in effect on the project site. As a result, the proposed Project would not conflict with agricultural zoning or any Williamson Act contracts.

- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined by PRC Section 12220 [g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by CGS Section 51104[g])?

**No Impact.** As previously stated, the project site is designated and zoned as Heavy Commercial. Neither the project site nor the surrounding uses include lands designated as “Forest Land” (Public Resources Code § 12220[g]), “Timberland” (Public Resources Code § 4526), or “Timberland Zoned for Timberland Production” (Government Code § 51104[g]) or lands meeting those statutory and regulatory definitions. As a result, no impacts would occur.

- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

**No Impact.** The project site is within an area of the City that is characterized as an urban setting. Neither forest or timberland exists on the project site or in the surrounding area. Therefore, the proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest use. As a result, no impacts would occur.

- e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

**No Impact.** There are no agricultural uses on or in the immediate vicinity of the project site. Therefore, the proposed Project would not result in the conversion of agricultural land to non-agricultural uses. As a result, no impacts would occur.

### 3. Air Quality

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Background Information

A detailed air quality study was completed as part of this CEQA-compliance effort. The resulting "Air Quality Analysis" (April 21, 2018) is included in [Appendix B](#).

#### Findings of Fact

a) Would the project conflict with or obstruct implementation of the applicable air quality?

**Less-than-Significant Impact.** The project site is located within the City, which is located within the South Coast Air Basin (Basin). The Basin includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over the air quality in the Basin.

In March of 2017, SCAQMD adopted the 2016 Air Quality Management Plan (AQMP). The main purpose of an AQMP is to describe air pollution control strategies to be taken within a region designated as nonattainment with the federal National Ambient Air Quality Standards (NAAQS) and/or the California Ambient Air Quality Standards (CAAQS). The Basin is in nonattainment for the federal and State standards for ozone (O<sub>3</sub>), and particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>). In addition, the Basin is in nonattainment for the State standard for particulate matter less than 10 microns in diameter (PM<sub>10</sub>), and is in attainment/maintenance for the federal PM<sub>10</sub>, carbon monoxide (CO), and nitrogen dioxide (CO<sub>2</sub>) standards.

Consistency with the 2016 AQMP for the Basin would be achieved if a project is consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and State air quality standards. Per the SCAQMD *California Environmental Quality Act (CEQA) Air Quality Handbook* (April 1993), there are two main indicators of a project's consistency with the applicable AQMP: (1) whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the 2016 AQMP; and (2) whether the project would exceed the 2016 AQMP's assumptions for the final year for the AQMP. The *CEQA Air Quality Handbook* indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. For the proposed Project to be consistent with the AQMP, the pollutants emitted from the project should not exceed the SCAQMD daily thresholds or cause a significant air quality impact. Additionally, if feasible mitigation measures are implemented and are shown to reduce the impact level from significant to less than significant, a project may be deemed consistent with the AQMP.

For the reasons explained in Section 2.3 (Required Project Approvals), it is not reasonably foreseeable that the proposed General Plan Amendment will lead to any future development other than the proposed hotel project. Additionally, the proposed Project would not be a "significant project" affecting air quality in the region as defined by the SCAQMD. Further, as explained in responses (b)-(e) below, emissions generated by the proposed Project would be below SCAQMD's *Air Quality Significance Thresholds*, and would result in less than significant air quality impacts. Therefore, the proposed Project would be consistent with, and not conflict or obstruct implementation of, the AQMP.

- b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

***Less-than-Significant Impact.*** The *State CEQA Guidelines* indicate that a significant impact would occur if a project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in SCAQMD's *Air Quality Significance Thresholds* (March 2015). The criteria include emission thresholds, compliance with State and national air quality standards, and conformity with the existing State Implementation Plan (SIP) or consistency with the current AQMP. A summary of the specific criteria established by the SCAQMD is presented in Table 1 below.

Projects in the Basin with emissions that exceed any of the mass daily emission thresholds are considered significant by SCAQMD.



**TABLE 1**

Air Pollutant	Construction Phase (lbs/day)	Operational Phase (lbs/day)
ROCs	75	55
CO	550	550
NO <sub>x</sub>	100	55
SO <sub>x</sub>	150	150
PM <sub>10</sub>	150	150
PM <sub>2.5</sub>	55	55

Source: South Coast Air Quality Management District. *Air Quality Significance Thresholds* (March 2015).

CO = carbon monoxide

lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

ROCs = reactive organic compounds

SCAQMD = South Coast Air Quality Management District

SO<sub>x</sub> = sulfur oxides

**Construction Emissions.** Air quality impacts could occur during construction of the proposed Project due to soil disturbance and equipment exhaust. Major sources of emissions during demolition, grading, building construction and site work, building erection, paving and architectural coatings include: (1) exhaust emissions from construction vehicles, (2) equipment and fugitive dust generated by vehicles and equipment traveling over exposed surfaces, and (3) sand disturbances from compacting and cement paving. Fugitive dust is particulate matter suspended in the air by wind or human activities. Fugitive dust emissions would be substantially reduced by compliance with SCAQMD Rules 402 and 403. Implementation of these rules, including measures such as on-site watering at least two times daily, was accounted for in the project emission estimates.

Table 2 below summarizes construction emissions and associated impacts of the proposed Project. This table shows that construction equipment/vehicle emissions during construction periods would not exceed any of the SCAQMD daily emissions thresholds. Therefore, the air quality impacts during construction would be less than significant, and no mitigation would be required.

**TABLE 2**  
**COMPARISON OF PROJECTED CONSTRUCTION EMISSIONS**  
**AND DAILY CRITERIA VALUES<sup>1</sup>**  
 (pounds/day)

Emissions Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub> Dust	PM <sub>10</sub> Exhaust	PM <sub>10</sub> Total	PM <sub>2.5</sub> Dust	PM <sub>2.5</sub> Exhaust	PM <sub>2.5</sub> Total
<b>Site Preparation</b>										
Off Road Diesel	1.71	19.48	7.89	0.02	1.17	0.89	2.06	0.60	0.82	1.41
Worker Trips	0.03	0.02	0.29	0.00	0.09	0.00	0.09	0.02	0.00	0.02
Totals	1.74	19.50	8.18	0.02	1.26	0.89	2.15	0.62	0.82	1.43
<b>Grading</b>										
Off Road Diesel	1.42	16.04	6.61	0.01	1.00	0.74	1.73	0.51	0.68	1.19
Worker Trips	0.04	0.02	0.29	0.00	0.09	0.00	0.09	0.02	0.00	0.02
Totals	1.46	16.06	6.90	0.01	1.09	0.74	1.82	0.53	0.68	1.21
<b>Building Construction</b>										
Off Road Diesel	2.27	15.98	13.49	0.02	0.00	0.92	0.92	0.00	0.88	0.88
Vendor Trips	0.04	1.14	0.33	0.00	0.06	0.01	0.07	0.02	0.01	0.03
Worker Trips	0.12	0.08	0.93	0.00	0.29	0.00	0.29	0.08	0.00	0.08
Totals	2.43	17.20	14.75	0.02	0.35	0.93	1.28	0.10	0.89	0.99
<b>Asphalt Paving</b>										
Off-Gas	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Emissions Source	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub> Dust	PM <sub>10</sub> Exhaust	PM <sub>10</sub> Total	PM <sub>2.5</sub> Dust	PM <sub>2.5</sub> Exhaust	PM <sub>2.5</sub> Total
Off Road Diesel	0.90	9.17	8.90	0.01	0.00	0.52	0.52	0.00	0.48	0.49
Worker Trips	0.06	0.04	0.46	0.00	0.15	0.00	0.15	0.04	0.00	0.04
Asphalt Totals	1.35	9.21	9.36	0.01	0.15	0.52	0.67	0.04	0.48	0.53
<b>Coating</b>										
Off-Gas	58.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off Road Diesel	0.27	1.84	1.84	0.00	0.00	0.13	0.13	0.00	0.13	0.13
Worker Trips	0.06	0.04	0.46	0.00	0.15	0.00	0.15	0.04	0.00	0.04
Coating Totals	58.51	1.88	2.30	0.00	0.15	0.13	0.28	0.04	0.13	0.19
<b>Totals</b>	<b>65.49</b>	<b>63.85</b>	<b>41.49</b>	<b>0.06</b>			<b>6.2</b>			<b>4.35</b>
Daily Threshold	75	100	550	150	→	→	150	→	→	55
Exceeds Threshold?	No	No	No	No	→	→	No	→	→	No
Notes:										
1. The CalEEMod model projects summer and winter emissions and the higher of the two values is included herein.										

Source: Environmental Impact Sciences

**Operational Emissions.** Long-term air emission impacts are those impacts associated with any change in permanent use of the project site by on-site stationary and off-site mobile sources that increase emissions. Stationary-source emissions include emissions associated with electricity consumption and natural gas usage. Mobile-source emissions result from vehicle trips associated with a project.

Based on the traffic analysis included in the Transportation/Traffic section of this IS/MND, the proposed Project would generate 1,037 Average Daily Trips (ADT) during project operations. Long-term operational emissions associated with the proposed Project are shown in Table 3. As indicated, the project's operational increase of all criteria pollutants would not exceed the corresponding SCAQMD daily emission thresholds for any criteria pollutants. Therefore, project-related long-term air quality impacts would be less than significant, and no mitigation would be required.

**TABLE 3**  
**COMPARISON OF PROJECTED DAILY OPERATIONAL EMISSIONS**  
**AND DAILY CRITERIA VALUES**  
(pounds/day)

Emissions Source	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Proposed Hotel Daily Operational Emissions</b>						
Mobile Sources	1.55	6.01	18.06	0.06	5.31	1.46
Natural Gas	0.06	0.58	0.49	0.00	0.04	0.04
Structural Maintenance	0.16	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.24	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance	0.00	0.00	0.01	0.00	0.00	0.00
Total Hotel Daily Operational Emissions	3.01	6.59	18.56	0.06	5.35	1.50
Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Former Automobile Dealership Daily Emissions	(1.54)	(3.99)	(10.33)	(0.03)	(2.60)	(0.72)
"Net" Daily Operational Emissions	1.47	2.60	8.23	0.03	2.75	0.78
Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Notes:						
1. The CalEEMod model projects summer and winter emissions. These can differ for mobile sources and the higher of the two values were included herein.						

Source: Environmental Impact Sciences

- c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient

air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

**Less-than-Significant Impact.** The South Coast Air Basin is in nonattainment for the federal and State standards for O<sub>3</sub> and PM<sub>2.5</sub>. In addition, the Basin is in nonattainment for the State PM<sub>10</sub> standard, and in attainment/maintenance for the federal PM<sub>10</sub>, CO, and NO<sub>2</sub> standards. As discussed in Response 3.3(b) above, no exceedance of SCAQMD criteria pollutant emission thresholds would be anticipated for construction and operation of the proposed Project. The projected emissions of criteria pollutants as a result of the proposed Project are expected to be below the emissions thresholds established for the region. Therefore, there would be no cumulatively considerable net increase of the criteria pollutants that are in nonattainment status in the Basin. No mitigation would be required.

- d) Would the project expose sensitive receptors to substantial pollutant concentrations?

**Less-than-Significant Impact.** In addition to the mass daily threshold standards discussed above, project construction has the potential to raise localized ambient pollutant concentrations. This could present a significant air quality impact if these concentrations were to exceed the ambient air quality standards at receptor locations.

SCAQMD has issued guidance on applying CalEEMod results to localized impacts analyses.<sup>2</sup> Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The project site is primarily surrounded by heavy commercial uses, with residential uses to the north and north east and the Santiago High School's athletic fields to the south and south east.

Allowable emissions are based on the source receptor area (SRA) in which they are produced. In this case, the project site lies within SRA 17 (Central Orange County). Screening levels for a 1-acre site for CO and NO<sub>x</sub> with receptors located at a distance of 25 meters are 485 and 81 pounds per day, respectively. At peak values of 7.49 and 19.48 pounds per day for CO and NO<sub>x</sub>, respectively, these construction emissions would not create significant localized impacts.

Because the Basin is a nonattainment area for particulate matter, the thresholds for both PM<sub>10</sub> and PM<sub>2.5</sub> are much more stringent than those for CO and NO<sub>x</sub>. In these cases, the screening tables show allowable values of 4 and 3 pounds per day, respectively, for a 1-acre site with receptors at a distance of 25 meters. At peak values of 2.06 and 1.41 pounds per day for PM<sub>10</sub> or PM<sub>2.5</sub>, respectively, these construction emissions would not create significant localized impacts.

The project's on-site emissions would be below the SCAQMD's LSTs for construction and operations. Therefore, sensitive receptors would not be expected to be exposed to substantial pollutant concentrations during construction and operation of the proposed Project, and potential short-term impacts would be considered less than significant. No mitigation would be required.

- e) Would the project create objectionable odors affecting a substantial number of people?

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<sup>2</sup> South Coast Air Quality Management District (SCAQMD). Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. Website: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf> (accessed April 2018).

### ***Less-than-Significant Impact.***

**Operation.** SCAQMD's *CEQA Air Quality Handbook* (1993) identifies various secondary significance criteria related to odorous air contaminants. Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or heavy manufacturing uses. Pursuant to SCAQMD Rule 402, these sources shall include a quantitative assessment of potential odors and meteorological conditions. The proposed Project does not propose any such uses or activities that would result in potentially significant odor impacts.

**Construction.** Some objectionable odors may emanate from the operation of diesel-powered construction equipment during construction of the proposed Project. However, these odors would be limited to the construction period which is scheduled to last only 226 days, and would disperse quickly; therefore, these odors would not be considered a significant impact.

Therefore, no significant impacts related to objectionable odors would result from the proposed Project, and no mitigation would be required.

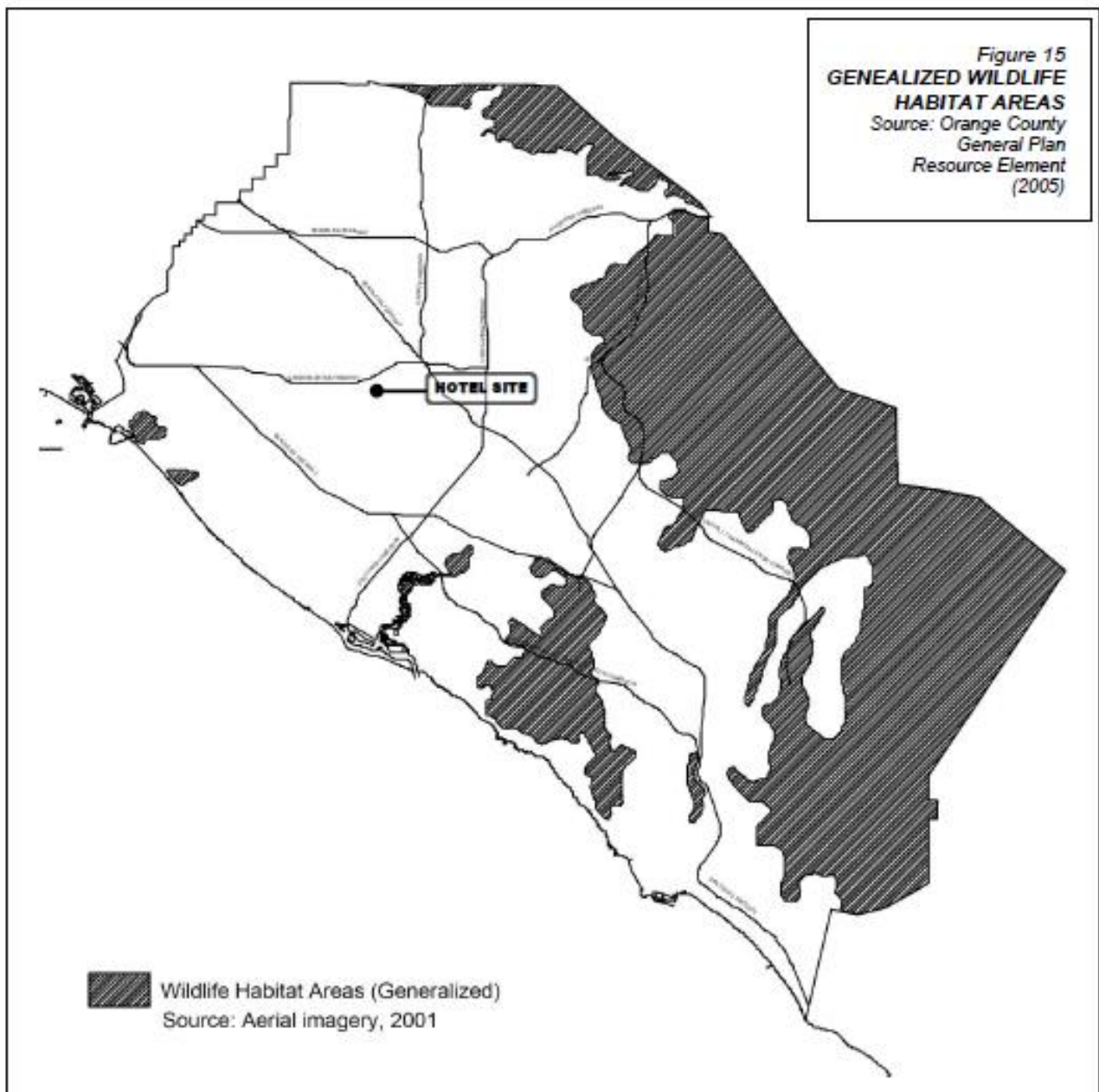
## **4. Biological Resources**

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally-protected or wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or State habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### ***Background Information***

Figure 15 (Generalized Wildlife Habitat Areas [2005]), as extracted from the “Resources Element” (Figure VI-4) of the County’s “Orange County General Plan” (2005) provides a generalized depiction of wildlife habitat areas throughout the County. As noted therein, no “wildlife habitat areas” are depicted in the general area of the project site. As further indicated in the “Final Program Environmental Impact Report – City of Garden Grove General Plan, SCH No. 2008041079” (2008 FPEIR), as certified by the Council on August 26, 2008, with regard to programmatic impacts upon biological resources, the implementation of the GGGP would have no significant impact on biological resources, including any protected species.



## ***Waters of the United States***

The Environmental Protection Agency (USEPA) has clarified, in the waters of the United States rulemaking, that concrete-lined channels constructed in dry lands or uplands are not “waters of the United States.” (Clean Water Rule: Definition of “Waters of the United States”: Final Rule, 80 Federal Register 124 [June 29, 2015], pp. 37053-37127). The Orange County Flood Control District’s (OCFCD) East Garden Grove-Wintersburg Channel (CO5) (EGGWC) is an unvegetated, concrete-lined flood control channel located entirely outside the boundaries of the proposed hotel project. As specified in Part 328, Section 828.3(b)(6) of the Clean Water Rule, “[s]tormwater control features constructed to convey, treat, or store stormwater that are created in dry land” excluded from the definition of “waters of the United States.”

Conversely, the EGGWC is identified as an intermittent blue-line drainage on the Anaheim 7.5-minute quadrangle (2015). The channel is a constructed drainage that contains an “ordinary high water mark” (OHWM), constitutes a relatively permanent water, and is tributary to a traditional navigable water (Bolsa Bay). As a result, the EGGWC may be subject to USACE jurisdiction pursuant to Section 404 of the federal Clean Water Act. Only the USACE can determine the channel’s final jurisdictional status.

The proposed Project, however, does not propose any activities that would include or otherwise impact the EGGWC. As a result, the channel’s jurisdictional status would not be expected to affect the approval, construction, or operation of the proposed Project nor impose additional entitlement obligations on the project.

## ***Findings of Fact***

- a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS).

***No Impact.*** The project site is located in a built-out, urban area within the City. As shown in Figure 1 (13624-13650 Harbor Boulevard – Former Garden Grove Mazda and Harbor Auto Center [2017]), only limited vegetation presently exists at the project site. With the possible exception of invasive species, the project site is absent of both native and ornamental vegetation, including trees that might host nesting birds. Due to the lack of suitable habitat, the project site lacks the ability to support any candidate, sensitive, or special status species. In addition, the United States Fish & Wildlife Service *Threatened & Endangered Species Active Critical Habitat Report* (Environmental Conservation Online System [ECOS]) does not identify any locations of critical habitat on or in proximity to the project site. Therefore, no impacts to sensitive or special-status species would result from project implementation.

- b) Would the project have a substantial adverse effect on any sensitive riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?

***No Impact.*** The project site is located in a built-out, urban area within the City. As shown in Figure 1 (13624-13650 Harbor Boulevard – Former Garden Grove Mazda and Harbor Auto Center [2017]), no sensitive natural communities exist on the project site. In addition, the United States Fish & Wildlife Service *Threatened & Endangered Species Active Critical Habitat Report* (Environmental Conservation Online System [ECOS]) does not identify any locations of critical habitat on or in proximity to the project site. Therefore, no impacts related

to riparian habitat or other sensitive natural communities identified in local or regional plans would result from project implementation.

- c) Would the project have a substantial adverse effect on federally-protected or wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

**No Impact.** The proposed Project site was previously developed and is located in an urban area within the City. As shown in Figure 1 (13624-13650 Harbor Boulevard – Former Garden Grove Mazda and Harbor Auto Center [2017]), the project site was previously graded, and does not contain any natural hydrologic features or federally or State-protected wetlands. Therefore, implementation of the proposed Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pools, and coastal) through direct removal, filling, hydrological interruption, or other means.

- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

**No Impact.** The proposed Project site was previously developed and is located in an urban area within the City. As shown in Figure 1 (13624-13650 Harbor Boulevard – Former Garden Grove Mazda and Harbor Auto Center [2017]), the project site was previously graded, and does not contain any significant habitat value. There is no established native resident or migratory wildlife corridor existing within or adjacent to the project site. Therefore, the proposed Project will not have a substantial adverse effect on any native resident or migratory fish, wildlife species, or wildlife corridors.

- e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

**No Impact.** Chapter 11.32 of the Garden Grove Municipal Code regulates the care and removal of trees on public property. The proposed Project does not call for the removal, cutting, pruning, breaking, injuring, or planting of any trees in the public right-of-way. Therefore, the proposed Project would not conflict with the City's Municipal Code, and therefore would not result in a significant impact related to conflicts with local policies or ordinances protecting biological resources.

- f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or State habitat conservation plan?

**No Impact.** As stated previously, the project site was previously developed and is located in an urban area within the City. There are no State, regional, or local habitat conservation plans that include the project site. Specifically, the City is not located within the boundaries of the Orange County Central/Coastal Natural Community Conservation Plan/Habitat Conservation Plan. Therefore, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan.



## 5. Cultural Resources

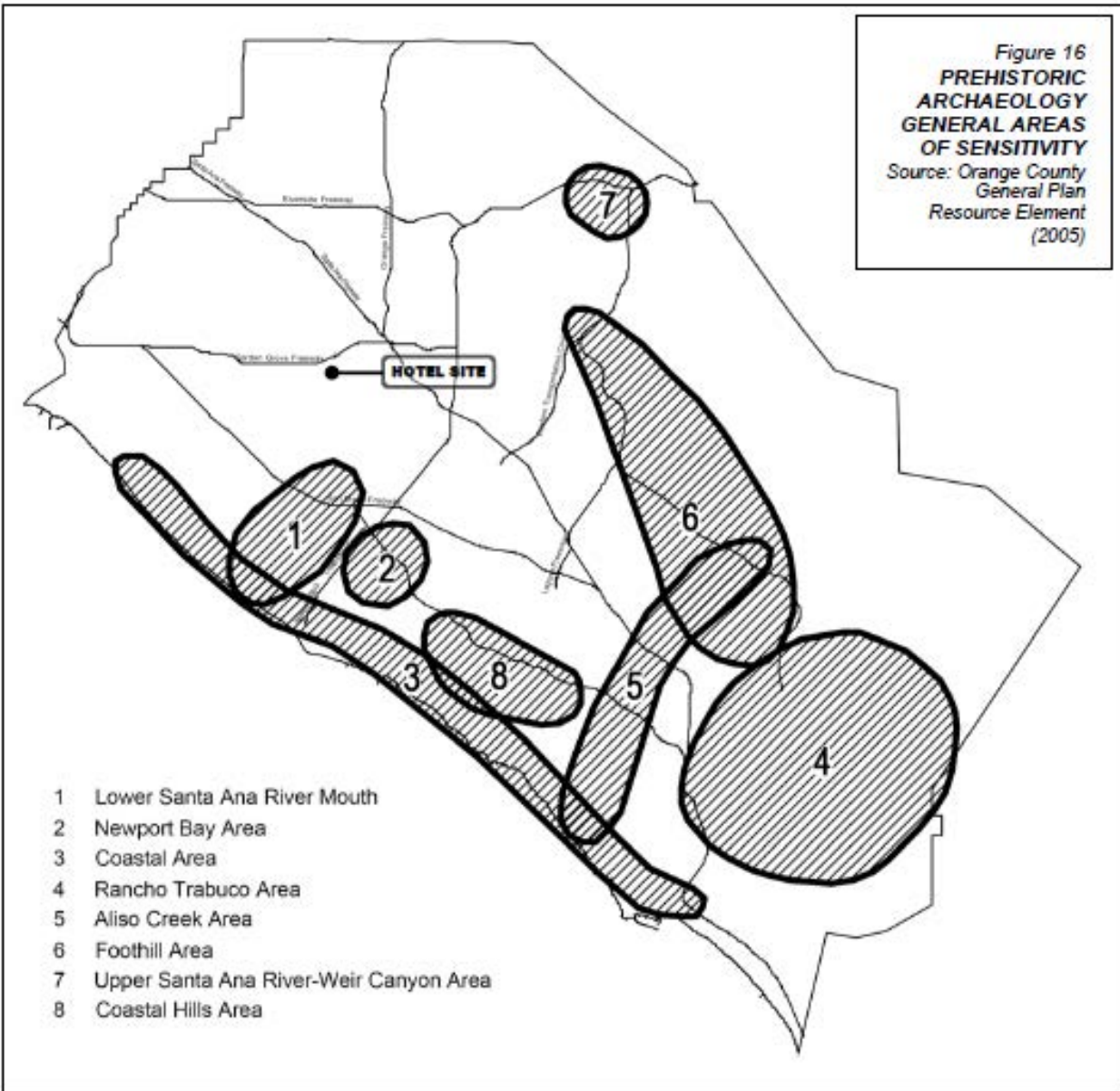
	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 in Title 14 of the CCR?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant Section 15064.5 in Title 14 of the CCR?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

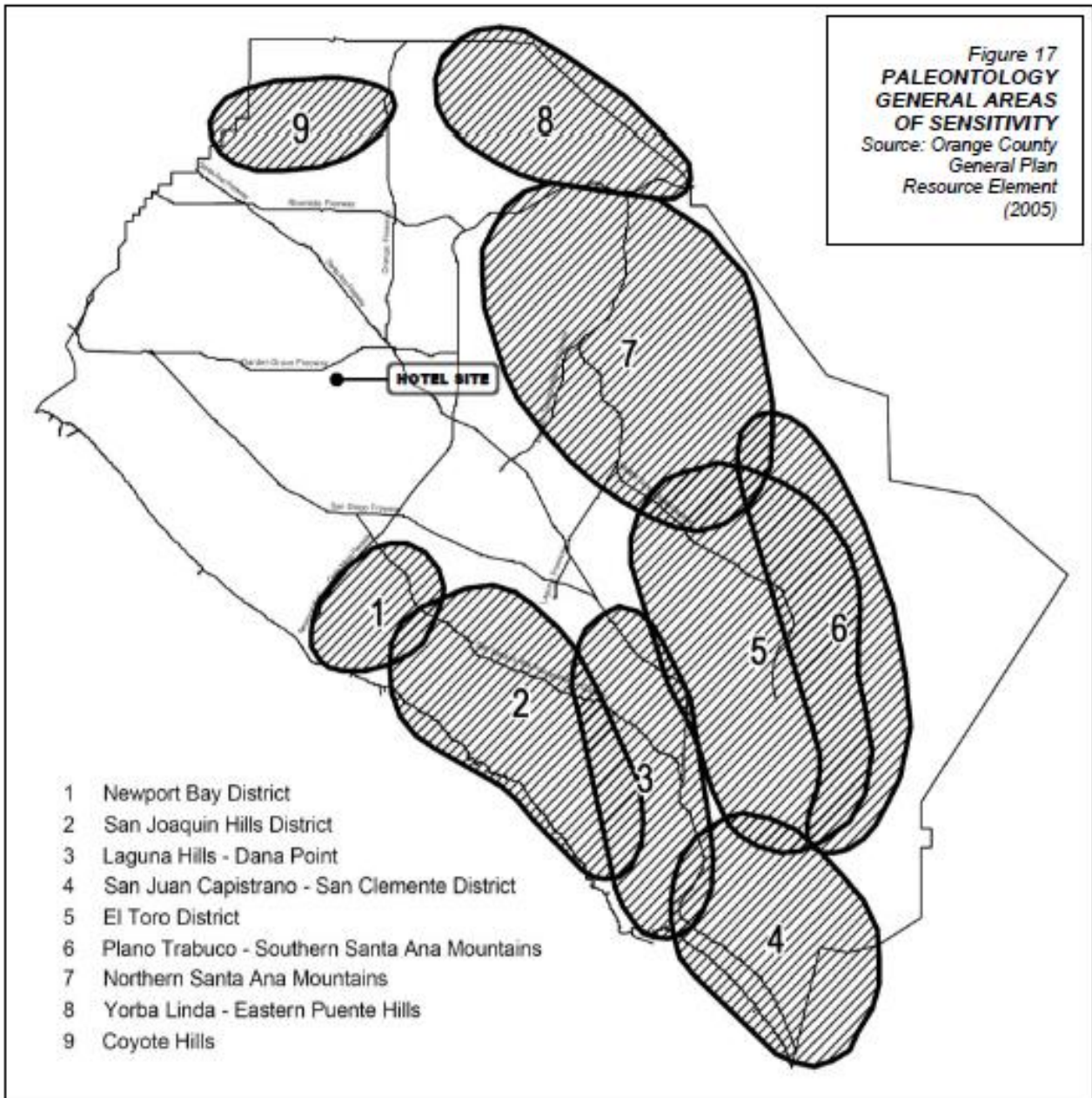
### Background Information

CEQA defines a “historical resource” as a resource that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by a project’s Lead Agency (PRC Section 21084.1 and *State CEQA Guidelines* Section 15064.5[a]).

The California Register defines a “historical resource” as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Figure 16 (Prehistoric Archaeology – General Areas of Sensitivity [2005]), as extracted from the “Resources Element” (Figure VI-10) of the County’s “Orange County General Plan” (2005), provides a generalized depiction of those “general areas of sensitivity” located throughout the County. As noted therein, neither the project site nor the general project area are depicted as a potential archaeological resource area. Additionally, with regard to the likely presence of paleontological resources, Figure 17 (Paleontology – General Areas of Sensitivity [2005]), as extracted from the “Resources Element” (Figure VI-13) of the County’s “Orange County General Plan” (2005), provides a generalized depiction of those “general areas of sensitivity” located throughout the County. As noted therein, neither the project site nor the general project area are depicted as a potential paleontological resource area.





## **Findings of Fact**

- a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 in Title 14 of the CCR?

**No Impact.** According to the City's General Plan Conservation Element (2008), the City contains three structures (the Stanley or Ware House within Heritage Park, the Harry A. Lake House, and the Reyburn House) that are candidates for nomination to the National Register. However, according to the National Register<sup>3</sup> and the California Register,<sup>4</sup> there are no documented historic resources on or within the vicinity of the project site.

All prior improvements located on the project site have been removed and the site is ready for development. Through those activities, any historic features and identity, if any, that may have once existed on the project site have been removed and any relationship to prior events associated with the City or the region have been eliminated. A physical inspection of the property reveals no evidence of the potential presence of any historic features, artifacts, or other resources thereupon.

Because there are no local, State, or federal historic resources on or adjacent to the project site, implementation of the proposed Project would result in no impacts with respect to historic resources, as defined by Section 15064. No mitigation would be required.

- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant Section 15064.5 in Title 14 of the CCR?

**Less Than Significant With Mitigation Incorporated.** The project site has been previously disturbed and significantly altered as a result of past construction activities on the site. Although the East Garden Grove-Wintersburg Channel is an unvegetated, concrete-lined drainage facility, USGS maps continue to depict a "blue-line stream" adjacent to the proposed hotel site. The continuing depiction of that "blue-line stream" suggests that the channel historically replaced a naturally-occurring watercourse of unknown characteristics that existing adjacent or proximal to the project site and supporting associated riparian vegetation and habitats. The existing channel, is presently highly disturbed and no remaining evidence of any such past resources are present.

There is no indication that the project site presently has or once may have contained any archaeological resources. Any archaeological resources that may have once existed on and near the project site would have been eliminated and removed as a result of the area's former agricultural and commercial uses, and by more recent construction activities. A physical inspection of the property reveals no evidence of the potential presence of any archaeological or historic features, artifacts, or other associated resources thereupon.

Although there is little potential for the proposed Project to impact prehistoric resources due to significant prior disturbance from past grading and development activities, project construction would require grading and excavation activities that may extend into native soils. Therefore, Mitigation Measure CUL-1 outlines procedures to be followed in the unlikely event unknown archaeological resources are discovered at any time during grading and

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<sup>3</sup> United States Department of the Interior, National Register of Historic Places. Website: <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466> (accessed April 3, 2018).

<sup>4</sup> Office of Historic Preservation, California Historical Resources. Website: <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=30> (accessed April 3, 2018).

construction activities. In accordance with Mitigation Measure CUL-1, work in the area would be halted and deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2. More specifically, in the event that archaeological materials are encountered during construction, work in the vicinity of the find should be halted until the find can be assessed for significance by a qualified archaeologist to determine the appropriate treatment and documentation of the discovery (California Code of Regulations [CCR], Title 14, Chapter 3, Section 15064.5(f). Compliance with existing regulations (as required by Mitigation Measure CUL-1), would reduce any potential impacts to previously undiscovered archaeological resources to a less than significant level.

**Mitigation Measure:**

**CUL-1 Unknown Archaeological Resources.** In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a “unique archaeological resource,” as defined in Section 21083.2(g) of the California Public Resources Code. Construction personnel shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. The found deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in Public Resources Code Section 21083.2.

Prior to commencement of grading activities, the City of Garden Grove Community and Economic Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding California Public Resources Code Section 21083.2 and the treatment of archaeological resources as specified above.

- c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

***Less-than-Significant With Mitigation Incorporated.*** The project site is located in the USGS’ “Anaheim 7.5-minute Quadrangle.” As indicated in the California Department of Conservation’s “Seismic Hazard Zone Report for the Anaheim and Newport Beach 7.5-Minute Quadrangles, Orange County, California, Seismic Hazard Zone Report 03” (1997), the quadrangle is bounded on the north by the inferred trace of the Norwalk Fault Zone and the late Pleistocene fan deposits associated with the adjacent anticlinal hills of the Coyote Hills Uplift. The main body of the quadrangle is underlain by the broad, northwest-plunging synclinal Los Angeles Basin, which includes up to 4,200 feet of relatively unconsolidated Pleistocene marine and non-marine sediments and up to 170 feet of unconsolidated non-marine sediments.

With regard to the potential presence of any vertebrate fossil localities within the general project area, the Natural History Museum of Los Angeles County (Vertebrate Paleontology Section) has reported that the area’s surficial sediments consist of younger terrestrial Quaternary Alluvium, derived either as fan deposits from the hills to the northwest or as fluvial deposits from the floodplain of the Santa Ana River, with older terrestrial Quaternary sediments occurring at various depths. The younger Quaternary deposits typically do not

contain significant vertebrate fossils, at least in the uppermost layers. A vertebrate fossil locality (LACM 1652) was uncovered on the western side of the Santa Ana River (along Rio Vista Avenue and south of Lincoln Avenue) that produced a fossil specimen of sheep (*Ovis*). The closest fossil locality in older Quaternary sediment (LACM 4943) was uncovered on the east side of the Santa Ana River (along Fletcher Avenue and east of Glassell Street) that produced a specimen of a fossil horse (*Equus*) at a depth of 8-10 feet below the surface.

Surface grading or shallow excavation in the upper few feet of the younger Quaternary alluvial sediments are unlikely to uncover significant fossil vertebrate remains. Deeper excavation may encounter vertebrate fossils in older Quaternary sediments. No excavation activities to depths sufficient to encounter older Quaternary sediments are proposed as a part of the proposed Project.

In the unlikely event that fossil remains are encountered on the site, Mitigation Measure CUL-2 requires that a paleontologist be contacted to assess the discovery for scientific significance and to make recommendations regarding the necessity to develop paleontological mitigation (including paleontological monitoring, collection, stabilization, and identification of observed resources; curation of resources into a museum repository; and preparation of a monitoring report of findings). With implementation of Mitigation Measure CUL-2, impacts to paleontological resources would be reduced to a less than significant level.

**CUL-2 Unknown Paleontological Resources.** In the event that paleontological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet (ft) of the find until a qualified paleontologist (i.e., a practicing paleontologist that is recognized in the paleontological community and is proficient in vertebrate paleontology) has evaluated the find in accordance with federal, State, and local guidelines. Construction personnel shall not collect or move any paleontological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. If any fossil remains are discovered prior to commencement of grading activities, the Director of the City Community and Economic Development Department, or designee, shall verify that all project grading and construction plans specify federal, State, and local requirements related to the unanticipated discovery of paleontological resources as stated above.

- d) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

***Less-than-Significant Impact.*** Due to the past disturbance and development of the entire site, no known human remains are present on the project site, and there are no facts or evidence to support the idea that human remains are buried on the project site.

If human remains are encountered during excavations, all work will halt and the County Coroner (Coroner) will be notified (Public Resources Code § 5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, the Coroner will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code (H&SC). The MLD will make recommendations within 24 hours of notification by the NAHC. This recommendation may include scientific removal and nondestructive analysis of human remains and items

associated with Native American burials (Health & Safety Code § 7050.5). With compliance with the applicable law, potential project impacts would be less than significant. No mitigation would be required.

## 6. Geology and Soils

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Background Information

In accordance with City requirements, a Preliminary Geotechnical Investigation was conducted to assess the feasibility of the proposed development. The resulting "Preliminary Geotechnical Investigation Report Including Percolation Testing, Proposed 5-Story Hotel, 13650 South Harbor Blvd., Garden Grove, California" (July 26, 2017) (Preliminary Geotechnical Investigation) is included in Appendix D (Preliminary Geotechnical Investigation). As indicated therein: "Based on

our investigation the proposed development is feasible from a geotechnical viewpoint provided the recommendations presented in this report are implemented during design and construction.”

### **Earthquake Zones of Required Investigation**

Following the 1971 San Fernando earthquake, the State Legislature passed the Alquist-Priolo Earthquake Fault Zoning Act (APEFZA), codified in Section 2621 et seq. in Chapter 7.5 of Division 2 of the Public Resources Code. The APEFZA was adopted to “provide policies and criteria to assist cities, counties, and State agencies in the exercise of their responsibilities to prohibit the location of developments and structures for human occupancy across the trace of active faults.” As defined, an “active fault” is one along which surface displacement has occurred within Holocene time (during the past 11,000 years). A “fault trace” is a line formed by the intersection of a fault and the earth's surface.

With certain exceptions, the APEFZA prohibits the construction of structures for human occupancy across the trace of an active fault or within 50 feet of an active fault, and prohibits the construction of an addition or alteration to a structure already existing on the trace of an active fault if the value of the addition or alteration exceeds 50 percent of the value of the structure. The law requires the State Geologist establish regulatory zones (known as “earthquake fault zones”) around the surface traces of active faults and to issue maps illustrating the location of those earthquake fault zones. With regard to the APEFZA, since no corresponding maps have been prepared for the Anaheim 7.5-minute quadrangle, it can be presumed that no earthquake fault zones have been identified therein.

Presented in Figure 18 (Major Earthquake Fault Map in the Vicinity of the Anaheim Quadrangle [2006]) is a portion of the “Geologic Map of the San Bernardino and Santa Ana 30'x60' Quadrangles, California” (Morton, D.M. and Miller, F.D, United States Geologic Survey Open-File Report 2006-1217, Version 1, 2006, Sheet 2) depicting known earthquake faults in the general project area. Two fault splays associated with the inactive Pelican Hills fault zone traverse the central and western portions of the City in a northwest-to-southeast trending direction. The northwest-trending Pelican Hills fault zone was evidently active between early Miocene and late Pliocene time; its movement may include lateral separation similar to that of the nearly Newport-Inglewood zone.

Prompted by damaging earthquakes in 1990, the State Legislature passed the Seismic Hazards Mapping Act (SHMA), as codified in Sections 2690-2699.6 in Chapter 7.8 of the Public Resources Code, for the purpose of protecting the public from the effects of strong ground shaking, liquefaction, landslides or other ground failure, and other hazards caused by earthquakes. As required therein, the California Division of Mines and Geology, now the California Geological Survey (CGS), was directed to delineate the various “seismic hazard zones” located throughout the State. The State's minimum criteria for projects within “zones of required investigation” are defined in Title 14, California Code of Regulations, Section 3724. As indicated, in part, therein, a project shall be approved only when the nature and severity of the seismic hazards at the site have been evaluated in a geotechnical report and appropriate mitigation measures have been proposed.

The CGS “Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117A” (2008) provide guidelines for evaluating and mitigating seismic hazards, other than surface fault rupture, and for recommending mitigation measures as required under Section 2695(a) of the Public Resources Code. As defined in Section 2693(c), “mitigation” means “those measures that are consistent with established practice and that will reduce seismic risk to



acceptable levels.” As defined in Section 3721(a) of Title 14 of the California Code of Regulations, “acceptable level” means that level that provides reasonable protection of the public safety, though it does not necessarily ensure continued structural integrity and functionality of the project.”

As prepared by the CGS, Figure 19 Earthquake Zones of Required Investigation – Anaheim Quadrangle [April 15, 1998], shows the location of Seismic Hazard Zones, referred to as “earthquake zones of required investigation.” These zones are intended to assist cities and counties in fulfilling their responsibilities for protecting the public from the effects of earthquake-triggered ground failure, as required by the SHMA.

### ***Findings of Fact***

- ai) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace?

**No Impact.** There are no known active or potentially active faults or fault traces crossing the Anaheim 7.5-minute quadrangle. The proposed Project is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. Therefore, no impacts with respect to exposing people or structures to ruptures of known earthquake faults would occur.

- aii) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

**Less-than-Significant Impact.** As with all of Southern California, the Project site is subject to strong ground motion resulting from earthquakes on nearby faults. The site, the City, and the region will be exposed to strong ground shaking over the life of the project.

As indicated in the California Department of Conservation, Division of Mines and Geology’s (now the California Geological Survey) “Seismic Hazard Zone Report for the Anaheim and Newport Beach 7.5-Minute Quadrangles, Orange County, California, Seismic Hazard Zone Report 03” (1997) indicates that the “predominant earthquake” affecting the project size is of moment magnitude 6.7 Mw at a distance of about 7 kilometers (4.35 miles), 10 percent exceedance in 59-years peak-ground acceleration.

The 2016 “California Building Code” (2016 CBC), codified in Part 2 in Title 24 of the CCR, was promulgated to safeguard the public health, safety, and general welfare by establishing minimum standards related to structural strength and general building stability by regulating and controlling the design, construction, quality of materials, use, occupancy, location, and maintenance of buildings and structures. The 2016 CBC contains necessary amendments based on the American Society of Civil Engineers (ASCE) “Minimum Design Standards 7.05.” ASCE 7.05 provides requirements for general structural design and includes means for determining earthquake loads. These earthquake design requirements take into account the occupancy category, site class, soil classifications, and various seismic coefficients to determine a Seismic Design Category (SDC) for a project. The SDC is a classification system that combines the occupancy categories with the level of expected ground motion at a given site. Design specifications are then determined according to the SDC.

As indicated in Section 1613A (Earthquake Loads) in Chapter 16A (Structural Design) of Division IV of the 2016 CGS: “Every structure, and portion thereof, including nonstructural components attached to structures and their supports and attachments, shall be designed and constructed to resist the effects of ground motions in accordance with ASCE 7 with all the modifications incorporated herein [...] The seismic design category for structures shall be determined with Section 1613A.” As a result, sufficient design standards exist to ensure that the proposed hotel project will be designed and constructed in recognition of the anticipated occurrence of ground motion. With implementation of these design standards, potential project impacts related to seismic ground shaking would be less than significant. No mitigation would be required.

- a*iii) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

***Less-than-Significant Impact.*** As noted in in “Seismic Hazard Zone Report 03” (1997): “Localities most susceptible to liquefaction-induced damage are underlain by loose, water-saturated, granular sediment within 40 feet of the ground surface. These geological and ground-water conditions exist in parts of southern California, most notably in some densely populated valley regions and alluviated floodplains. In addition, the potential for strong earthquake ground shaking is high because of the many nearby active faults. The combination of these factors constitutes a significant seismic hazard in the southern California region in general, including areas in the Anaheim and Newport Beach quadrangles.”

As indicted in Figure 19 (Earthquake Zones of Required Investigation – Anaheim Quadrangle [April 15, 1998]), the Project site is subject to potential liquefaction hazards. The liquefaction and settlement potential of the site was evaluated as part of the Geotechnical Investigation prepared for the proposed Project. The Project’s Preliminary Geotechnical Investigation noted that “[a] review of the seismic hazard report for the Anaheim quadrangle indicates that the historic high groundwater at the subject site is approximately 8 feet below existing ground surface [...] Due to the presence of loose sandy soils below the historic high-water table, the potential for liquefaction at the subject site is high.”

In recognition of that hazard, a liquefaction analysis was presented in the Preliminary Geotechnical Investigation. Based on that analysis, the report presented specific design recommendations. Due to excessive liquefaction-induced seismic settlement ground improvement, utilizing deep soil cement mixing or stone columns were recommended to reduce the future liquefaction-induced settlement.

As a standard condition, the City will require that all design and development recommendations presented in the Preliminary Geotechnical Investigation are implemented as conditions of project approval. With implementation of these design and development standards, potential project impacts related to seismic-related ground failure, including liquefaction and settlement, would be reduced to a less than significant level. No mitigation would be required.

- a*iv) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

***No Impact.*** The project site is relatively flat. There are no substantial hillsides or unstable slopes immediately adjacent to the site boundary. Moreover, the project site is not located

within a zone of potential earthquake-induced landslide hazards based on the California Department of Conservation, Division of Mines and Geology (now the California Geological Survey) "State of California Seismic Hazard Zones – Anaheim Quadrangle" (April 15, 1998) (Figure 19).

Additionally, as depicted in Figure 20 (Preliminary Soil-Slip Susceptibility Map [2003]) and as described in the CGS' "Preliminary Soil-Slip Susceptibility Map, Southwestern California" (2003), the general project area is not susceptible to rainfall-triggered soil-slip debris flows. Debris flows are a common and widespread phenomenon during periods of intense winter rainfall in southern California. The news media commonly uses 'mudslides' to refer to these and many other kinds of landslides. Most debris flows occur during winters with above normal rainfall. These debris flows originate as small, shallow landslides, commonly referred to as soil slips. Most soil slips initiate as debris slide blocks with a form of an elliptical-shaped slab. Debris slide blocks are a form of translational slides in the Varnes landslide classification. Most soil slips disaggregate into debris flows, fluid slurries of soil and rock detritus that commonly converge in stream channels, where they flow down channel at various speeds for various distances. Unlike "bedrock" or "deep-seated" landslides that are generally recognizable for long periods of time, commonly thousands of years, soil slip-debris flow scars quickly "absorb" into the ambient physiography leaving little if any record of their prior existence. The most lasting record of the debris flows are deposits that accumulate on fans or as relatively steep ravine or gully fill.

There appears no potential for either a seismically-induced or rain-related landslide at or near the site, therefore, no mitigation is required.

- b) Would the project result in substantial soil erosion or the loss of topsoil?

**No Impact.** The project site has been previously cleared and all topsoil removed. During construction, the Project Applicant would be required to adhere to the requirements of the General Construction Permit and implement Erosion Control and Sediment Control Best Management Practices (BMPs) which are intended to minimize erosion and retain sediment on site. As a result, no impacts resulting in substantial soil erosion or the loss of topsoil would occur, and no mitigation is required.

- c) Would the project be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

**Less-than-Significant Impact.** The upper alluvial soils at the project site consist of young, Quaternary age (<1.8 million years old), unconsolidated alluvial fan sediments deposited over a broad gently sloping alluvial plain.

As illustrated in the "Geologic Map of the Santa Ana 30'x60' Quadrangle, Southern California, Version 1.0" (2006), the surficial soils underlying the project site are designated "Qyfa" and consist of alluvial fan material and alluvium deposited by the Santa Ana River over the last few thousand years. These unconsolidated alluvial sediments are generally composed of flat-lying, non-marine deposits of sand and a minor amount of silt.

As indicated in the Preliminary Geotechnical Investigation: "At the subject site, the upper 15 feet of subsurface soils are generally slightly moist to moist, brown, silty sand to sand with varying amounts of sand and silt. At approximately 15 feet below ground surface, a thin layer

of silt to silty sand occurs to approximately 20 feet. The material below this is generally fine to coarse sand with varying amounts of silt in a wet and loose condition to approximately 45 feet below grade. Below this the material becomes silty sand at 45 feet and silt at 50 feet to the maximum depth explored, approximately 51.5 feet below grade. A detailed description of soils encountered is included on the boring logs, Appendix B. The site soils are generally consistent with the young alluvial fan deposits described in the geologic map for the area.

The project's Preliminary Geotechnical Investigation concluded: "Ground accelerations generated from a seismic event can produce settlements in sands or in granular earth materials both above and below the groundwater table. This phenomenon is often referred to as seismic settlement and is most common in relatively clean sands, although it can also occur in other soil materials. The liquefaction induced settlement is estimated to be 8.2 inches. The seismic settlement of dry sand is estimated to be negligible after remedial grading [...] Ground improvement comprising of deep soil cement columns or stone columns is recommended to control the seismic settlement."

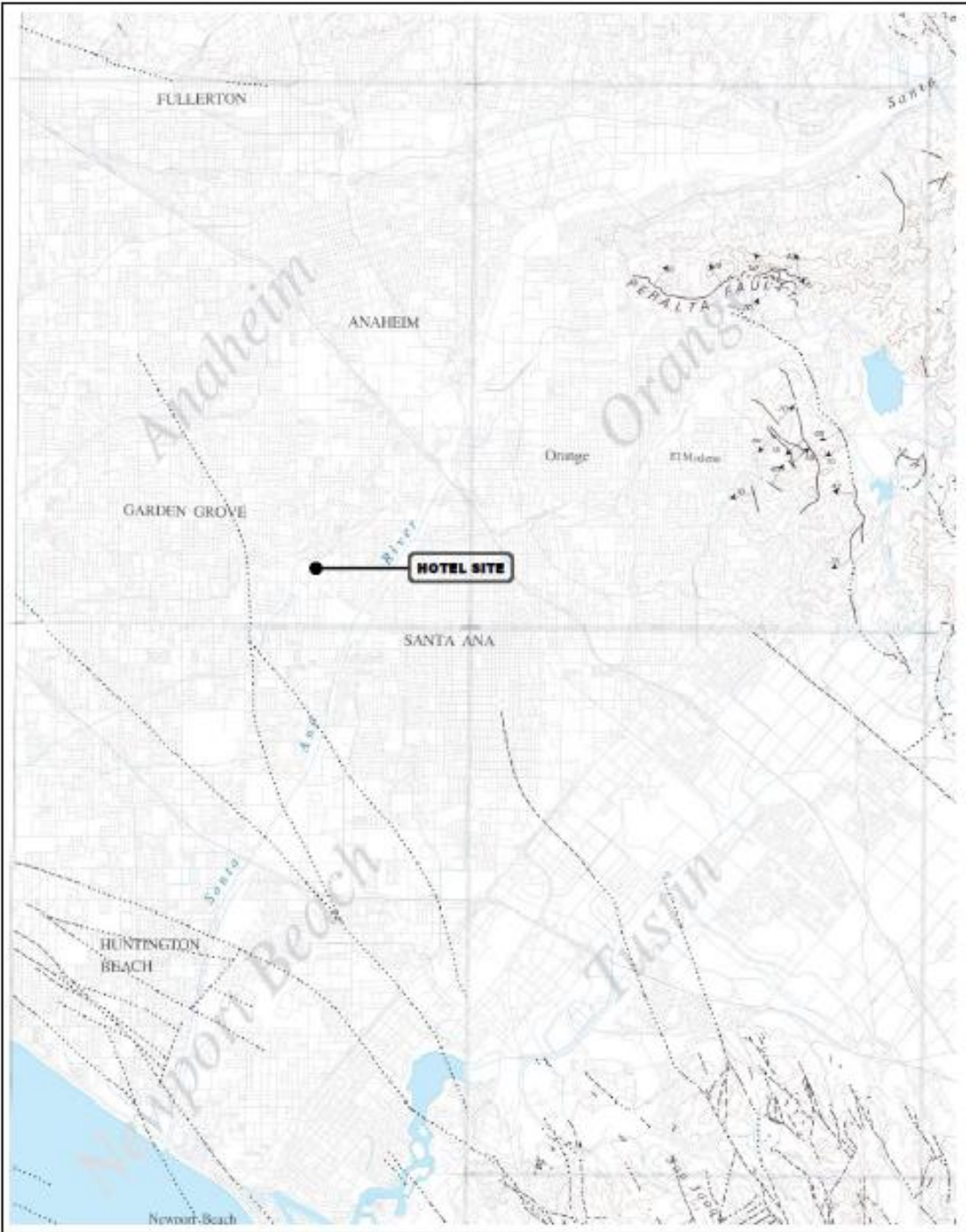
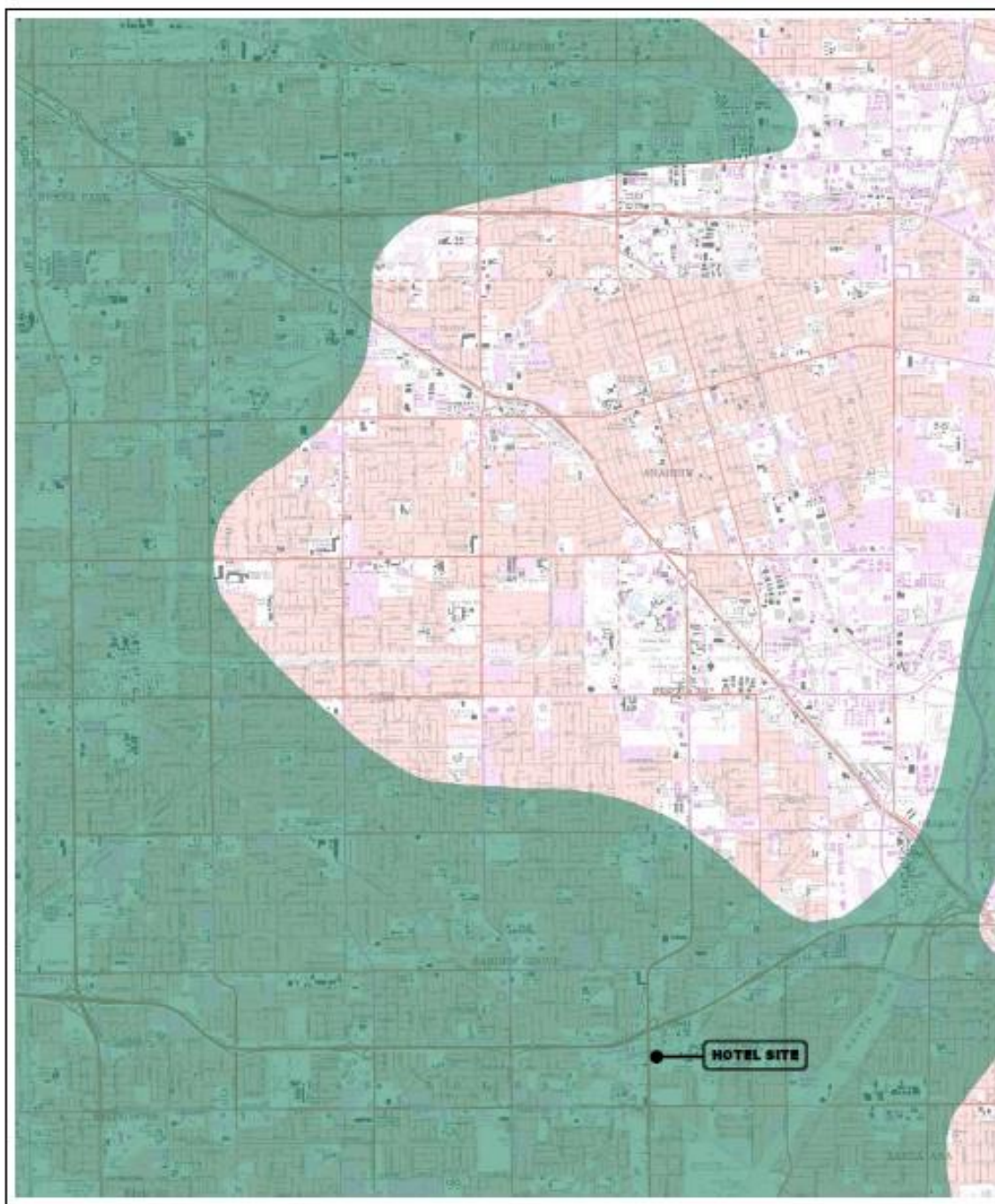


Figure 18  
**MAJOR EARTHQUAKE FAULTS IN THE VICINITY  
 OF THE ANAHEIM QUADRANGLE (2006)**  
 Source: United States Geologic Survey





#### MAP EXPLANATION

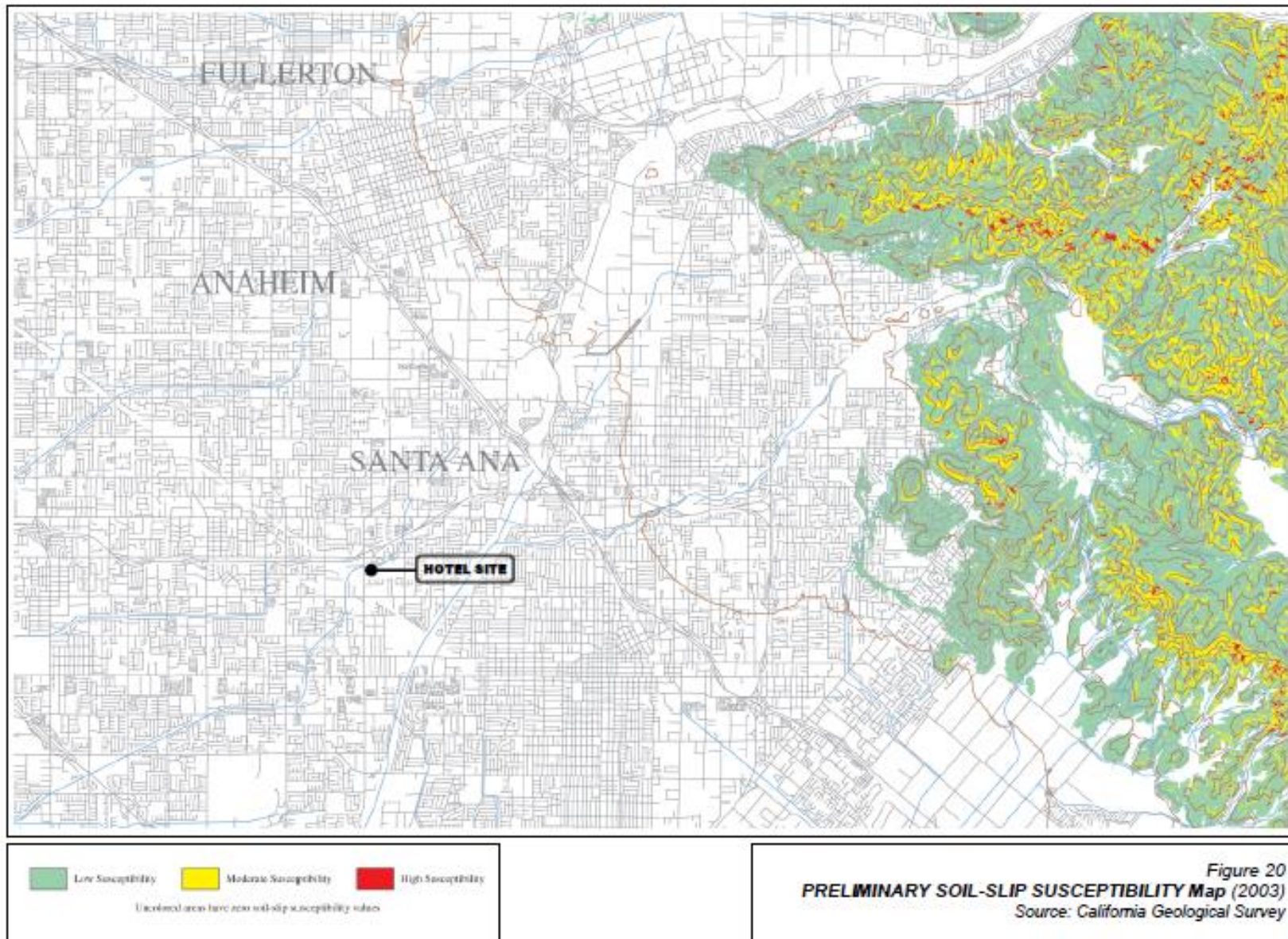
##### SEISMIC HAZARD ZONES



##### Liquefaction Zones

Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Figure 19  
**EARTHQUAKE ZONES OF  
 REQUIRED INVESTIGATION  
 ANAHEIM QUADRANGLE**  
 (April 15, 1998)  
 Source: California Geological Survey





As a standard condition, the City will require that all design and development recommendations presented in the Preliminary Geotechnical Investigation are incorporated into the design and operation of the proposed Project and implemented as conditions of the project's approval. Therefore, potential impacts related to landslides, lateral spreading, subsidence, liquefaction, or collapse would be less than significant, and no mitigation is required.

- d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

**No Impact.** Expansive soils are those that contain significant amounts of clays that expand when wetted and can cause damage to foundations if moisture collects beneath structures. Those soils encountered on the project site do not appear to have the characteristics of "expansive soils."

As indicated by the Natural Resources Conservation Service's (NRCS) "Soil Survey of Orange County and Western Part of Riverside County, California" (1978, revised 2017), on-site soils are identified as "Hueneme, fine, sandy loam, drained (158)" ([Appendix E](#)). Drained Hueneme fine sandy loam is found in alluvial fans and is created through the degradation of stratified alluvium derived from sedimentary rock. This soil is poorly drained naturally and has moderate water storage capacity. The shrink-swell potential for Hueneme fine sandy loam, drained, is slight. None of the soils on the project area have a high expansion potential or, in compliance with the Uniform Building Code (UBC), would require "special [foundation] design considerations."

Because the project site doesn't appear to have expansive soils, no impacts would occur, and no mitigation is required.

- e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

**No Impact.** The proposed Project does not include construction of septic tanks or connections to septic systems or alternative wastewater disposal systems. Therefore, the proposed Project would not result in impacts related to the soils' capability to adequately support the use of septic tanks or alternative wastewater disposal systems, and no mitigation is required.

## 7. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## Background Information

A detailed air quality analysis was performed as part of this CEQA-compliance effort. The resulting “Air Quality Analysis” (April 21, 2018) is included in Appendix B (Air Quality Analysis).

Global climate change (GCC) describes alterations in weather features (e.g., temperature, wind patterns, precipitation, and storms) that occur across the Earth as a whole. Global temperatures are modulated by naturally occurring components in the atmosphere (e.g., water vapor, carbon dioxide [CO<sub>2</sub>], methane [CH<sub>4</sub>], and nitrous dioxide [N<sub>2</sub>O]) that capture heat radiated from the Earth’s surface, which in turn warms the atmosphere. This natural phenomenon is known as the “greenhouse effect.” That said, excessive human-generated greenhouse gas (GHG)<sup>5</sup> emissions can and are altering the global climate. The principal GHGs of concern contributing to the greenhouse effect are CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>). Water vapor is the largest naturally occurring GHG; however, it is not identified as an anthropogenic constituent of concern.

CEQA statutes, the California Office of Planning and Research (OPR) guidelines, and the draft proposed changes to the *State CEQA Guidelines* do not currently prescribe specific quantitative thresholds of significance or a particular methodology for conducting an impact analysis related to GHG effects on global climate. Rather, as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency.

Currently, there is no Statewide GHG emissions threshold that has been used to determine the potential GHG emissions impacts of a project. Thresholds and methodology are still being developed and revised by air quality districts in the State. Therefore, this environmental issue remains unsettled and must be evaluated on a case-by-case basis until the South Coast Air Quality Management District (SCAQMD) adopts significance thresholds and GHG emissions impact methodology. In the absence of a qualified Climate Action Plan for the City, SCAQMD thresholds, when adopted, would apply to future development within the City.

To provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents, SCAQMD convened a GHG CEQA Significance Threshold Working Group (Working Group).<sup>6</sup> This Working Group proposed a tiered approach for evaluating GHG emissions for development projects for which SCAQMD is not the lead agency. In the absence of any further guidance from SCAQMD since this proposal in 2008, these draft interim proposed GHG emissions thresholds are used in this analysis. If GHG emissions are less than 1,400 metric tons (MT) of carbon dioxide equivalents (CO<sub>2</sub>e) per year, project-level and cumulative GHG emissions are less than significant.

The City’s General Plan has adopted a broad spectrum of policies related to climate change, as shown in the Air Quality Element of its General Plan. The General Plan was adopted in 2008 and sets forth the goals, objectives, and policies that guide the City on the implementation of its air quality improvement programs and strategies. The following goals and policies are applicable to the proposed Project.

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<sup>5</sup> The principal GHGs of concern contributing to the greenhouse effect are CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, HFCs, PFCs, and SF<sub>6</sub>. Water vapor is the largest naturally occurring GHG; however, it is not identified as an anthropogenic constituent of concern.

<sup>6</sup> SCAQMD. *Greenhouse Gases (GHG) CEQA Significance Thresholds*. Website: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds> (accessed April 2018).

**Goal AQ-2:** Increased awareness and participation throughout the community in efforts to reduce air pollution and enhance air quality.

**Policy AQ-IMP-2B:** Require new development or redevelopment projects to provide pedestrian and bicycle trails access to nearby shopping and employment centers.

**Goal AQ-5:** Increased energy efficiency and conservation.

**Policy AQ-IMP-6D:** Require new development to comply with the energy use guidelines in Title 24 of the California Administrative Code.

Individual GHGs have varying global warming potentials and atmospheric lifetimes. Because it is not possible to tie specific GHG emissions to actual changes in climate, this evaluation focuses on the proposed Project's emissions of GHGs. CO<sub>2</sub>e is a consistent methodology for comparing GHG emissions because it normalizes various GHGs to the same metric. GHG emissions are typically measured in terms of MT of "CO<sub>2</sub> equivalents" (CO<sub>2</sub>e). Therefore, for the purpose of this technical analysis, the concept of CO<sub>2</sub>e is used to describe how much global climate change a given type and amount of GHG may cause, using the functionally equivalent amount or concentration of CO<sub>2</sub> as the reference.

### ***Findings of Fact***

- a) Would the project generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

***Less-than-Significant Impact.*** SCAQMD suggests the commercial-use threshold for GHG emissions should be 1,400 MTCO<sub>2</sub>e per year. (AQ-29/32). Here, the construction and operation of the proposed Project will generate GHG emissions. The construction of the proposed Project is anticipated to result in about 8.22 amortized MTCO<sub>2</sub>e for the period of January through December of 2019. (AQ-29/32). Operationally, the majority of GHG emissions would be generated by vehicle travel and energy consumption. (AQ-29/32). The operation of the proposed Project is anticipated to result in about 911.00 MTCO<sub>2</sub>e per year. (AQ-29/32). When the projected construction-related GHG emissions are amortized and then added to the project's operational GHG emissions, the proposed Project's total GHG emissions are projected to be 1,320.24 MTCO<sub>2</sub>e per year. (AQ-29/32). Since the projected quantity of GHG emissions remains less than the SCAQMD's suggested 1,400 MTCO<sub>2</sub>e per year threshold, the proposed Project's GHG emissions constitute a less-than-significant impact. (AQ-29/32). No mitigation would be required.

- b) Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

***Less-than-Significant Impact.*** In 2008, the California Air Resources Board (ARB) approved a Climate Change Scoping Plan as required by Assembly Bill (AB) 32. The Climate Change Scoping Plan proposed a "comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health."

The Climate Change Scoping Plan has a range of GHG reduction actions, which include direct regulations, alternative compliance mechanisms, monetary and nonmonetary incentives,

voluntary actions, market-based mechanisms (e.g., a cap-and-trade system), and an AB 32 implementation fee to fund the program.

In November 2017, ARB released an Update to the Climate Change Scoping Plan. In the 2017 Update, nine key focus areas were identified: energy, transportation, agriculture, water, waste management, natural and working lands, short-lived climate pollutants, green buildings, and the cap-and-trade program. The proposed Project's compliance with Title 24 energy use requirements would ensure that the proposed Project would be consistent with AB 32 and the 2008 Climate Change Scoping Plan.

Projects that generate *de minimus* GHG emission levels (e.g., commercial projects generating less than 1,400 MTCO<sub>2</sub>e per year) and projects that either do not result in a significant impact or that can be mitigated to a less-than-significant level would be deemed in compliance with local policies regarding GHG emissions. (AQ-31/32). Here, the proposed Project is anticipated to result in about 911.00 MTCO<sub>2</sub>e (or 1,320.24 MTCO<sub>2</sub>eq with amortized construction GHG emissions) on an annual basis. (AQ-31/32). Since this total remains less than the 1,400 MTCO<sub>2</sub>e per year threshold, as suggested by SCAQMD for commercial uses, the proposed Project constitutes a less than significant impact. No mitigation would be required.

## 8. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land-use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

## Background

The Phase I ESA is included herein as Appendix F (Phase I Environmental Site Assessment).

## Findings of Fact

- a) Would the project create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

**Less-than-Significant Impact.** The term “hazardous materials” refers to both hazardous substances and wastes. Under Federal and State laws, any material, including wastes, may be considered hazardous if it is specifically listed by statute or if it is toxic (causes adverse human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), or reactive (causes explosions or generates toxic gases). Hazardous substances include all chemicals regulated under the United States Department of Transportation “hazardous materials” regulations and the United States Environmental Protection Agency (EPA) “hazardous waste” regulations. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment. The probable frequency and severity of consequences from the routine transport, use, or disposal of hazardous materials is affected by the type of substance, the quantity used or managed, and the nature of the activities and operations.

**Construction.** During construction, hazardous materials (e.g., fuels and lubricants) would be transported to the project site in construction vehicles and equipment. Hazardous materials would be consumed at the site in accordance with occupational safety practices and in compliance with all applicable Federal, State, and local regulations governing the use of hazardous materials, including the mandatory installation of environmental protective measures and best management practices (BMPs). The amount of hazardous chemicals present during construction would be limited and would be in compliance with existing government regulations. The potential for the release of hazardous materials during project construction is low, and even if a release occurred, it would not result in a significant hazard to the public, surrounding land uses, or environment, due to the small quantities of these materials associated with construction vehicles. Compliance with all applicable Federal, State, and local regulations governing the use of hazardous materials reduces potential hazards to the general public and to the environment to a less-than-significant level. No mitigation would be required.

**Operation.** In limited quantities, not in excess of regulated quantities, hotel operations would routinely include the use, handling, and storage of numerous products that would constitute hazardous materials and/or contain hazardous substances. A variety of commercial cleaning products, disinfectants, lubricants, paints, solvents, insecticides, fertilizers, and similar products are used in routine hotel maintenance. The use of these materials would be limited, and their transport, storage, use, and disposal would be subject to Federal, State, and local requirements. Such materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Any associated risk would be adequately reduced to a less than significant level through compliance with these standards and regulations.

Further, the Hazardous Materials Release Response Plan and Inventory Law of 1985 requires businesses that use, handle, or store hazardous materials to prepare an inventory of hazardous substances on the premises. This plan would include an inventory of hazardous materials, addressing the proper storage, handling, and disposal of hazardous materials; and dictating spill response and notification requirements. The proposed Project would be subject to compliance with this regulation, as well as additional applicable State and local regulations intended to manage the transport, storage, manufacture, and disposal of hazardous materials. Therefore, potential impacts from the routine transport, use, or disposal of hazardous materials resulting from operation of the proposed project would be less than significant, and no mitigation would be required.

- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

**Less-than-Significant Impact.** A Phase I ESA was prepared to document potential Recognized Environmental Concerns (RECs) associated with the project site. The Phase I ESA included (1) a review of historical sources, (2), a site reconnaissance survey, and (3) interviews with key personnel. A REC is defined by the American Society for Testing and Materials (ASTM) as, "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

Based on a review of historical resources, the Phase I ESA determined that the past uses of the site as agricultural land from 1938 to 1947, two dwellings from 1947-1953, a boat sales and repair use from 1957-1984, a boat repair use from 1982-1984. From 1984 to 1985, the existing buildings were destroyed and the Mazda dealership was constructed. From 1987-2007, the property was used for car sales and leasing. In 2008, the car sales/lease use was discontinued and the buildings remained vacant. Thereafter, the site was used briefly for fuel storage, and was once proposed as the site of a Vietnam War memorial. On or about July of 2017, the on-site improvements were demolished.

The Phase I ESA identified two historical RECs. First, on the northwest portion of the site, a 1,000 gallon fuel tank was reported to exist during the 1960's when it was used for boat sales and repairs (as identified in 1984 hand drawn site sketch). No records were available for review documenting the removal of the underground storage tank. On October 19, 2011, a geophysical survey was conducted that located two backfilled excavations in the northwest area where the former underground storage tank (UST) was reported to have been located. The Phase I recommended sample borings, the collection of subsurface soil samples, and

analysis of those samples to determine if there was any condition in the subsoil near the two backfilled excavations.

Second, the Phase I ESA identified an inactive two-stage clarifier and floor drains. In 2010, two samples were collected near the ends of the clarifier. Since the site has remained vacant since the clarifier was sampled in 2010, the Phase I ESA concluded that the clarifier is unlikely to pose a significant concern. The Phase I ESA recommended sampling in the area of the floor drains and analysis of those samples to determine if there was any condition in the subsoil. The Phase I ESA further recommended the removal and proper disposal of any soils which may be contaminated in accordance with federal, state, and local regulations.

The Phase I ESA also identified two *de minimus* RECs. In a 1953 aerial photo of the site vicinity, only orchards and agricultural or undeveloped land is shown. Although the site was used for agricultural purposes in the past, the subsequent commercial development of the site minimizes the probability that on-site soil still contains any substantial amount of agricultural chemicals. Soil samples were also collected near the site of possible former leaks of automotive lifts. The analysis showed no indication of contamination. No further actions were recommended.

**Construction.** The site is currently vacant, and no demolition will be required. Construction of the proposed Project would include grading and other soil disturbances. The proposed Project would be required to comply with Mitigation Measures HAZ-1 and HAZ-2.

**Mitigation Measure HAZ-1** Soil Management Plan and Health and Safety Plan. Prior to issuance of any grading permit, the Project Applicant shall prepare a Soil Management Plan and a Health and Safety Plan for review and approval by the GGFD. The primary goal of a Soil Management Plan is to minimize risks to owners, developers, and human health and the environment by providing a pre-approved plan for disturbing known or suspected contaminated areas at a construction site. The Health and Safety Plan is a written document that describes the process for identifying the physical and health hazards that could harm workers, procedures to prevent accidents, and steps to take when accidents occur. The Soil Management Plan and Health and Safety Plan shall be consistent with local, State, and federal regulations including but not limited to the requirements of the California Occupational Safety and Health Act (Cal/OSHA) and shall encompass all subsurface soil disturbance activities. The Project Applicant's Construction Contractor (Construction Contractor) shall comply with all requirements detailed in the Soil Management Plan and the Health and Safety Plan during construction. At a minimum, the Soil Management Plan and Health and Safety Plan shall include the following components:

- A summary of all potential risks to construction workers, monitoring programs, maximum limits for all site chemicals, and emergency procedures.
- Procedures for handling excavated soil and/or waste, sampling requirements, management and disposal of contaminated material, and documentation of the disturbance activity.
- A requirement that during all subsurface excavation activities, field technicians shall continuously monitor the soil as it is being excavated with appropriate field instruments.

- A requirement that during all subsurface excavation activities, chemicals of concern associated with petroleum hydrocarbon contaminants shall be continuously monitored and compared to appropriate levels of concern (e.g., Permissible Exposure Levels [PELs], Threshold Limit Values [TLVs], or concentrations Immediately Dangerous to Life and Health [IDLH] in the breathing zone).
- Identification of a Site Health and Safety Officer.
- Methods of contact, phone number, office location, and responsibilities of the Site Health and Safety Officer.
- Specification that the Site Health and Safety Officer shall be contacted immediately by the Construction Contractor if evidence of contaminants is present.
- Emergency Response Plan.

**Mitigation Measure HAZ-2** Discovery of Potentially Hazardous Materials. During construction activities, the Construction Contractor shall immediately notify the Director of the Orange County Environmental Health Care Agency (OCHCA) Environmental Health Division, or designee, and the GGFD if any contaminated soil, groundwater, toxic materials, subsurface tanks/piping, or potentially hazardous materials are encountered. The OCHCA shall determine the appropriate procedures for handling and disposal of the materials in accordance with local, State, and federal regulations. In the event that contaminated materials are encountered during grading activities, all work within that immediate area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up remedial and clean-up measures are implemented so as to render that area suitable for work to resume.

With implementation of Mitigation Measures HAZ-1 and HAZ-2, construction of the proposed Project would not create a significant hazard to the public or to the environment through reasonable foreseeable upset and accident conditions regarding the release of hazardous materials into the environment. No mitigation would be required.

**Operation.** As stated previously, hazardous substances associated with the proposed industrial use would be contained (stored or confined within a specific area) without impacting the environment. Project operation may involve the transport, use, and storage of potentially hazardous materials in the form of chemical soaps, detergents, sanitizers, and disinfectants, as well as fertilizers and pesticides for ornamental landscaping. Such materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Any associated risk would be adequately reduced to a less than significant level through compliance with existing laws and regulations. Therefore, operation of the proposed Project would not create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No mitigation would be required.

- c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school?

**Less-than-Significant Impact.** The proposed Project directly abuts Santiago High School (12342 Trask Avenue, Garden Grove). No additional school sites exist or are proposed within a 0.25-mile radius of the project site. Based on the nature of the land use and their operational characteristics, hotels are not typically considered as uses that emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes. The proposed Project's compliance with applicable federal, State, and local regulations pertaining to the transport, storage, use, and disposal of hazardous materials provide reasonable assurance that impacts attributable to hazardous materials, substances, and wastes would be less than significant. Therefore, no mitigation would be required.

- d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

**No Impact.** The proposed Project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, construction and implementation of the proposed Project would not create a significant hazard to the public or the environment because the site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and no mitigation would be required.

- e) Would the project for a project located within an airport land-use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

**No Impact.** The nearest airports to the project site include: (1) John Wayne Airport – Orange County Airport (SNA) (located approximately 6.3 miles to the southeast); (2) Los Alamitos Army Airfield Airport (SLI) (located approximately 6.9 miles to the west); (3) Fullerton Municipal Airport (FUL) (located approximately 8.2 miles to the northeast). The project site is not located within an airport land-use plan or within two miles of a public airport or public use airport. Therefore, construction and implementation of the proposed Project would not result in a safety hazard for people residing or working in the project area, and no mitigation would be required.

- f) Would the project for a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

**No Impact.** The project site is not located within the vicinity of a private airstrip.

- g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

**Less-than-Significant Impact.** Access to and along Harbor Boulevard will be maintained during the construction and subsequent operation of the proposed Project. Temporary lane closures would be implemented consistent with the recommendations of the California Joint Utility Traffic Control Manual (Caltrans 2014). Among other things, the manual recommends early coordination with affected agencies to ensure that emergency vehicle access is maintained. Pursuant to the City's standard conditions of approval, the Project Applicant would be required to prepare a Construction Staging and Traffic Management Plan (CSTMP) to ensure that emergency vehicles would be able to navigate through streets adjacent to the project site that may experience congestion due to construction activities. Traffic management personnel (flag persons), required as part of the CSTMP, would be trained to assist in



emergency response by restricting or controlling the movement of traffic that could interfere with emergency vehicle access. The CSTMP would also require certain conditions (e.g., providing warning signs, lights, and devices) and would require that the City of Garden Grove Police Department be notified a minimum of 24 hours in advance of any lane closures or roadway work. Maintaining unrestricted access during construction will minimize potential traffic conflicts along designated and undesignated evacuation routes and would avoid any potential interference with any City or County emergency response plans.

The operation of the proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed Project would be developed in accordance with City emergency access standards. The proposed Project would also be required to comply with all applicable codes and ordinances for emergency vehicle access, which would ensure adequate access to, from, and on site for emergency vehicles.

For these reasons, potential impacts related to an emergency response plan or emergency evacuation access during construction and operation would be less than significant. No mitigation would be required.

- h) Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

***Less-than-Significant Impact.*** Wildland fires occur in geographic areas that contain the types and conditions of vegetation, topography, weather, and structure density susceptible to risks associated with uncontrolled fires that can be started by lightning, improperly managed camp fires, cigarettes, sparks from automobiles, and other ignition sources. The project site and the surrounding areas are developed with urban and suburban uses and do not include brush-and grass-covered areas typically found in areas susceptible to wildfires. As a result, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death associated with wildland fires. No mitigation would be required. (See [Figure 21](#) - County of Orange - Very High Fire Hazard Severity Zones in Local Responsibility Areas [October 2011].)



**Figure 21**  
**COUNTY OF ORANGE - VERY HIGH FIRE HAZARD SEVERITY ZONES IN LOCAL RESPONSIBILITY AREAS**  
(October 2011)  
Source: California Department of Forestry and Fire Protection

## 9. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place structures in a 100-year flood hazard area that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Result in to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **Findings of Fact**

- a) Would the project violate any water quality standards or waste discharge requirements?

### ***Less-than-Significant Impact.***

**Construction.** Pollutants of concern during construction include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked during construction activities and have the potential to be transported via stormwater runoff into receiving waters.

During construction, the total disturbed soil area would be greater than 1 acre. Projects that disturb greater than 1 acre of soil are required to comply with the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, NPDES No. CAS000002, as amended by Orders Nos. 2010-0014-DWQ and 2012-0006-DWQ) (Construction General Permit or CGP). Moreover, the proposed Project will have to comply with the requirements of the CGP, including the preparation of a "storm water pollution prevention plan" (SWPPP) and implementation of the construction BMPs during construction activities. Construction BMPs include, but not be limited to, erosion and sediment control BMPs designed to minimize erosion and retain sediment, and good housekeeping BMPs to prevent spills and leaks and the discharge of construction debris and wastes into receiving waters.

**Operation.** The project site was previously developed as the former Garden Grove Mazda and Harbor Auto Center and was almost entirely covered with impervious surfaces. Currently, the proposed Project calls for the approval, construction, and operation of a 124-room Hilton Hotel Project, which includes 2,677 square feet of "soft scape" and an additional 7,491 square feet of "setback landscape area" (collectively totaling 10,168 square feet). The expected pollutants of concern during operation of the proposed Project include suspended solids/sediment, nutrients, pathogens (bacteria and virus), pesticides, oil and grease, and trash and debris. The proposed Project, however, will decrease the amount of impervious surface area on the project site, which would decrease the peak flow of runoff and pollutant loading from the project site. Nonetheless, the proposed Project includes the implementation and maintenance of site design, source control, and Low Impact Development (LID) best management practices (BMPs) to target and reduce pollutant runoff from the site during operations. In addition, through the provision of LID BMPs, the proposed Project will improve the water quality of the storm water runoff being discharged.

**Mitigation Measures.** No mitigation would be required; however, the following Compliance Measures are standard conditions and/or conditions of approval based on local, State, and federal regulations or laws that serve to reduce impacts related to hydrology and water quality.

**Compliance Measures.** These Compliance Measures are applicable to the proposed Project and shall be incorporated to ensure that the project has minimal impacts to receiving waters and water quality:

**Basin Plan.** The proposed Project is subject to compliance with the “Water Quality Control Plan – Santa Ana River Basin (8)” (Basin Plan), as adopted by the Regional Water Quality Control Board, Santa Ana Region (SARWQCB) in 1995, as amended. In addition, the proposed Project will fully comply with all applicable local, State, and federal requirements governing water quality, including, but not necessarily limited to:

- Order No. R8-2009-0030, NPDES No. CAS618030 – Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the Incorporated Cities of Orange County within the Santa Ana Region - Areawide Urban Storm Water Runoff, Orange County,” May 22, 2009, as amended by Order No. R8-2010-0062 (NPDES or MS4 Permit);
- County of Orange, the Cities of the Orange County and the Orange County Flood Control District, Drainage Area Management Plan (DAMP), 2007; and
- Orange County Environmental Management Agency, Orange County Hydrology Manual, October 1986 and Orange County Hydrology Manual Addendum No. 1, 1996.

Under the provisions of the MS4 Permit, new development projects that create 10,000 square feet or more of impervious surface or redevelopment projects that add or replace 5,000 square feet of impervious surface are required to retain on each project site a specified volume of storm water runoff from a design storm event and prepare a water quality management plan (WQMP) for submittal and approval by the permitting agency. As approved by the SARWQCB on May 19, 2011 and September 26, 2013, respectively, the County prepared a “Model Water Quality Management Plan” (2011 Model WQMP) and separate “Technical Guidance Document for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans” (December 20, 2013) (2013 TGD) to assist with project development in north and central Orange County. The 2013 TGD notes that a detailed descriptions of BMP maintenance activities is provided in the Los Angeles County Department of Public Works’ “Stormwater Best Management Practice Design and Maintenance Manual for Publicly Maintained Storm Drain Systems” (August 2010).

The 2011 Model WQMP identifies controls, referred to as LID BMPs, as well as other BMPs and alternative compliance programs, for new development and significant redevelopment projects that are subject to WQMP requirements pursuant to Section 7.0 (New Development/ Significant Redevelopment) of the DAMP. The City is required to approve the WQMP, including non-structural and structural source control BMPs, prior to the issuance of any grading or building permit.

**WQ-1. Construction General Permit.** Prior to issuance of a grading permit, the Project/ Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. R4-2014-0024 NPDES Permit No. CAS004003; Construction General Permit). This shall include submission of Permit Registration Documents, including a Notice of Intent (NOI), to the SWRCB via the Storm Water Multiple Application and Report Tracking System (SMARTS) to obtain coverage under the Construction General Permit. The Applicant shall provide the Waste Discharge Identification Number (WDID) to the City of Garden Grove (City) Community and Economic Development Director, or appropriate designee, to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan

(SWPPP) shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit.

**WQ-2. Final Water Quality Management Plan.** Prior to the issuance of any grading or building permits, the Project Applicant shall prepare a Final Water Quality Management Plan (WQMP). The Final WQMP shall be prepared consistent with the North Orange County Municipal Separate Storm Sewer System (MS4) Permit, the County of Orange Technical Guidance Document (December 2013), the County of Orange Water Quality Management Plan Template (May 2011), and the Drainage Area Management Plan (DAMP) (2003). The Project Applicant shall provide the Final WQMP to the City Community and Economic Development Director, or appropriate designee, for review and approval. The Final WQMP shall:

- Address Site Design BMPs such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas;
- Incorporate the applicable Routine Source Control BMPs as defined in the DAMP;
- Incorporate Structural and Treatment Control BMPs as defined in the DAMP;
- Generally describe the long-term operation and maintenance requirements for the Treatment Control BMPs;
- Identify the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs; and
- Describe the mechanism for funding the long-term operation of the Treatment Control BMPs.

**WQ-3. Best Management Practices.** Unless otherwise authorized by the Director of the City of Garden Grove Public Works Department or designee, in accordance with the following format, the Final WQMP shall identify those structural and non-structural BMPs that are to be included in the proposed Project:

- **Section 1 (Site Design BMPs)** shall include those design practices that can be implemented to reduce the volume of storm water runoff generated on a project site and improve the quality of runoff that leaves the site.
  - Reference: Section 7.II-2.4.4, 2011 Model WQMP and Section 2.4.2, 2013 TGD.
- **Section 2 (LID and Treatment Control BMPs)** shall include those structural control measures designed to treat pollutants in storm water runoff prior to the release the treated runoff to surface waters or a storm drain system.
  - Reference: Sections 7.II-2.4-1 and 7.II.3.2, 2011 Model WQMP and Section 2.4.2.5, 2013 TGD.
- **Section 3 - Hydromodification Control BMPs)** shall, in the event that a hydrologic condition of concern is identified, include those structural and non-structural control

measures designed to minimize changes in runoff and sediment yield caused by proposed land-use modifications,

- Reference: Section 7.II-2.4.5, 2011, Model WQMP and Section 7.KK-2.4, 2013 TGD.
- **Section 4 (Source Control BMPs)** shall include those administrative actions, designs of structural facilities, usage of alternative materials, and operation, maintenance, inspection, and compliance controls aims at eliminating or reducing storm water pollution
- Reference: Section 7.II-2.4.6, 2011 Model WQMP and Section 2.4.3.2, 2013 TGD.
- **Section 5 (Operation and Maintenance Plan)** shall include a BMP operations and maintenance (O&M) plan ensuring on-going and long-term maintenance of all structural BMPs.
- Reference: Section 7.II-4.0, 2011 Model WQMP and Section 7, 2013 TGD.

**WQ-4.** Prior to permit closeout, the Director of the City of Garden Grove Public Works Department or designee shall verify that the Project Applicant has: (1) demonstrated that all structural BMPs described in the Final Project WQMP have been constructed and installed in conformance with approved plans and specifications; (2) prepared and submitted a BMP O&M plan for all structural BMPs; (3) demonstrated that a mechanism or agreement has been executed for the on-going, long-term funding and performance of BMP operations, maintenance, repair, and/or replacement; (4) demonstrated that the Private Applicant is prepared to implement all non-structural BMPs described in the Final Project WQMP; and (5) demonstrated that an adequate number of copies of the Final Project WQMP are available on the site.

- Reference: Section 7.5.5, DAMP.

Compliance with existing CGP, SWPPP, NPDES, WQMP, and Basin Plan obligations will ensure that the proposed Project does not result in any violation of any water quality standards or waste discharge requirements.

- b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

**Less-than-Significant Impact.** The project site is located above the Coastal Plain of Orange County Groundwater Basin. The project site is not in a designated groundwater recharge area. The Orange County Water District (OCWD) manages groundwater recharge to the Orange County Groundwater Basin. According to OCWD's *Groundwater Management Plan 2015 Update*, OCWD operates 23 recharge facilities encompassing over 1,500 acres of land used for groundwater recharge. These facilities are located in the forebay of the groundwater basin adjacent to the Santa Ana River and Santiago Creek. The project site is not located on land used for groundwater recharge.

As outlined in the OCWD's "Basin 8-1 Alternatives" (January 1, 2017), DWR divided the basin into two primary hydrologic divisions, identified as the "Forebay" and "Pressure" areas, whose boundaries generally delineate the areas where surface water or shallow groundwater can or cannot move downward to the first producible aquifer in quantities significant from a water-supply perspective. The Forebay refers to the area of intake or recharge where the major basin aquifers are replenished by either direct percolation from surface water or downward groundwater flow from overlying, hydraulically-connected aquifers. The area is characterized by a stratigraphic sequence of relatively coarse-grained deposits of sands and gravels with occasional lenses of clay and silt. These clay and silt lenses do not generally impede groundwater flow from one aquifer to another. The Pressure area is generally defined as the area of the basin where large quantities of surface water and near-surface groundwater are impeded from percolating into the major producible aquifers by clay and silt layers at shallow depths (upper 50 feet). This area is characterized by semi-perched groundwater at depths of less than 50 feet, with substantially clayey or silty sediments in the shallow subsurface.

In a general sense, the Pressure area is defined as that part of the basin where surface water and near-surface groundwater are prevented from percolating in large quantities into the major producible aquifers by clay and silt layers of shall depths (upper 50 feet). Because the principal and deeper aquifers within the Pressure area are under "confined" conditions (under hydrostatic pressure), the water levels in wells penetrating these aquifers exhibit large seasonal variations in response to pumping.

The project site is located within the Pressure area. In the area of Harbor Boulevard, the area of demarcation between these two hydrologic divisions is located midway between Garden Grove Boulevard and the Garden Grove (SR-22) Freeway, less than one-half-miles to the north of the proposed hotel site. As depicted in [Figure 27](#) (Groundwater Contour Map [June 2014]), groundwater levels in the vicinity of the project site are depicted as being about 50 to 60 feet below ground level (BGL).

As further depicted in [Figure 27](#) (Groundwater Contour Map [June 2014]), in the Forebay area, the highest groundwater contour levels are in the general area of the State College Boulevard/Orangewood Avenue intersection and extend in a northwesterly direction to the general area of the Harbor Boulevard/Lincoln Avenue intersection.

In contrast, as depicted in [Figure 28](#) (Historically Highest Groundwater Contours [1997]), in the California Department of Conservation's "Seismic Hazard Zone Report for the Anaheim and Newport Beach 7.5-Minute Quadrangles, Orange County, California, Seismic Hazard Zone Report 03" (1997) reports that the historically highest groundwater levels in the vicinity of the project site range between 5 and 10 feet BGL.

**Construction.** Grading and construction activities would compact soil, which can decrease infiltration during construction. However, the size of the construction area for the proposed Project would be minimal compared to the overall size of the groundwater basin; therefore, there would not be a substantial change in infiltration or groundwater recharge compared to the existing condition.

Moreover, no groundwater resources will be used for or during the construction of the proposed Project. Excavation activities for footing and utility lines would not be anticipated to be deeper than was associated with the site's former use (Garden Grove Mazda). Impacts would be less than significant.



**Operation.** Operation of the proposed Project would not require groundwater extraction. This project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts would be less than significant.

**Mitigation Measures.** No mitigation would be required; however, the following Compliance Measures are standard conditions and/or conditions of approval based on local, State, and federal regulations or laws that serve to reduce impacts related to hydrology and water quality.

**Compliance Measures.** These Compliance Measures are applicable to the proposed Project and shall be incorporated to ensure that the project has minimal impacts to receiving waters and water quality:

The SARWQCB has issued Order No. R8-2003-0061 and amendments to NPDES Permit No. CAG998001 (Dewatering Permit) to regulate the discharge of dewatering wastes from construction, subterranean seepage, and other similar types of discharges considered to have “de minimus” impacts on water quality. This general permit was updated by Order No. R8-2009-0003 in March 2009 and applies to projects located within the City. To obtain coverage under this permit, an applicant must submit a “Notice of Intent” (NOI) to the SARWQCB and data establishing the chemical characteristics of the dewatering discharge. A standard monitoring and reporting program, including water sampling analysis and reporting of dewatering related discharges, is part of the permit’s requirements. Compliance with these applicable permit obligations would ensure that all impacts on groundwater resources, if any, are reduced to a less-than-significant level.

- c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off the site?

***Less-than-Significant Impact.***

**Construction.** During construction activities, excavated soil would be exposed and disturbed, drainage patterns would be temporarily altered during grading and other construction activities, and there would be an increased potential for soil erosion and the transport of sediment downstream. Additionally, during a storm event, soil erosion could occur at an accelerated rate. As discussed in Response (a) and specified in Compliance Measures WQ-1, the Construction General Permit requires preparation of an SWPPP and implementation of construction BMPs to reduce impacts to water quality during construction, including those impacts associated with soil erosion and siltation.

**Operation.** The project site was previously developed as the former Garden Grove Mazda and Harbor Auto Center and was almost entirely covered with impervious surfaces. Currently, the proposed Project calls for the approval, construction, and operation of a 124-room Hilton Hotel Project, which includes 2,677 square feet of “soft scape” and an additional 7,491 square feet of “setback landscape area” (collectively totaling 10,168 square feet). Based on the incorporation of both structural and non-structural BMPs, the quality of the storm water discharge to the storm drain system will improve. As a result, impacts would be less than significant.

**Mitigation Measures.** No mitigation would be required. Compliance Measures WQ-1, WQ-2, and WQ-3 listed above in (a), would be implemented to reduce impacts related to erosion and siltation.

- d) Would the project substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off the site?

**Less-than-Significant Impact. Construction.** Construction activities would alter the on-site drainage pattern and potentially compact on-site soils. As discussed in Response (a) and as specified in Compliance Measure WQ-1, the Construction General Permit requires preparation of a SWPPP to identify construction BMPs to be implemented as part of the proposed project to reduce impacts to water quality during construction. Proper management of storm water during construction would reduce impacts associated with flooding.

**Operation.** The project site was previously developed as the former Garden Grove Mazda and Harbor Auto Center and was almost entirely covered with impervious surfaces. Currently, the proposed Project calls for the approval, construction, and operation of a 124-room Hilton Hotel Project, which includes 2,677 square feet of “soft scape” and an additional 7,491 square feet of “setback landscape area” (collectively totaling 10,168 square feet). Based on the incorporation of both structural and non-structural BMPs, the quality of the storm water discharge to the storm drain system will improve. Additionally, as specified by Compliance Measure WQ-5, as outlined below, a final detailed Hydrology Report will be prepared in order to ensure that storm drain facilities serving the project site are appropriately sized to accommodate stormwater runoff and ensure that on-site flooding would not occur. Therefore, with the implementation of Compliance Measures WQ-2, WQ-3, and WQ-5, potential impacts related to on- or off-site flooding resulting from the alteration of existing drainage patterns on the site would be less than significant.

**Mitigation Measures.** No mitigation would be required. In addition to Compliance Measures WQ-2 and WQ-3 listed in Response (a), Compliance Measure WQ-5 listed below would be implemented to reduce impacts related to drainage.

**Compliance Measures.** These Compliance Measures are applicable to the proposed Project and shall be incorporated to ensure that the project has minimal impacts to receiving waters and water quality:

**WQ-5 Hydrology Report.** Prior to issuance of grading permits, the Project Applicant shall submit a final Hydrology Report, or equivalent, to the City Community and Economic Development Director, or appropriate designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the project’s on-site storm conveyance and retention facilities are designed in accordance with the requirement of the Orange County Public Works *Orange County Hydrology Manual* (October 1986, Addendum 1996).

- e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

**Less-than-Significant Impact.**

**Construction.** Drainage patterns could be temporarily altered during construction activities, and construction-related pollutants such as liquid and petroleum products and concrete-related waste could be spilled, leaked, or transported via storm runoff into adjacent drainages and into downstream receiving waters. As specified in Compliance Measure WQ-1, the proposed Project would be required to comply with requirements set forth by the Construction General Permit, which requires preparation of an SWPPP and implementation of construction BMPs to control stormwater runoff and discharge of pollutants.

**Operation.** The project site was formerly operated as Garden Grove Mazda. Based, in part, on the need to maximize the area available for vehicle display, only about 1,800 square feet (0.3 percent) of the site was landscaped. As proposed, a total of 10,168 square feet of “soft scape” and “setback landscape area” (15.6 percent) will include pervious surface areas. More rainwater will directly permeate into the groundwater basin and less rainwater will be discharged to the storm drain system. The increased landscaping services as a hydromodification by reducing the quantity of storm waters being discharged.

**Mitigation Measures.** No mitigation would be required; however, with adherence to Compliance Measures WQ-1 and WQ-5, project impacts associated with the introduction of substantial sources of polluted runoff or additional runoff would be less than significant.

- f) Would the project otherwise substantially degrade water quality?

**Less-than-Significant Impact.** Compliance with the MS4 Permit, DAMP, 2011 Model WQMP, and 2013 TGD and implementation of Compliance Measures WQ-1, through WQ-5 would ensure that any construction and operational water quality impact attributable to the proposed Project would remain below a level of significance. No mitigation would be required.

- g) Would the project place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?

**No Impact.** The proposed Project does not include a housing component. Therefore, the proposed Project would not place housing within a 100-year flood hazard area. No impacts would occur related to placement of housing within a 100-year flood hazard area, and no mitigation would be required.

- h) Would the project place structures in a 100-year flood hazard area that would impede or redirect flood flows?

**Less-than-Significant Impact.** As indicated in Figure 29 (Flood Insurance Rate Map No. 06059C0143J [December 3, 2009]), the project site is depicted on “Flood Insurance Rate Map Orange County, California and Incorporated Areas, Panel 143 of 539, Panel 0143J, Map No. 06059C0143J” (revised December 3, 2009) and is identified as being a “Special Flood Hazard Area subject to inundation by the 1% annual flood” (Zone A). Although located within a 100-year flood hazard area, because the project site exists within an urban area or a previously developed site, the proposed Project would not substantially impede or redirect flood flows. No mitigation would be required.

- i) Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

**Less-than-Significant Impact.** A levee is a type of dam that runs along the banks of a river or canal that provides flood protection. A levee system failure could create severe flooding and high water velocities. The project site is not in an area protected by a levee.

Dam failure is defined as the structural collapse of a dam that releases the water stored in a reservoir behind the dam. A dam failure is usually the result of the age of the structure, inadequate spillway capacity, or structural damage caused by an earthquake or flood. According to the Safety Element of the County of Orange General Plan (2012), the project site, along with the entire City, is within the Prado Dam Inundation Area. Prado Dam is an earth-fill dam across the Santa Ana River at the Chino Hills near the City of Corona in Riverside County. The impounded water behind Prado Dam creates the Prado Flood Control Basin Reservoir.

Prado Dam was designed in the 1930s, but has increased its functioning capability due to Seven Oaks Dam, which was completed in November 1999, and is approximately 40 miles upstream on the Santa Ana River. During a flood, Seven Oaks Dam stores water destined for Prado Dam for as long as the reservoir pool at Prado Dam is rising. When the flood threat at Prado Dam has passed, Seven Oaks Dam begins to release its stored flood water at a rate that does not exceed the downstream channel capacity. Working in tandem, the Prado and Seven Oaks Dams provide increased flood protection to Orange County.

Prado Dam is maintained and inspected to ensure its integrity and to ensure that risks are minimized. In addition, construction of the Santa Ana River Mainstem Project was initiated in 1989, and is scheduled for completion in 2020. The Santa Ana River Mainstem Project will increase levels of flood protection to more than 3.35 million people in Orange, San Bernardino, and Riverside Counties. Improvements to 23 miles of the Lower Santa Ana River channel, from Prado Dam to the Pacific Ocean, are 95 percent complete, with the remaining bank protection improvements in Yorba Linda currently under construction. Improvements to the Santa Ana River channel include construction of new levees and dikes. In addition, the Santa Ana River Mainstem Project includes improvements to Prado Dam that are currently underway and are estimated to be completed in 2021. The Prado Dam embankment has been raised, and the outlet works have been reconstructed to convey additional discharges. Remaining improvements to Prado Dam include acquisition of additional land for the expansion of the Prado Reservoir, construction of protective dikes, and raising of the spillway (Orange County Flood Division, Prado Dam 2018a; Santa Ana River 2018b).

Although the proposed Project would construct new structures in an inundation zone, the proposed project would not increase or exacerbate the chance of inundation from the failure of Prado Dam. Therefore, project impacts related to the exposure of people and structures to significant risk associated with flooding as a result of dam failure would be less than significant. No mitigation would be required.

- j) Would the project result in to inundation by seiche, tsunami, or mudflow?

**No Impact.** Seiching is a phenomenon that occurs when seismic ground shaking induces standing waves (seiches) in an enclosed or partially enclosed bodies of water, such as reservoirs, lakes, harbors, and bays. Such waves can flood adjacent properties. There are no major water-retaining structures located near the project site; therefore, there is no risk of inundation on the project site from a seismically induced seiche. The risk associated with seiches is, therefore, not considered a potential hazard or a potentially significant impact, and no mitigation would be required.

Tsunamis are generated wave trains generally caused by tectonic displacement of the sea floor associated with shallow earthquakes, sea floor landslides, rock falls, and volcanic eruptions. The project site is approximately 10 miles from the Pacific Ocean. According to the State of California Department of Conservation Tsunami Inundation Maps, the project site is not located within a tsunami inundation area. The risk associated with tsunamis is, therefore, not considered a potential hazard or a potentially significant impact, and no mitigation would be required.

Mudslides and slumps are described as a shallower type of slope failure, usually affecting the upper soil mantle or weathered bedrock underlying natural slopes and triggered by surface or shallow subsurface saturation. The project site is relatively flat and is not located downslope of any area of potential mudflow. The risk associated with mudflow is, therefore, not considered a potential hazard or a potentially significant impact, and no mitigation would be required.





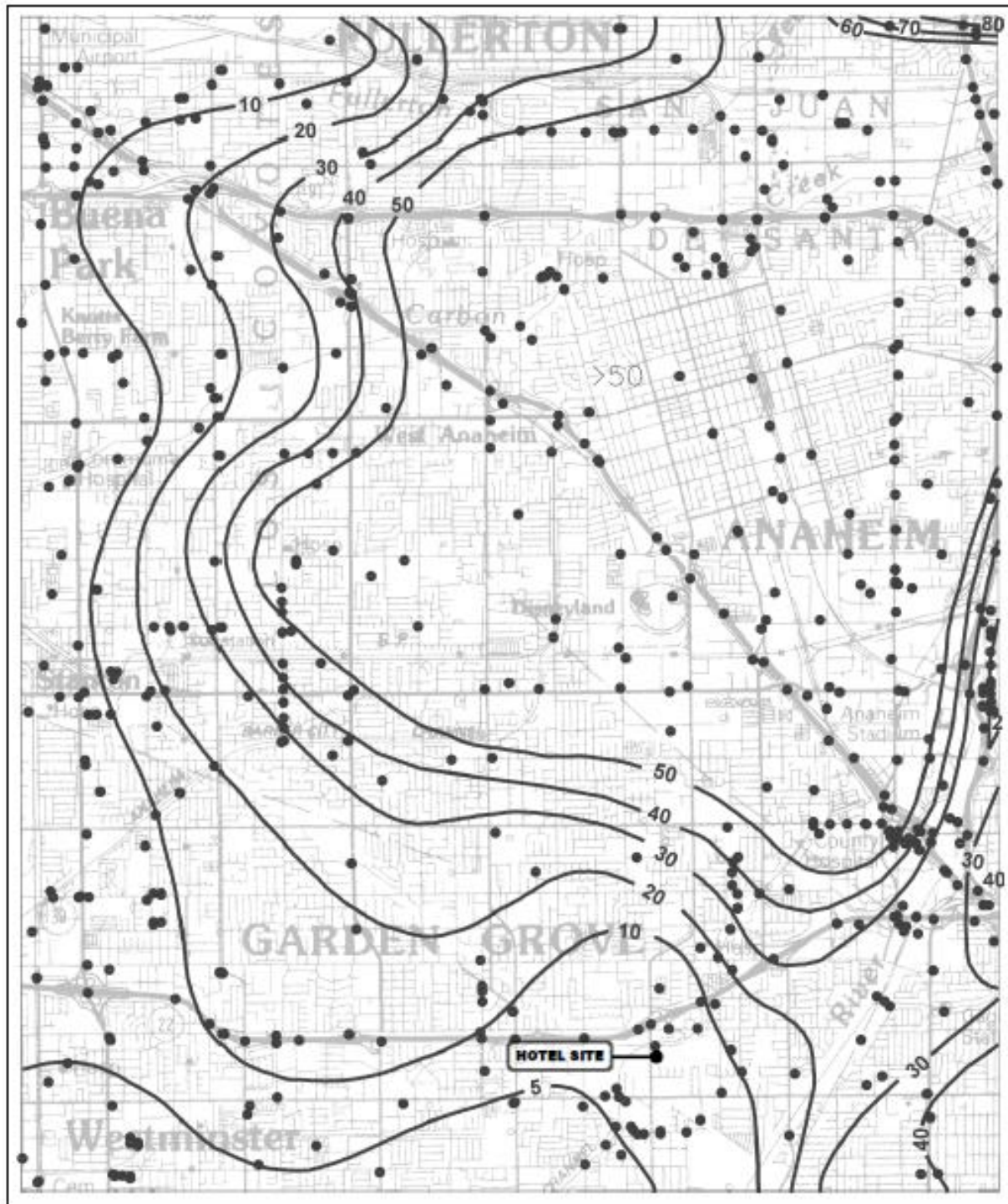
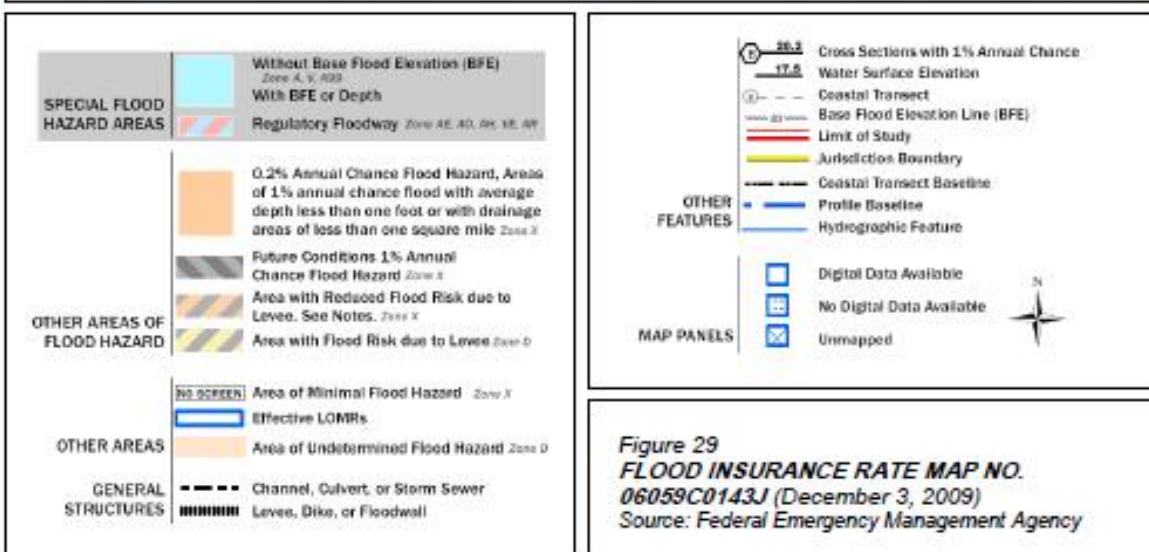
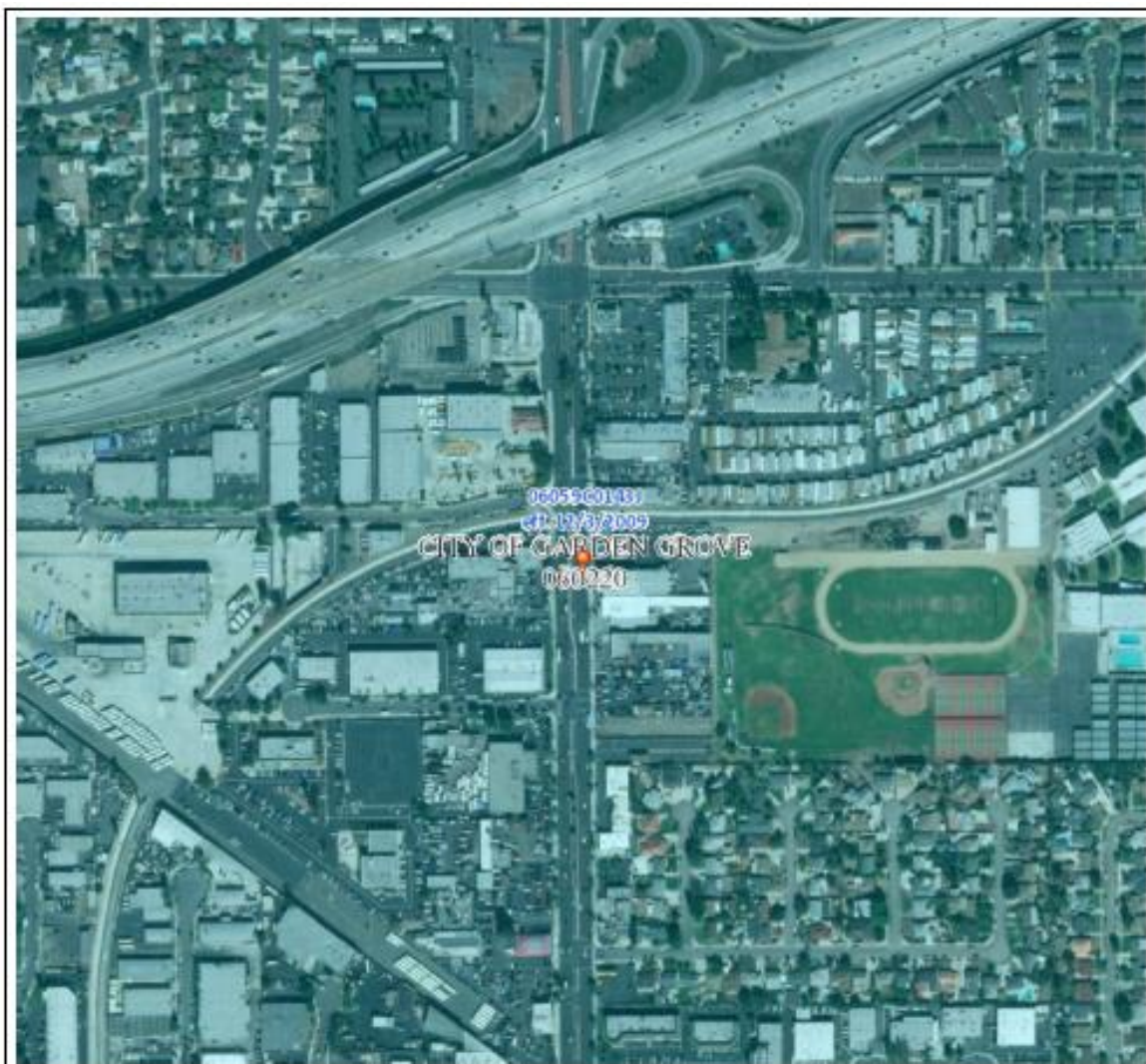


Figure 28  
**HISTORICALLY HIGHEST GROUNDWATER CONTOURS (1997)**  
 Source: California Department of Conservation, Division of Mines and Geology





## 10. Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Findings of Fact

- a) Would the project physically divide an established community?

**No Impact.** The project site is approximately 1.5 acres in size located on the east side of Harbor Boulevard, between Trask Avenue and Westminster Street. The project site is located within an area predominately dominated by commercial and industrial (e.g., automotive-related) uses. Specifically, the project is bounded by commercial uses to the north, northwest, and south, by Harbor Boulevard and a car dealership to the west, by Santiago High School to the east, and by multifamily residences to the northeast. The project site was previously developed and operated as a commercial use. The proposed Project calls for the construction and operation of a new commercial use within the constraints of the existing project site. The proposed Project, therefore, would not result in physical divisions within any established community.

- b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

**Less Than Significant Impact.** The main documents regulating land use on the project site are the City of Garden Grove General Plan and the City's Zoning Code. The project site is designated Heavy Commercial and Zoned C-3 Heavy Commercial.

**General Plan.** The City's General Plan is a policy document guiding future development within the City. The City's General Plan is a comprehensive plan intended to guide growth and development in the City.

"The Heavy Commercial designation is intended to provide for a variety of more intensive commercial uses, some of which may be incompatible with residential neighborhoods." (GGGP p. 2-24.) This designation includes, "automotive repair, sales, and services; wholesaling; automotive body work, or contractors' storage yards." (GGGP p. 2-24.) Hotels,

such as the proposed Project, are conditionally permitted in the Heavy Commercial designation.

There will be no change in the General Plan designation for the project site, and the project site will continue to operate as a commercial use. The proposed Project includes a proposed general plan amendment to modify the applicable FAR within the Heavy Commercial designation. The proposed Project, as designed, cannot proceed without the proposed general plan amendment. With the proposed general plan amendment, the proposed Project would be consistent with the of the City's General Plan land use designation and would be consistent with the surrounding uses in the area which are primarily heavy commercial uses.

**Zoning Code.** The City's Zoning Code is the primary implementation tool for the goals and policies contained in the Land Use Element. For this reason, the Zoning Map must be consistent with the General Plan Land Use Map. The City's Land Use Map indicates the general location and extent of future development in the City. The City's Zoning Map, contains more specific information related to permitted land uses, building intensities, and development standards.

The zoning district that implements the Heavy Commercial designation is C-3. (GGGP p. 2-24.) The C-3 Zone is also known as the "Heavy Commercial Zone." (Municipal Code § 9.04.050(B)(2)(d).) The C-3 Zone is intended to provide for a wide variety of commercial uses, primarily more intensive services and uses of wholesale/retail combinations, normally incompatible with other commercial activities or residential uses. (Municipal Code § 9.16.020.020(A)(4).) Hotels are conditionally permitted in the C-3 Zone. (Municipal Code § 9.16.020.030.)

The project site is zoned C-3, and will not be changed as a part of the proposed Project. The proposed Project calls for amendments to the C-3 zone including modifications to the applicable FAR for hotels, modifications to the applicable FAR for other non-hotel uses, and a change in the permissible number of stories and building heights. The proposed Project, as designed, cannot proceed without the proposed municipal code amendments. With the proposed municipal code amendments, the proposed Project would be consistent with the City's Zoning Code and would be consistent with the surrounding uses in the area which are primarily heavy commercial uses.

- c) Would the project conflict with an applicable habitat conservation plan or natural community conservation plan?

**No Impact.** As previously stated, the project site is currently developed and is located in an urban area. There project site is not located in or adjacent to an existing or proposed Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other habitat conservation plan in the City of Garden Grove. More specifically, the City is not located within the boundaries of the Orange County Central/Coastal NCCP/HCP. Therefore, the proposed Project would have no impact on any local, regional, or state habitat conservation plan.

## 11. Mineral Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Findings of Fact

- a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

#### **No Impact.**

In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA) which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZ):

**MRZ-1:** An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

**MRZ-2:** An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.

**MRZ-3:** An area containing mineral deposits, the significance of which cannot be evaluated.

**MRZ-4:** An area where available information is inadequate for assignment to any other MRZ zone.

Of the four categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by the State Mining and Geology Board as being "regionally significant." Such designations require that a Lead Agency's land use decisions involving designated areas be made in accordance with its mineral resource management policies and that it consider the importance of the mineral resource to the region or the State as a whole, not just to the Lead Agency's jurisdiction.

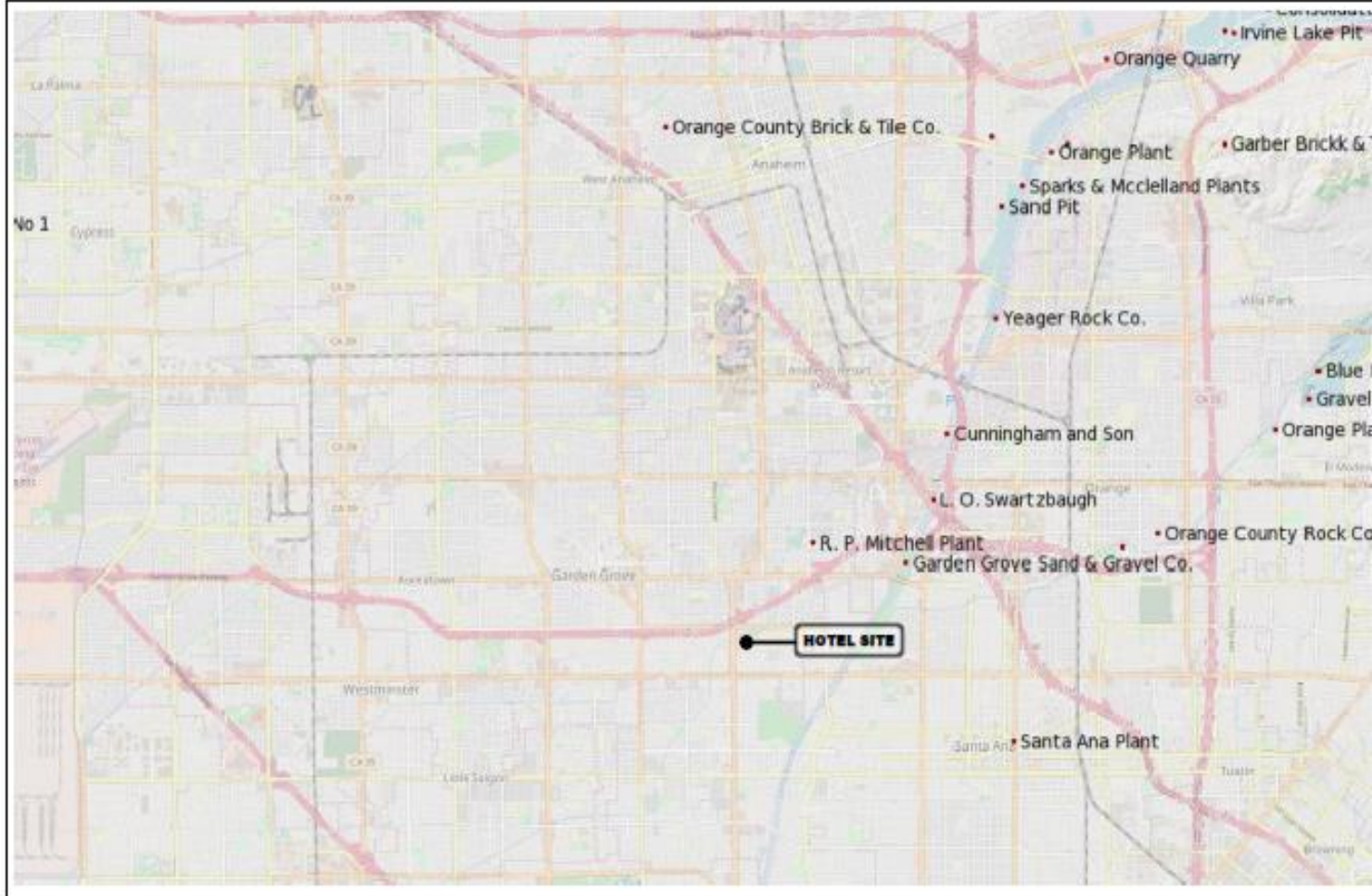
The project site has been classified by the California Department of Mines and Geology (CDMG) as being located in MRZ-1, indicating that the project site is located in an area where adequate information indicates that no significant mineral deposits are present, or where it is

judged that little likelihood exists for their presence.<sup>7</sup> In addition, the project site is not designated or zoned for the extraction of mineral deposits. (See Figure 30 - Mineral Resource Extraction Activities in the General Project Area.)

The proposed Project would not result in the loss of a known commercially valuable or locally important mineral resource. No impacts to known mineral resources would occur as a result of the proposed Project.

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<sup>7</sup> California Division of Mines and Geology. Mineral Land Classification Map. Greater Los Angeles Area, Special Report 143, Part III. Website: [ftp://ftp.conservaion.ca.gov/pub/dmg/pubs/sr/SR.../PartIII/ SR\\_143\\_partIII\\_Text.pdf](ftp://ftp.conservaion.ca.gov/pub/dmg/pubs/sr/SR.../PartIII/SR_143_partIII_Text.pdf) (accessed August 22, 2018).



**Figure 30**  
**MINERAL RESOURCE EXTRACTION ACTIVITIES**  
**IN THE GENERAL PROJECT AREA**  
*Source: United States Bureau of Mines*

- b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**No Impact.** As stated in Response 11(a), the project site is classified as MRZ-1, indicating the site is located where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. No mineral extraction activities occur on the project site, and it is not located within an area known to contain locally important mineral resources. Therefore, no impact to locally-important mineral resources would occur as a result of the proposed Project.

## 12. Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above those existing prior to the implementation of the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Background Information

Noise standards are established to regulate noise levels in both residential and non-residential settings. "Noise-sensitive receptors" include residential neighborhoods, hotels, hospitals, schools, and outdoor recreation areas. Noise-sensitive receptors located in proximity to the project site include both near-site residents (e.g., Meadowlark Mobile Estates [12152 Trask Avenue, Garden Grove]) and a school (e.g., Santiago High School [12342 Trask Avenue, Garden Grove]).

**Characteristics of Sound.** Sound is increasing to such disagreeable levels in the environment that it can threaten quality of life. Noise is usually defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

To the human ear, sound has two significant characteristics: pitch and loudness. Pitch is generally an annoyance, while loudness can affect the ability to hear. Pitch is the number of complete vibrations, or cycles per second, of a sound wave resulting in the tone's range from high to low. Loudness is the strength of a sound and is used to describe a noisy or quiet environment. It is measured by the amplitude of the sound wave. Loudness is determined by the intensity of the sound waves combined with the reception characteristics of the human ear. Sound intensity refers to how hard the sound wave strikes an object, which in turn produces the sound's effect. This characteristic of sound can be precisely measured with instruments. The analysis of a project defines the noise environment of the project area in terms of sound intensity and its effect on adjacent sensitive land uses.

**Measurement of Sound.** Sound intensity is measured through the A-weighted decibel scale to correct for the relative frequency response of the human ear. That is, an A-weighted noise level de-emphasizes low and very high frequencies of sound, similar to the human ear's de-emphasis of such frequencies. Decibels, unlike linear units (e.g., inches or pounds), are measured on a logarithmic scale representing points on a sharply rising curve.

For example, 10 decibels (dB) is 10 times more intense than 1 dB, 20 dB is 100 times more intense than 1 dB, and 30 dB is 1,000 times more intense than 1 dB. Thirty decibels (30 dB) represents 1,000 times as much acoustic energy as 1 dB. The decibel scale increases as the square of the change, representing the sound pressure energy. A sound as soft as human breathing is about 10 times greater than 0 dB. The decibel system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. A 10 dB increase in sound level is perceived by the human ear as only a doubling of the loudness of the sound. Ambient sounds generally range from 30 dB (very quiet) to 100 dB (very loud).

Sound levels are generated from a source, and their decibel level decreases as the distance from that source increases. Sound dissipates exponentially with distance from its source. For a single point source, sound levels decrease approximately 6 dB for each doubling of distance from the source. This drop-off rate is appropriate for noise generated by stationary equipment. If a sound is produced by a line source (e.g., highway traffic or railroad operations), it decreases 3 dB for each doubling of distance in a hard site environment. In a relatively flat environment with absorptive vegetation, sound produced by a line source decreases 4.5 dB for each doubling of distance.

There are many metrics used to rate potential noise impacts. First, the determination of whether the source type is stationary or non-stationary is made. For the purposes of noise analyses, non-stationary sources include roadway traffic, as well as train and aircraft operations, which are often governed by criteria presented in the jurisdiction's Noise Element of the General Plan. For all stationary sources, which also includes mobile noise sources located within specific property boundaries, the appropriate noise criteria are often contained in the local jurisdiction's Municipal Code.

The base metric for assessing noise level impacts is the equivalent continuous sound level ( $L_{eq}$ ), which calculates the total sound energy of time-varying noise over a sample period. For stationary

sources that operate intermittently within an hour, percentile noise levels are used for enforcement purposes. For example, the  $L_{10}$  noise level represents the noise level exceeded 10 percent of the time during a stated period. The  $L_{50}$  noise level represents the median noise level—that is, half the time the noise level exceeds this level, and half the time it is less than this level. The  $L_{90}$  noise level represents the noise level exceeded 90 percent of the time and is considered the background noise level during a monitoring period. For a relatively constant noise source, the  $L_{eq}$  and  $L_{50}$  are approximately the same. Should a source operate for a period of less than 1 minute or create impact noise,<sup>8</sup> then the maximum instantaneous noise level ( $L_{max}$ ) is utilized, which is the highest exponential time-averaged sound level that occurs during a stated time period. The noise environments discussed in this analysis for short-term noise impacts are specified in terms of maximum levels denoted by  $L_{max}$ , which reflects peak operating conditions and addresses the annoying aspects of intermittent noise as well as the appropriate percentile noise level criteria.

To assess non-stationary noise sources, the predominant rating scales for human communities in the State of California are Community Noise Equivalent Level (CNEL) and the day-night average noise level ( $L_{dn}$ ) based on A-weighted decibels (dBA). CNEL is the time-varying noise over a 24-hour period, with a 5 dBA weighting factor applied to the hourly  $L_{eq}$  for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours), and a 10 dBA weighting factor applied to noises occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours).  $L_{dn}$  is similar to the CNEL scale but without the adjustment for events occurring during the evening hours. CNEL and  $L_{dn}$  are within 1 dBA of each other and are normally interchangeable. The City uses the CNEL noise scale for long-term traffic noise impact assessment.

Noise impacts can be described in three categories. The first category includes audible impacts that refer to increases in noise levels noticeable to humans. Audible increases in noise levels generally refer to a change of 3 dB or greater because this level has been found to be barely perceptible in exterior environments. The second category, potentially audible, refers to a change in the noise level between 1 dB and 3 dB. This range of noise levels has been found to be noticeable only in laboratory environments. The last category includes changes in noise levels of less than 1 dB, which are inaudible to the human ear. Only audible changes in existing ambient or background noise levels (3 dB or greater) are considered potentially significant.

**Physiological Effects of Noise.** Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects the entire system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, thereby affecting blood pressure and functions of the heart and the nervous system. In comparison, extended periods of noise exposure above 90 dBA would result in permanent cell damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear, even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by the feeling of pain in the ear (the threshold of pain). A sound level of 160–165 dBA will result in dizziness or the loss of equilibrium. The ambient or background noise problem is widespread and generally more concentrated in urban areas than in outlying, less developed areas.

**Characteristics of Vibration.** Vibration refers to ground-borne noise and perceptible motion. Ground-borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors where the motion may be discernible. However, without the effects associated with the shaking of a building, there is less adverse reaction. Vibration energy propagates from a source through intervening soil and rock layers to the foundations of nearby

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<sup>8</sup> “Impact noise” refers to sound resulting from an instance when an object collides with another object.



buildings. The vibration then propagates from the foundation throughout the remainder of the structure. Building vibration may be perceived by occupants as motion of building surfaces, the rattling of items on shelves or hanging on walls, or a low-frequency rumbling noise. The rumbling noise is caused by the vibrating walls, floors, and ceilings radiating sound waves. Building damage is not a factor for normal development projects with the occasional exception of blasting and pile driving during construction. Annoyance from vibration often occurs when the vibration exceeds the threshold of perception by 10 vibration velocity decibels (VdB) or less. This is an order of magnitude below the damage threshold for normal buildings.

Typical sources of ground-borne vibration are construction activities (e.g., blasting, pile driving, and operating heavy-duty earthmoving equipment), steel-wheeled trains, and occasional traffic on rough roads. Problems with ground-borne vibration and noise from these sources are usually localized to areas within approximately 100 ft of the vibration source, although there are examples of ground-borne vibration causing interference out to distances greater than 200 ft (Federal Transit Administration [FTA] 2006). When roadways are smooth, vibration from traffic, even heavy trucks, is rarely perceptible. For most projects, it is assumed that the roadway surface will be smooth enough that ground-borne vibration from street traffic will not exceed the impact criteria; however, construction of the project could result in ground-borne vibration that could be perceptible and annoying. Ground-borne noise is not likely to be a problem because noise arriving via the normal airborne path usually will be greater than ground-borne noise.

Ground-borne vibration has the potential to disturb people as well as damage buildings. Although it is very rare for ground-borne vibration to cause even cosmetic building damage, it is not uncommon for construction processes such as blasting and pile driving to cause vibration of sufficient amplitudes to damage nearby buildings (FTA's *Transit Noise and Vibration Impact Assessment*, 2006). Ground-borne vibration is usually measured in terms of vibration velocity, which includes either the root-mean-square (RMS) velocity or peak particle velocity (PPV). RMS is best for characterizing human response to building vibration, and PPV is used to characterize the potential for damage. Decibel notation acts to compress the range of numbers required to describe vibration.

**TABLE 4**  
**HUMAN RESPONSE TO DIFFERENT LEVELS OF**  
**GROUND-BORNE NOISE AND VIBRATION**

Vibration Velocity Level	Noise Level		Human Response
	Low Freq <sup>1</sup>	Mid Freq <sup>2</sup>	
65 VdB	25 dBA	40 dBA	Approximate threshold of perception for many humans. Low-frequency sound usually inaudible; mid-frequency sound excessive for quiet sleeping areas.
75 VdB	35 dBA	50 dBA	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find transit vibration at this level unacceptable. Low-frequency noise acceptable for sleeping areas; mid-frequency noise annoying in most quiet occupied areas.
85 VdB	45 dBA	60 dBA	Vibration acceptable only if there are an infrequent number of events per day. Low-frequency noise unacceptable for sleeping areas; mid-frequency noise unacceptable even for infrequent events with institutional land uses (e.g., schools and churches).

<sup>1</sup> Approximate noise level when vibration spectrum peak is near 30 Hz.

<sup>2</sup> Approximate noise level when vibration spectrum peak is near 60 Hz.

dBA = A-weighted decibels

Hz = Hertz

Freq = Frequency

VdB = vibration velocity decibels

Source: Table 7-1. *Transit Noise and Vibration Impact Assessment*, Federal Transit Administration (2006).

Factors that influence ground-borne vibration and noise include the following:

**Vibration Source:** Vehicle suspension, wheel types and condition, track/roadway surface, track support system, speed, transit structure, and depth of vibration source.

**Vibration Path:** Soil type, rock layers, soil layering, depth to water table, and frost depth.

**Vibration Receiver:** Foundation type, building construction, and acoustical absorption.

Among the factors listed above, there are significant differences in the vibration characteristics when the source is underground compared to at the ground surface. In addition, soil conditions are known to have a strong influence on the levels of ground-borne vibration. Among the most important factors are the stiffness and internal damping of the soil and the depth to bedrock.

Experience with ground-borne vibration indicates that (1) vibration propagation is more efficient in stiff clay soils than in loose sandy soils, and (2) shallow rock seems to concentrate the vibration energy close to the surface and can result in ground-borne vibration problems at large distances from the track. Factors such as layering of the soil and depth to water table can have significant effects on the propagation of ground-borne vibration. Soft, loose, sandy soils tend to attenuate more vibration energy than hard, rocky materials. Vibration propagation through groundwater is more efficient than through sandy soils.

**Applicable Noise Standards.** The applicable noise standards governing the project site are contained in the City's Noise Element of the General Plan (Noise Element) and Chapter 8.47 of the City's Municipal Code. In accordance with the Municipal Code, a noise level increase of 5 dBA over the ambient base noise level or existing average ambient noise level at an adjacent property line is considered a noise violation.

**General Plan.** California Government Code Section 65302(g) requires that a Noise Element be included in the General Plan of each county and city in the State. The Noise Element of the City General Plan is intended to identify sources of noise and provide objectives and policies that ensure that noise from various sources does not create an unacceptable noise environment. Overall, the City's Noise Element describes the noise environment (including noise sources) in the City, addresses noise mitigation regulations, strategies, and programs, as well as delineating Federal, State, and City jurisdiction relative to rail, automotive, aircraft, and nuisance noise.

The City's noise standards are correlated with land use categories in order to maintain identified ambient noise levels and to limit, mitigate, or eliminate intrusive noise that exceeds the ambient noise levels within a specified zone. The City uses the community noise compatibility guidelines established by the State Department of Health Services as a tool for use in assessing the compatibility of various land use types with a range of noise levels. These guidelines are set forth in the City's General Plan Noise Element in terms of the CNEL.

**Municipal Code.** Section 8.47.040 of the GGMC (Ambient Base Noise Levels) provides ambient base noise levels that can be used to determine noise level exceedances.

### **Applicable Vibration Standards**

Due to the lack of vibration standards developed for projects similar to the proposed Project, vibration standards included in the FTA *Transit Noise and Vibration Impact Assessment* (2006) are used in this analysis for ground-borne vibration impacts, as shown in Table 3.12.C.

The criteria for environmental impact from ground-borne vibration and noise are based on the maximum levels for a single event. Table 3.12.C lists the potential vibration damage criteria associated with construction activities, as suggested in the *Transit Noise and Vibration Impact Assessment* (FTA 2006).

**TABLE 5**  
**CONSTRUCTION VIBRATION DAMAGE CRITERIA**

<b>Building Category</b>	<b>PPV (inch/sec)</b>	<b>Approximate L<sub>v</sub> (VdB)<sup>1</sup></b>
Reinforced concrete, steel, or timber (no plaster)	0.50	102
Engineered concrete and masonry (no plaster)	0.30	98
Nonengineered timber and masonry buildings	0.20	94
Buildings extremely susceptible to vibration damage	0.12	90

Source: Table 12-3. *Transit Noise and Vibration Impact Assessment*, Federal Transit Administration (2006).

<sup>1</sup> RMS vibration velocity in decibels (VdB) re 1 micro-inch/second.

inch/sec = inches per second

L<sub>v</sub> = velocity in decibels

PPV = peak particle velocity

RMS = root-mean-square

VdB = vibration velocity in decibels

FTA guidelines show that a vibration level of up to 102 vibration velocity in decibels (VdB) (an equivalent to 0.5 inch per second [inch/sec] in PPV) (FTA 2006) is considered safe for buildings consisting of reinforced concrete, steel, or timber (no plaster), and would not result in any construction vibration damage. For a nonengineered timber and masonry building, the construction vibration damage criterion is 94 VdB (0.2 inch/sec in PPV). The PPV values for building damage thresholds referenced above are also shown in Table 3.12.D, taken from the *Transportation and Construction Vibration Guidance Manual* (Caltrans 2013), which included additional building definitions and vibration building damage thresholds. Vibration impacts are discussed under Section (b).

### Thresholds of Significance

The project is located in the City of Garden Grove and is subject to the provisions of the “Noise Element” of the GGGP and “Noise Ordinance” of the GGMC, as codified in Chapter 8.47 (Noise Control) therein. The “Noise Element” of the GGGP establishes noise standards and policies within the City. Presented therein (Table 7-1) is reference to those standards established by the California Department of Health Services, defined as “the primary tool that allows the City to ensure integrated planning for compatibility between land uses and outdoor noise.” Table 6 (City of Garden Grove General Plan - Noise and Land Use Compatibility Matrix) is extracted therefrom. The proposed Project falls within the “conditionally acceptable” range for transient lodging.

**TABLE 6**  
**CITY OF GARDEN GROVE GENERAL PLAN**  
**NOISE AND LAND USE COMPATIBILITY MATRIX**

<i>Land Use Category</i>	<i>Community Noise Exposure<sup>1</sup></i> (Ldn or CNEL, dBA)			
	<i>Normally Acceptable</i>	<i>Conditionally Acceptable</i>	<i>Normally Unacceptable</i>	<i>Clearly Unacceptable</i>
<i>Residential - Low Density, Single-Family, Duplex, Mobile Homes</i>	50-60	55-70	70-75	75-85
<i>Residential – Multiple Family</i>	50-65	60-70	70-75	70-85
<i>Transient Lodging – Motel, Hotels</i>	50-65	60-70	70-80	80-85
<i>Schools, Libraries, Churches, Hospitals, Nursing Homes</i>	50-70	60-70	70-80	80-85
<i>Auditoriums, Concert Halls, Amphitheaters</i>	NA <sup>2</sup>	50-70	NA	65-85
<i>Sports Arenas, Outdoor Spectator Sports</i>	NA	50-75	NA	70-85
<i>Playground, Neighborhood Parks</i>	50-70	NA	67.5-75	72.5-85
<i>Golf Courses, Riding Stables, Water Recreation, Cemeteries</i>	50-70	NA	70-80	80-85
<i>Office Buildings, Business Commercial and Professional</i>	50-70	67.5-77.5	75-85	NA
<i>Industrial, Manufacturing, Utilities, Agriculture</i>	50-75	70-80	75-85	NA

**Notes:**  
1. *Normally Acceptable* – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.  
*Conditionally Acceptable* – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.  
*Normally Unacceptable* – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.  
*Clearly Unacceptable* – New construction or development should generally not be undertaken.  
2. *NA = Not Applicable*

Source: Office of Planning and Research, California, General Plan Guidelines, October 2003

Pursuant to Chapter 8.47 (Noise Control) of the GGMC, noise levels applicable to the proposed Project are depicted in Table 7 (City of Garden Grove Municipal Code – Noise Standards). As indicated in Table 8 (City of Garden Grove Municipal Code – Permitted Increases in Noise by Duration), as authorized under Section 8.47.050(C) of the GGMC, short-term exceedances of those standards are permitted. Construction activities are regulated under Section 8.47.060 in Chapter 47 (Noise Control) of the GGMC. As indicated therein: “It shall be unlawful for any person within a residential area, or within a radius of five hundred (500) feet there from, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day in such a manner that a person of normal sensitiveness, as determined utilizing the criteria established in Section 8.47.050(B), is caused discomfort or annoyance unless such operations are of an emergency nature.”

**TABLE 7**  
**CITY OF GARDEN GROVE MUNICIPAL CODE**  
**NOISE STANDARDS**

Land-Use Designation		Ambient Base Noise Level	Time of Day
Sensitive Uses	Residential Use	55 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
Conditionally Sensitive	Institutional Use	65 dBA	Any Time
	Office-Professional Use	65 dBA	Any Time
	Hotels & Motels	65 dBA	Any Time
Non-Sensitive	Commercial Uses	70 dBA	Any Time
	Commercial / Industrial Uses within 150 feet of Residential	65 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
	Industrial Use	70 dBA	Any Time

Source: City of Garden Grove

**TABLE 8**  
**CITY OF GARDEN GROVE MUNICIPAL CODE**  
**PERMITTED INCREASES IN NOISE BY DURATION**

Duration of Increase	Permitted Noise Increase
30 min. ( $L_{50}$ )	-
15 min. ( $L_{25}$ )	5 dBA
5 min. ( $L_8$ )	10 dBA
1 min. ( $L_2$ )	15 dBA
Less than 1 minute ( $L_{MAX}$ )	20 dBA

Source: City of Garden Grove

In California, allowable interior noise standards are specified in Section 1207.4 (Allowable Interior Noise Levels) in Chapter 12 (Interior Environment), of the 2016 California Building Code (2016 CBC). As specified therein: “Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average sound level ( $L_{dn}$ ) or the community noise equivalent level (CNEL), consistent with the noise element of the local general plan.” The CNEL is a 24-hour time-weighted noise exposure level metric used exclusively in California. The CNEL metric is calculated by adding a 5 dBA weighting for noises occurring during the evening hours (7:00 PM to 10:00 PM) and by adding a 10 dBA weighting for noises occurring during the nighttime hours (10:00 PM to 7:00 AM). These time periods and weightings were selected to reflect a person’s increased sensitivity to noises during late night and early morning hours.

As specified in Section 120.1(a) of the 2016 CBC: “All enclosed spaces in a building shall be ventilated in accordance with the requirements of this section and the California Building Code. (2) The outdoor air-ventilation rate and air-distribution assumptions made in the design of the ventilating system shall be clearly identified on the plans required by Section 10-103 of Title 24, Part 1.” Pursuant to Section 120.1(b)(2) therein: “Each space that is not naturally ventilated under Item 1 above shall be ventilated with a mechanical system capable of providing an outdoor air rate no less than the larger of: (A) The conditioned floor area of the space times the applicable ventilation rate from Table 120.1-A; or (B) 15 cfm [cubic feet per minute] per person times the expected number of occupants.” Table 120.1-A (Minimum Ventilation Rate) specified, in part:

<i>Type of Use</i>	<i>CFM per Square Foot of Conditioned Floor Area</i>
<i>Hotel Guest Room (less than 500 square feet)</i>	<i>30 cfm/guest room</i>
<i>Hotel Guest Room (500 square feet or greater)</i>	<i>0/15</i>

The 2016 Green Building Standards Code (Title 24, Part 11, CCR) (2016 CalGreen) imposes separate and distinct obligations for residential and non-residential buildings. As specified herein, hotels are categorized as residential buildings. Although not directly applicable to the proposed Project, with regard to non-residential buildings, Chapter 5 (Nonresidential Mandatory Measures) therein contains mandatory measures for building construction in Section 5.507 (Environmental Comfort). These noise standards are applied for the purpose of controlling interior noise levels resulting from exterior noise sources. In addition, Appendix A4 (Residential Voluntary Measures), Division A4.5 (Environmental Quality), identified Section 5.507 (Environmental Comfort) as a voluntary measure for residential building construction (e.g., hotels, motels, and lodging houses).

As specified therein, non-residential buildings located within transportation noise contours of 65 dBA CNEL or Ldn are required to evaluate the building shell to provide acceptable interior sound levels. As stipulated in Section 5.507.4 (Acoustical Controls) therein, all newly constructed non-residential buildings shall “[e]mploy building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.” 2016 CalGreen provides two methods for meeting interior sound level standards:

- **Prescriptive method.** The prescriptive method stipulates a minimum building envelope composite STC rating of 50 (OITC 40) with exterior windows meeting a minimum STC rating of 40 (OITC 30) (Section 5.507.4.2). The regulations specify that acoustical studies must be prepared when non-residential structures are developed in areas where the exterior noise levels exceed 65 dBA CNEL. If the development falls within a transportation 65 dBA CNEL noise contour, the combined STC rating of the wall and roof-ceiling assemblies must be at least 50 (Section 5.507.4.1). For those developments in areas where noise contours are not readily available and the noise level exceeds 65 dBA hourly Leq for any hour of operation, a wall and roof-ceiling combined STC rating of 45, and exterior windows with a minimum STC rating of 40 are required (Section 5.507.4.1.1).
- **Performance method.** The 2016 CBC no longer requires that multi-family residential or transient lodging facilities meet an Ldn sound level limit of 45 dB(A). Instead, Section 5.507.4.2 (Performance Method) of CalGreen requires that buildings within transportation noise contours of 65 dBA (or higher) CNEL or Ldn be required to evaluate the building shell to ensure the interior environment does not exceed an hourly Leq of 50 dBA in occupied areas during any hour of operation (Section 5.507.4.2). Under those performance provisions, an acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record (Section 5.507.4.2.2).

In addition, with regard to interior sound transmission, wall and floor-ceiling assemblies separating tenant spaces and public places shall have an STC of at least 40.

Each component of the building shell contributes to sound isolation quality of the envelope. Exterior noise intrusion for a typical hotel room can come through the wall, but more typically it comes through the windows or through a heating, ventilation, and air conditioning (HVAC) vent. The following general minimum construction standards have been assumed:

- All joints in exterior walls shall be sealed airtight around windows and doors, at the wall perimeter and at major seams.
- All above ground penetrations of exterior walls by electrical and plumbing components, windows, and the like shall be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- Basic exterior wall construction shall comprise the following material of equal surface weight and Sound Transmission Class (STC rating): (1) 2" x 4" wood or metal studs at 16 to 24 inches on center; (2) Minimum R-13 insulation in the stud cavities; (3) 5/8" thick gypsum wallboard fastened to the interior face of the wood studs; the wall shall be fully taped and finished and sealed around the perimeter with a combination of backer rod and resilient, non-hardening caulking; (4) the exterior surface shall be finished with 3-coat (minimum 3/4" thick) stucco system or with another product with equal or greater surface weight; (5) Ceilings shall be finished with a minimum 5/8" gypsum board with minimum R-19 insulation in the ceiling; (6) Windows shall have a minimum STC rating of 28 or better; windows shall have an air infiltration rate of less than or equal to 0.20 cubic feet per minute per linear foot (cfm/lin. ft.) when tested with a 25 mph wind per ASTM standards; (7) There shall be no need to open windows to provide a habitable interior environment.

Ventilation or air-conditioning systems shall consist of an individual vertical terminal air conditioning (VTAC) unit for each guest room. The VTAC system is a through-the-wall installation which is hidden inside an enclosure which looks like a closet. The unit is controlled with a wall thermostat and some units are capable of being controlled by a central location. A VTAC system located in a closet was assumed to perform at an equivalent STC 28 (OITC 20) or better.

### ***Findings of Fact***

A detailed noise study was prepared as part of this CEQA-compliance effort. The resulting "Acoustical Analysis" (June 29, 2018) is included in Appendix G (13650 Harbor Boulevard Hotel Project - Noise Impact Study).

- a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

### ***Less-than-Significant Impact with Mitigation Incorporated.***

**Construction.** Short-term noise impacts would occur during construction of the proposed Project. Construction-related, short-term noise levels would be higher than existing ambient noise levels in the vicinity of the project site, but would cease once project construction is completed.

Construction is conducted in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics that change the character of the noise generated on site. Therefore, the noise levels will vary as construction progresses. Despite the variety in the types and sizes of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

Table 9 shows typical construction noise levels for different types of equipment. This data was compiled by the Environmental Protection Agency (EPA). These noise levels would diminish rapidly with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 86 dBA measured 50 feet from the noise source would reduce to 80 dBA at 100 feet. At 200 feet from the noise source, the noise level would reduce to 74 dBA. At 400 feet the noise source would reduce by another 6 dBA to 68 dBA. During the construction period, the contractors would be required to comply with the City's Noise Ordinance.

**TABLE 9**  
**TYPICAL CONSTRUCTION NOISE LEVELS**

Type	Noise Levels (dBA) at 50 Feet
<b>Earth Moving</b>	
Compactors (Rollers)	73 - 76
Front Loaders	73 - 84
Backhoes	73 - 92
Tractors	75 - 95
Scrapers, Graders	78 - 92
Pavers	85 - 87
Trucks	81 - 94
<b>Materials Handling</b>	
Concrete Mixers	72 - 87
Concrete Pumps	81 - 83
Cranes (Movable)	72 - 86
Cranes (Derrick)	85 - 87
<b>Stationary</b>	
Pumps	68 - 71
Generators	71 - 83
Compressors	75 - 86
<b>Impact Equipment</b>	
Pneumatic Wrenches	82 - 87
Jack Hammers, Rock Drills	80 - 99
Pile Drivers (Peak)	95-105
<b>Other</b>	
Vibrators	68 - 82
Saws	71 - 82

<sup>1</sup> Referenced Noise Levels from the Environmental Protection Agency (EPA)

The FTA provides criteria to assess construction noise impacts in its Transit Noise and Vibration Impact Assessment. The FTA's criteria are based on the potential for construction noise to result in adverse community reaction.

Compliance with the City's Noise Ordinance would ensure that construction noise impacts are reduced to the greatest extent feasible. Although construction noise would be higher than the ambient noise in the project vicinity, construction noise would cease to occur once the proposed Project's construction is completed. For residential uses, the daytime noise threshold is 80 dBA Leq for an 8-hour period. In compliance with the City's Municipal Code, it is assumed construction would not occur during the noise-sensitive nighttime hours.



Table 10 shows the results of the construction noise impact analysis for typical phases of construction and equipment usage. As shown in Table 10, construction activity would be below the 8-hour Leq noise criteria threshold.

**TABLE 10**  
**CONSTRUCTION NOISE LEVELS (dBA)<sup>1</sup>**

Phase	Equipment	Quantity	Calculated Noise Level (dBA)		Combined Noise Level (dBA)	
			Lmax	Leq	Lmax	Leq
Site Preparation	Graders	1	79.0	75.0	79.0	78.5
	Rubber Tired Dozers	1	75.6	71.7		
	Tractors/Loaders/Backhoes	1	78.0	74.0		
Grading	Graders	1	79.0	75.0	79.0	78.5
	Rubber Tired Dozers	1	75.6	71.7		
	Tractors/Loaders/Backhoes	1	78.0	74.0		
Building Construction	Cranes	1	74.5	66.6	78.0	77.4
	Forklifts	1	69.0	65.0		
	Generator Sets	1	74.6	71.6		
	Tractors/Loaders/Backhoes	1	78.0	74.0		
	Welders	3	68.0	64.0		
Paving	Cement and Mortar Mixers	1	72.8	68.8	78.0	76.9
	Pavers	1	71.2	68.2		
	Paving Equipment	1	74.0	67.0		
	Rollers	1	74.0	67.0		
	Tractors/Loaders/Backhoes	1	78.0	74.0		
Architectural Coating	Air Compressors	1	71.6	67.7	71.6	67.7
Maximum Construction Phase Noise Level - Leq (dBA)					78.5	
FTA Construction Noise Criteria (Detailed Assessment: 8-Hour Leq) <sup>2</sup>					80.0	
Potentially Significant Short-Term Noise Impact (Yes/No?)					No	

<sup>1</sup> Construction noise levels calculated using the Federal Highway Administration Roadway Construction Noise Model Version 1.1. Noise levels calculated based on average distance of equipment over an 8-hour period (near center of the site); 100 feet from property line.

<sup>2</sup> Construction noise criteria based on the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (May 2006).

Mitigation Measure NOI-1 would limit construction hours to be consistent with the Municipal Code, and would require the implementation of noise-reducing measures during construction.

**NOI-1. Construction Noise:** Prior to issuance of building permits, the City Community and Economic Development Director, or designee, shall verify that grading and construction plans include the following requirements to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved:

- Construction activities occurring as part of the project shall be subject to the limitations and requirements of the GGMC, which states that construction activities shall occur only between the hours of 7:00 a.m. and 10:00 p.m.
- During all project area excavation and on-site grading, the Construction Contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

Therefore, with the implementation of Mitigation Measure NOI-1, construction noise impacts would be less than significant.

**Operation.** The proposed Project will operate on a 24-hour per day and 7-days per week schedule and will remain open on a 365-day per year basis. As to sensitive receptors, including both Meadowlark Mobile Estates and Santiago High School, the proposed Project will not result in the exposure of persons to or generation of noise levels in excess of standards established in the GGGP, GGMC, and applicable standards of other public agencies. In addition, the proposed Project will not result in a substantial permanent increase in ambient noise levels in the general project vicinity above those levels associated with existing project conditions.

Noise measurement data indicates that the existing site and surrounding area experience daytime noise levels ranging from approximately 53.5 dBA near the eastern property line to 69.6 dBA Leq along Harbor Boulevard. Vehicle traffic along Harbor Boulevard is the major existing sound source impacting the project site. The introduction of project-related traffic is not anticipated to add appreciably to the existing noise environment (See Transportation and Traffic, Appendix H – the proposed Project is anticipated to increase daily traffic by 558 trips, including 25 trips in the a.m. peak hour and 32 trips in the p.m. peak hour).

The main source of stationary noise impacting the adjacent residential homes and high school/institutional land uses would be from typical operational activities of a hotel, such as noise from truck loading and delivery activities, parking lot noise, trash truck collection, and rooftop HVAC equipment. The pool area faces west, away from the sensitive land uses and shielded by the hotel and a perimeter wall, and would not be considered a major source of noise impacting the adjacent sensitive uses.

Loading and delivery activities are expected to take place in the porte-cochere area near the main entrance of the hotel. The loading area is located approximately 225 feet from the adjacent residential homes and 205 feet from the high school property line. Loading activities would mainly consist of box truck deliveries. Heavy duty semi tractor-trailer deliveries would not be common for this type of project.

Parking lot noise would occur from vehicle engine idling and exhaust, doors slamming, tires screeching, people talking, and the occasional horn honking. Parking lot noise would occur throughout the site and is conservatively assessed center of drive aisles closest to adjacent uses; approximately 75 feet from the residential homes and 37 feet from the property line of the high school.

Trash collection would occur in the northeast corner of the project site at the trash enclosure area. Trash truck noise would be considered an infrequent event, typically only occurring a few times per week. The trash enclosure area is located approximately 66 feet from the residential homes and 18 feet from the high school property line. The trash enclosure area would be surrounded by a 10-foot concrete/masonry block wall, shielding the adjacent uses from noise and sight.

Two (2) HVAC air handler equipment units are expected to be located on the roof, approximately 50 feet above pad level. The closest HVAC units will be located approximately 187 feet from the nearest residential units and 175 feet from the high school property line.

Tables 13 and 14 in the Noise Study indicate that stationary noise impacts to the residential properties to the North of the property would not result in a significant change in noise levels as a result of the proposed Project either during the daytime or nighttime. (See Noise Study, Appendix G.) In addition, Table 15 of the Noise Study indicates that stationary noise impacts at the Santiago High School property line to the East of the proposed Project would not result in a significant change in noise levels as a result of the proposed Project during the daytime. (See Noise Study, Appendix G.) Specifically, none of these receptors would experience an increase of 3 dBA or more in ambient noise levels as a result of the proposed Project.

As an additional consideration, the proposed Project will be exposed to mobile source noise generated by traffic along Harbor Boulevard. Based on the project's proximity to Harbor Boulevard, noise levels will range from approximately 62.9 dBA CNEL at the ground floor outdoor pool area to 68.6 dBA CNEL at the second-floor building facade facing Harbor Boulevard. In order to meet the habitable room interior noise standard of 45 dBA CNEL, the project must incorporate building construction techniques that will achieve a minimum noise reduction of 26.4 dBA on the second floor to 26.1 dBA on the fifth floor. A "windows closed" condition and upgraded STC-rated windows are, therefore, required for all habitable hotel rooms facing Harbor Boulevard.

Noise attenuation measures designed to demonstrate compliance with applicable noise standards are presented in Appendix G (13650 Harbor Boulevard Hotel Project - Noise Impact Study). As adapted therefrom, the following mitigation measures are recommended herein:

- **NOI-2.** Prior to issuance of building permits, the project proponent shall demonstrate to the Building Official's satisfaction that the proposed building shell and window assemblies will achieve an exterior-to-interior noise reduction that will meet the requirements of Section 1207.4 (Allowable Interior Noise Levels) in Chapter 12 (Interior Environment) of the 2016 California Building Code.
- **NOI-3.** To accommodate a "window closed" condition, in accordance with the requirements of Section 120.1(a) through 120.1(e) of the 2016 California Building Code, all habitable hotel room shall be equipped with appropriate mechanical ventilation.
- **NOI-4.** Windows and sliding glass doors will require a minimum STC rating of 31 or higher on all the floors.

Because many constitute existing obligations, not presented herein as mitigation measures, the following "design features" were identified in the Appendix G (13650 Harbor Boulevard Hotel Project - Noise Impact Study): (1) All rooftop mounted HVAC equipment shall be shielded or enclosed from the line of sight of adjacent properties. Shielding/parapet wall should be at least as high as the equipment. (2) Provide a six-foot high block wall along the northern and eastern property line to shield adjacent sensitive land uses from project noise. (3) Provide a seven-foot-high block wall with transparent glass to surround the outdoor pool area. The designed noise screening will only be accomplished if the barrier's weight is at least 3.5 pounds per square foot of face area without decorative cutouts, line-of-site openings or gaps between the masonry block and transparent glass material. The noise control barrier should be constructed using masonry block and 3/8" thick acrylic, polycarbonate, laminated glass, or other transparent material with sufficient weight per square foot. (4) Provide concrete masonry unit (CMU) block wall enclosure around trash area to shield adjacent properties. (5) Delivery, loading/unloading activity, and trash pick-up hours shall be limited to daytime (7:00

AM-10:00 PM) hours only. (6) Limit engine idling time for all delivery vehicles and trucks to 5 minutes or less. (7) For proper interior acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum. (8) Construction-related noise activities shall comply with the requirements set forth in Section 8.47 of the GGMC. (9) Construction activities shall not take place between the hours of 10:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a federal holiday. (10) No impact pile driving activities shall be allowed on the project site. (11) During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use. (12) Locate staging area, generators and stationary construction equipment as far from the north and east property line, as reasonably feasible. (13) Obtain a construction work permit from the City of Garden Grove prior to starting construction.

Therefore, with the implementation of Mitigation Measures NOI-2, NOI-3, and NOI-4, operational noise impacts would be less than significant.

- b) Would the project result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

***Less-than-Significant Impact.***

**Construction.** To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structures. For this proposed Project, the nearest structures are located along the southern property line. For purposes of assessing structural impacts from vibration, the nearest sensitive receptors are considered “modern industrial/commercial buildings”. No historical or fragile buildings are known to be located within the vicinity of the site.

The construction of the proposed Project would not require the use of substantial vibration inducing equipment or activities, such as pile drivers or blasting. The main sources of vibration impacts during construction of the project would be from bulldozer activity during site preparation and truck loading activity throughout the construction process.

The construction vibration assessment utilizes the referenced vibration levels and methodology set-forth within the Caltrans Transportation and Construction Induced Vibration Guidance Manual. Table 11 shows the referenced vibration levels.

**TABLE 11**  
**TYPICAL CONSTRUCTION VIBRATION LEVELS<sup>1</sup>**

Equipment	Peak Particle Velocity (PPV) (inches/second) at 25 feet	Approximate Vibration Level (LV) at 25 feet
Piledriver (impact)	1.518 (upper range) 0.644 (typical)	112 104
Piledriver (sonic)	0.734 (upper range) 0.170 (typical)	105 93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large bulldowzer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

<sup>1</sup> Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2005.

Table 12 shows the project's construction-related vibration analysis at the residential structures to the south.

**TABLE 12**  
**CONSTRUCTION VIBRATION ANALYSIS - SOUTH**

Construction Activity	Distance to Nearest Structure (ft) at South	Duration	Calculated Vibration Level - PPV (in/sec)	Damage Potential
Loaded Trucks	10	Continuous/Frequent	0.208	Fragile Buildings <sup>1</sup>
Large Bulldozer	10	Continuous/Frequent	0.244	Fragile Buildings <sup>1</sup>

<sup>1</sup> Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

The estimated vibration noise levels at the nearest sensitive receptors are compared to the Caltrans Vibration Manual thresholds. The damage potential to the nearest structures would be within the "fragile buildings" category. No potential damage would be expected to the modern commercial buildings in the nearby vicinity. Therefore, the construction of the proposed Project would not result in the generation of excessive ground-borne vibration.

**Operation.** As a hotel, the proposed Project would not be anticipated to generate operational vibration impacts other than those associated with vehicles on-site (either visiting the hotel, making deliveries, or providing trash removal services). Because the rubber tires and suspension systems of trucks and other on-road vehicles provide vibration isolation and reduce noise, it is unusual for on-road vehicles to cause ground-borne noise or vibration problems. Most problems with on-road vehicle-related noise and vibration can be directly related to a pothole, bump, expansion joint, or other discontinuity in the road surface. Smoothing the bump or filling the pothole would usually solve the problem. The proposed Project would include a new paved

surface; therefore, project-related vehicular traffic would not result in significant ground-borne noise or vibration impacts, and no mitigation would be required.

- c) Would the project result in a substantial permanent increase in ambient noise levels above those existing prior to the implementation of the project?

**Less-than-Significant Impact.** The proposed Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, see (a) above. No mitigation would be required.

- d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

**Less-than-Significant Impact.** Construction activities are exempt from the noise standards in the GGMC. Absent local standards, the United States Department of Transportation, Federal Transit Administration (FTA) "Transit Noise and Vibration Impact Assessment" (2006) criteria was used to assess the potential significant of construction noise. For residential uses, a daytime noise threshold standard of 80 dBA Leq for an 8-hour period was used in this assessment. Because construction activity would be below the 8-hour Leq noise criteria threshold, temporary and periodic noise impacts would be less than significant. See (a) above. No mitigation would be required.

- e) Would the project result in, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

**No Impact.** The nearest airports to the project site include: (1) John Wayne Airport – Orange County Airport (SNA) (located approximately 6.3 miles to the southeast); (2) Los Alamitos Army Airfield Airport (SLI) (located approximately 6.9 miles to the west); (3) Fullerton Municipal Airport (FUL) (located approximately 8.2 miles to the northeast). The project site is not located within an airport land-use plan or within two miles of a public airport or public use airport; therefore, the proposed Project would not expose people residing or working in the project area to excessive noise levels.

- f) Would the project result in, for a project near a private airstrip, would it expose people residing or working in the project area to excessive noise?

**No Impact.** The proposed Project is not located near a private airstrip.

### 13. Population and Housing

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### ***Background Information***

On May 18, 2018, the California Employment Development Department's Labor Market Information Division reported that the unemployment rate in the Orange County was 2.6 percent in April 2018, down from a revised 2.8 percent in March 2018, and below the year-ago estimate of 3.4 percent. This compares with an unadjusted unemployment rate of 3.8 percent for California and 3.7 percent for the nation during the same period.

### ***Findings of Fact***

- a) Would the project induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

#### ***Less-than-Significant Impact.***

**Construction.** Construction of the proposed Project would provide short-term jobs for the period of January through December of 2019. Many of the construction jobs would be temporary and would be specific to the variety of construction tasks to be completed. It is anticipated that the project-related construction labor force would already be located in the project vicinity, and workers would not be expected to relocate their places of residence as a consequence of working on the proposed Project. Therefore, the proposed Project would not be expected to induce substantial population growth or demand for housing through increased construction employment.

**Operation.** The proposed Project would not cause or result in direct population growth because it does not include a housing component and the potential employment opportunities associated with the proposed commercial use can be reasonably filled by the area's existing labor force.

The proposed Project is anticipated to require 25 full-time and part-time employees. As of January 2018, the City had a labor force of 24,500, and the County had a labor force of 1,621,800, with approximately 600 and 50,700 people unemployed, respectively.<sup>9</sup> The January 2018 unemployment rate was 2.4 percent for the City and 3.1 percent for the County.<sup>10</sup> This suggests an available local and regional labor pool to serve the long-term

<sup>9</sup> State of California Employment Development Department. 2018. Monthly Labor Force Data for Cities and Census Designated Places, January 2018. June 21, 2017. Website: <http://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#CCD> (accessed on March 14, 2018).

<sup>10</sup> Ibid.

employment opportunities offered by the proposed Project. It is unlikely that a substantial number of employees would need to be relocated from outside the region to meet the need

Additionally, no infrastructure improvements are proposed that would increase the available capacity of existing infrastructure so as to accommodate additional growth.

Moreover, projects which are deemed consistent with local general plans are not generally considered to be growth inducing. With the exception of proposed changes to existing design standards, the proposed Project is consistent with the GGGP and GGMC, and no changes to the City's land-use policy and/or zoning map are contemplated herein.

For these reasons, operation of the proposed Project would not induce substantial population growth or accelerate development in an underdeveloped area, and any impacts to population growth would be less than significant. Therefore, construction and operation of the proposed Project would have a less than significant impact on population growth, and no mitigation would be required.

- b) Would the project displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?

**No Impact.** No housing currently exists on the project site, and housing displacement would not occur as a result of project implementation. Therefore, the proposed Project would not result in an impact related to the displacement of housing, and no mitigation would be required.

- c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

**No Impact.** No housing currently exists on the project site, and no people would be displaced as a result of project implementation. Therefore, the proposed Project would not displace substantial numbers of people, necessitating the construction of replacement housing, and no mitigation would be required.

## 14. Public Services

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
1. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- |                             |                          |                          |                                     |                                     |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 3. Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## ***Background Information***

### **Fire Protection**

Fire protection services would be provided to the proposed Project by the Garden Grove Fire Department (GGFD). The GGFD provides fire suppression and prevention, emergency medical and rescue services, hazardous materials response, and public education activities to the City's residents and has a total of seven stations within the City limits.<sup>11</sup> The GGFD routinely reviews proposed development plans as part of City's plan check process and, as appropriate, provides the City with comments thereupon. Operating from seven municipal fire stations, the GGFD's front-line apparatus includes seven engine companies, including four paramedic assessment engine companies, two full paramedic engine companies, one truck company (100-foot aerial ladder truck with tiller), one shift command unit, one paramedic squad, and one air utility unit. Additional fire apparatus is held in reserve, including an additional 100-foot aerial ladder truck with tiller.

The GGFD's total emergency activity includes 25 percent fire protection and 75 percent emergency medical services.<sup>12</sup> Currently, GGFD employs 92 full-time sworn firefighters.<sup>13</sup> In the City's 2017-2018 & 2018-2019 Annual Budget, there are 96 sworn firefighters budgeted.<sup>14</sup>

The GGFD is divided into two primary divisions: the Fire Operations Division and the Administrative Services/Fire Marshal Division. The Fire Operations Division consists of the fire training and emergency services operations, whereas the Administrative Services/Fire Marshal Division consists of fire investigation activities and the Fire Prevention Bureau (i.e., plan check, public information, and public education services and activities).

### **Police Protection**

Police protection and law enforcement services are provided to the City by the Garden Grove Police Department (GGPD). The GGPD is currently divided into three bureaus: Community Policing, Administrative Services, and Support Services. The GGPD is located at 11301 Acacia Parkway, approximately 5 miles southeast of the project site. The project site falls within the GGPD's Western Division. Currently, the GGPD employs approximately 159 full-time sworn officers.<sup>15</sup> In the City's 2017–2018 and 2018–2019 Annual Budgets, there are 166 officers

<sup>11</sup> City of Garden Grove Fire Department. Facts & Figures. Website: <https://www.ci.garden-grove.ca.us/fire/facts> (accessed March 19, 2018).

<sup>12</sup> Ibid.

<sup>13</sup> City of Garden Grove Fire Department. Website: <https://www.ci.garden-grove.ca.us/fire> (accessed March 19, 2018).

<sup>14</sup> City of Garden Grove. Budget 2017–2018 & 2018–2019. Website: <https://www.ci.garden-grove.ca.us/city-files/17-18%2618-19-budget.pdf> (accessed March 19, 2018).

<sup>15</sup> City of Garden Grove Police Department. Website: <https://www.ci.garden-grove.ca.us/police> (accessed March 19, 2018).

budgeted.<sup>16</sup> With a current City population of 174,858,<sup>17</sup> the service ratio of officers to residents is approximately 0.91 to 1,000.<sup>18</sup>

In Fiscal Year 2016–2017, the GGPd responded to 68,359 calls for service with an average response time of 4 minutes, 52 seconds, for priority calls.<sup>19</sup> The GGFD's current response time goal is no more than 5 minutes.<sup>20</sup> As such, the GGPd is currently meeting its response time goals. The GGPd routinely reviews proposed development plans as part of City's plan check process and, as appropriate, provides the City comments thereupon.

## **Schools**

The proposed Project is located within the Garden Grove Unified School District (GGUSD). The GGUSD currently encompasses 28 square miles and includes schools within the City, as well as schools in the Cities of Anaheim, Cypress, Fountain Valley, Santa Ana, Stanton, and Westminster.<sup>21</sup> As the third largest school district in the County, approximately 45,000 students from preschool to high school are currently enrolled in one of GGUSD's 68 public schools.<sup>22</sup> Additionally, more than 5,000 full-time and part-time employees work at the GGUSD, making it the largest employer in the City.<sup>23</sup>

## **Parks**

The Community Services Department oversees the operation and maintenance of parks and recreational facilities throughout the City. According to the City's Parks, Recreation, and Open Space Element, the City currently maintains 14 parks and uses 5 public schools as additional park facilities through joint-use agreements with the GGUSD, totaling 157.1 acres of parkland throughout the City. The General Plan Parks, Recreation, and Open Space Element requires the provision of 2 acres of parkland per 1,000 residents.

## **Other Public Services**

The Orange County Public Library (OCPL) system provides library services within the jurisdictions of the County's cities as well as unincorporated areas.<sup>24</sup> There are three library branches currently serving the City: Garden Grove Tibor Rubin Branch located at 11962 Bailey Street (approximately 2.1 miles southwest of the project site); Garden Grove Chapman Branch located at 9182

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<sup>16</sup> City of Garden Grove. Budgets 2017–2018 and 2018–2019. Website: <https://www.ci.garden-grove.ca.us/city-files/17-18%2618-19-budget.pdf> (accessed March 19, 2018).

<sup>17</sup> U.S. Census Bureau. 2011–2015 American Community Survey 5-Year Estimates. Table DP05. Website: <https://www.census.gov/programs-surveys/acs/data/summary-file.2015.html> (accessed August 18, 2017).

<sup>18</sup> Calculation: 174,858 residents / 1,000 = 174.858; 159 / 174.858 = 0.909.

<sup>19</sup> City of Garden Grove. City Performance Report, Fiscal Year July 1, 2016–June 30, 2017. Website: <https://www.ci.garden-grove.ca.us/internet/pdf/citymanager/2016-2017performancereport.pdf> (accessed March 21, 2018).

<sup>20</sup> City of Garden Grove. Budget 2015–2016. Website: [https://www.ci.garden-grove.ca.us/internet/pdf/finance/2015-2016\\_citybudget.pdf](https://www.ci.garden-grove.ca.us/internet/pdf/finance/2015-2016_citybudget.pdf) (accessed March 19, 2018).

<sup>21</sup> Garden Grove Unified School District. Schools. Website: <http://www.ggusd.us/schools#elementary> (accessed March 16, 2018).

<sup>22</sup> Garden Grove Unified School District. Employment. Website: <http://www.ggusd.us/employment> (accessed March 15, 2018).

<sup>23</sup> Ibid.

<sup>24</sup> Orange County Public Libraries. About OCPL. Website: <http://ocpl.org/services/about> (accessed March 16, 2018).

Chapman Avenue (approximately 2.3 miles southeast of the project site); and Garden Grove Main Branch located at 11200 Stanford Avenue (approximately 4.9 miles southeast of the project site).

### ***Findings of Fact***

- a1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: fire protection?

***Less-than-Significant Impact.*** The proposed Project is not expected to result in any substantial adverse physical impacts associated with the provision of any new or physically altered fire department facilities, the construction of which could cause significant environmental impacts.

The ISO rates fire departments based on assessments of fire damage risk and those ratings are used as a factor in establishing fire insurance premiums. ISO ratings are a numerical grading from one to ten (best to worst). The rating is based on analysis of various fire department elements, including fire-suppression delivery system, fire dispatch, water supply, number of fire hydrants, available equipment, type of training, and personnel. With a Class 2 ISO rating, the GGFD is considered a high-quality fire department.

The Insurance Services Office (ISO) "Field Suppression Rating Schedule" (FSRS) states that "[t]he built-upon area of the fire protection area should have a first-due engine company within 1.5 road miles and a ladder-service company within 2.5 road miles." The distances are based on a formula developed by the RAND Institute and uses the equation:

$$T = 0.65 + 1.7D$$

T = travel time in minutes

D = distance in miles

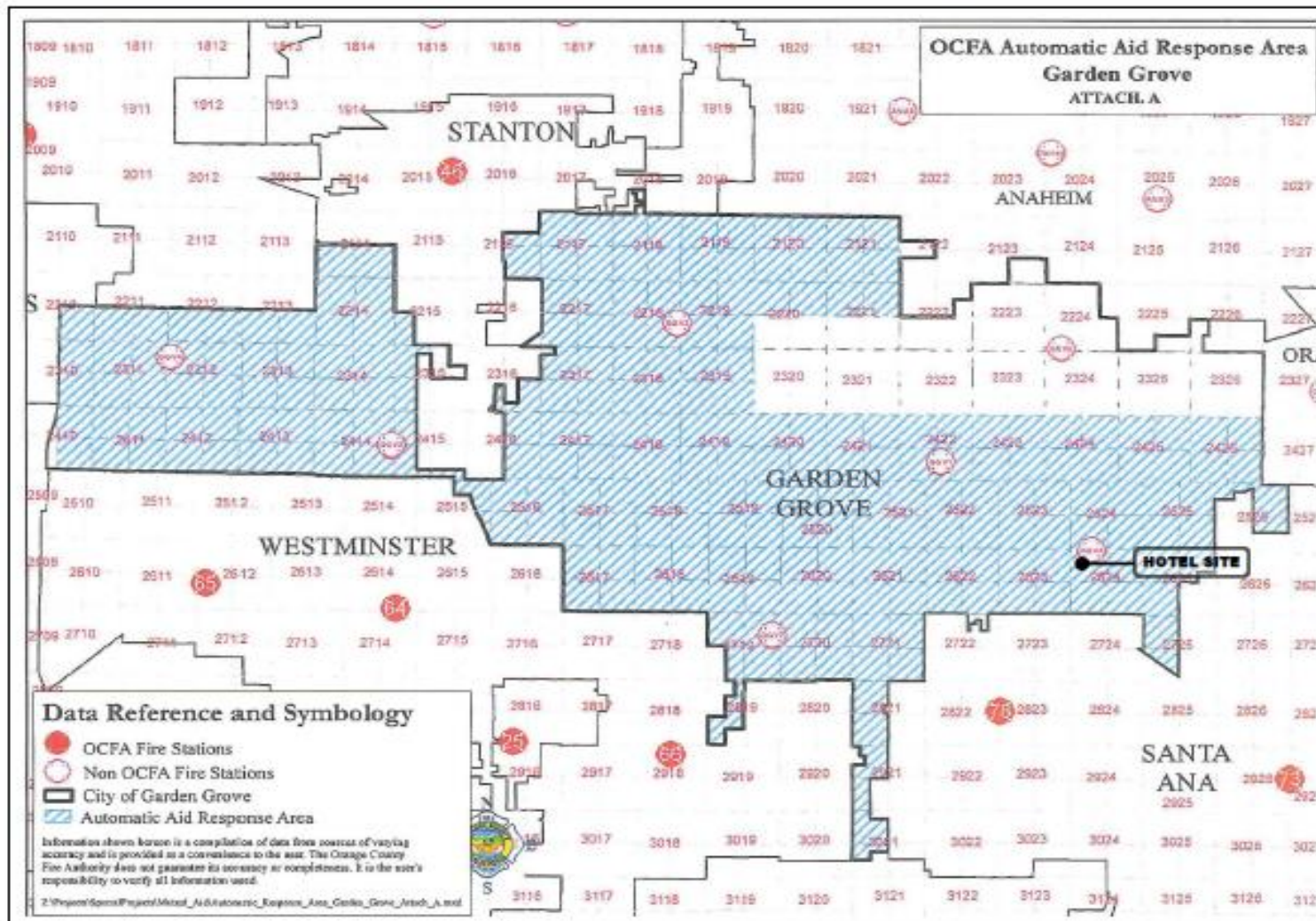
The formula is based on an average 35 miles per hour (mph) road speed and converts to engines 3.2 minutes, ladders 4.9 minutes, and a maximum response distance of 9.15 minutes. In contrast, as indicated in the OCFA's "Standards of Coverage and Deployment Plan" (2014), the OCFA has determined that 30 mph is a more accurate average speed for its service area.

Presented in [Figure 32](#) (City and County Fire Stations in the General Project Area) is a map illustrating those GGFD and OCFA fire stations located within a 1, 1½, 2, and 2½-radius of the proposed Project. (Note that the depicted station location is not intended to be exact.) In addition to GGFD Station Nos. 1, 3, 6, and 7, those OCFA and City of Orange facilities within a 2½-mile radius are described in [Table 13](#) (City and County Fire Stations in the General Project Area). (See also [Figure 31](#) - City of Garden Grove, Orange County Fire Authority, and Garden Grove Fire Department Automatic Aid and Response Area.)

GGFD Station No. 3 (12132 Trask Avenue) is the nearest engine company to the proposed Project. Constructed in 1994, Garden Grove Fire Station No. 3 is located only about 0.01 miles (500 feet) to the northeast of the proposed Project. Operating from Fire Station No. 3 is one paramedic assessment engine company (captain, engineer, firefighter/paramedic and one Office of Emergency Services (OES) engine company). Based on proximity, Fire Station No.

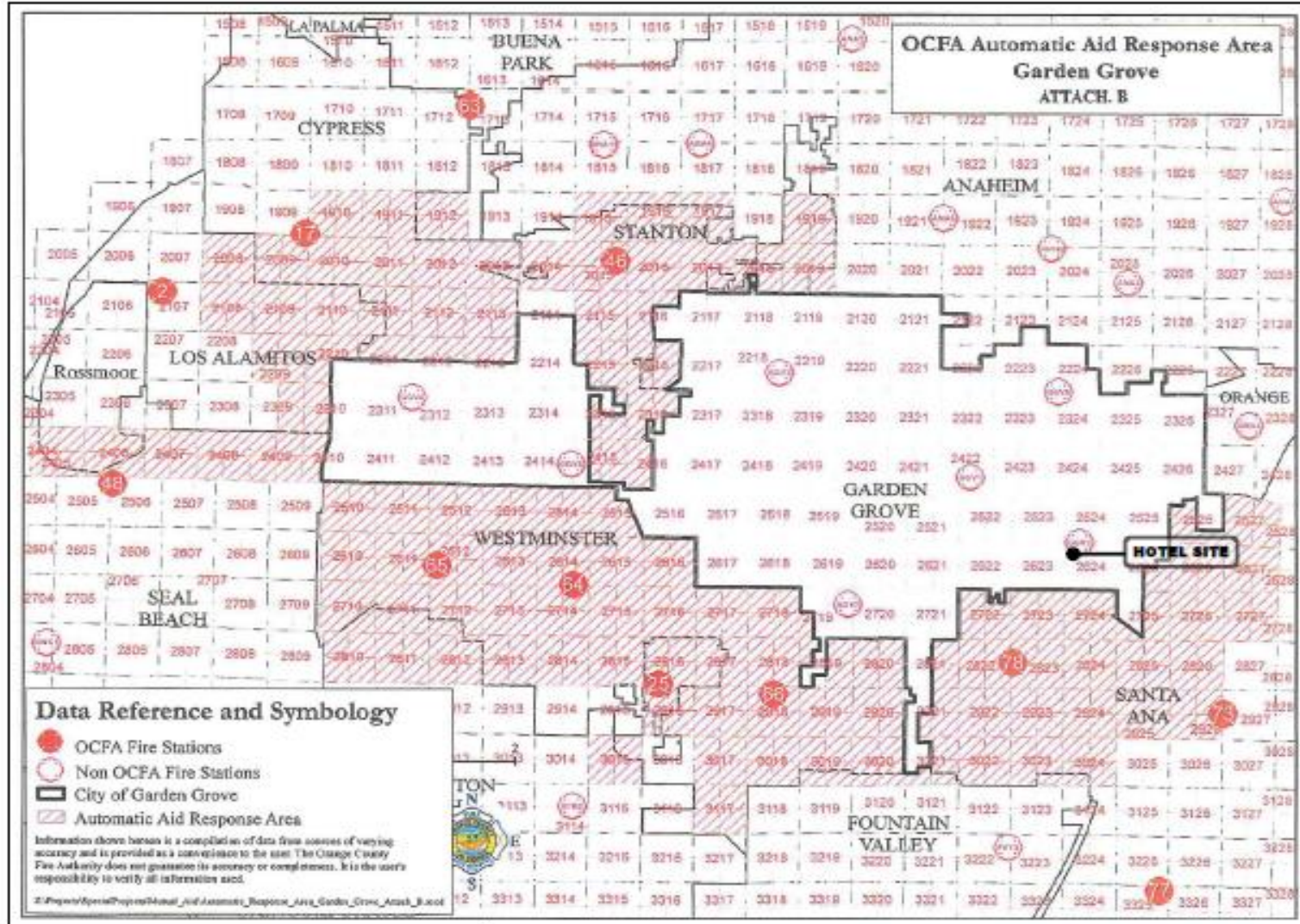
3 would be the first to arrive at the project site in the event of an emergency and would thus be designated as the “first-in” station. GGFD Station No. 1 (11301 Acacia Parkway) is the nearest truck company and is located less than two miles from the proposed Project, and would be designated as the “second-call” station to support Fire Station No. 3.

Based on GGFD’s existing stations, apparatus, and deployment, the proposed Project conforms to the ISO standard for distance from both engine and ladder companies. In addition, as further depicted in the OCFA’s “Standards of Coverage and Deployment Plan” (2014), as depicted in Figure 33 (Orange County Fire Authority – Number of Ladder Trucks within 10-Minute Travel Time), at least two OCFA truck companies can arrive at the proposed Project within ten minutes.



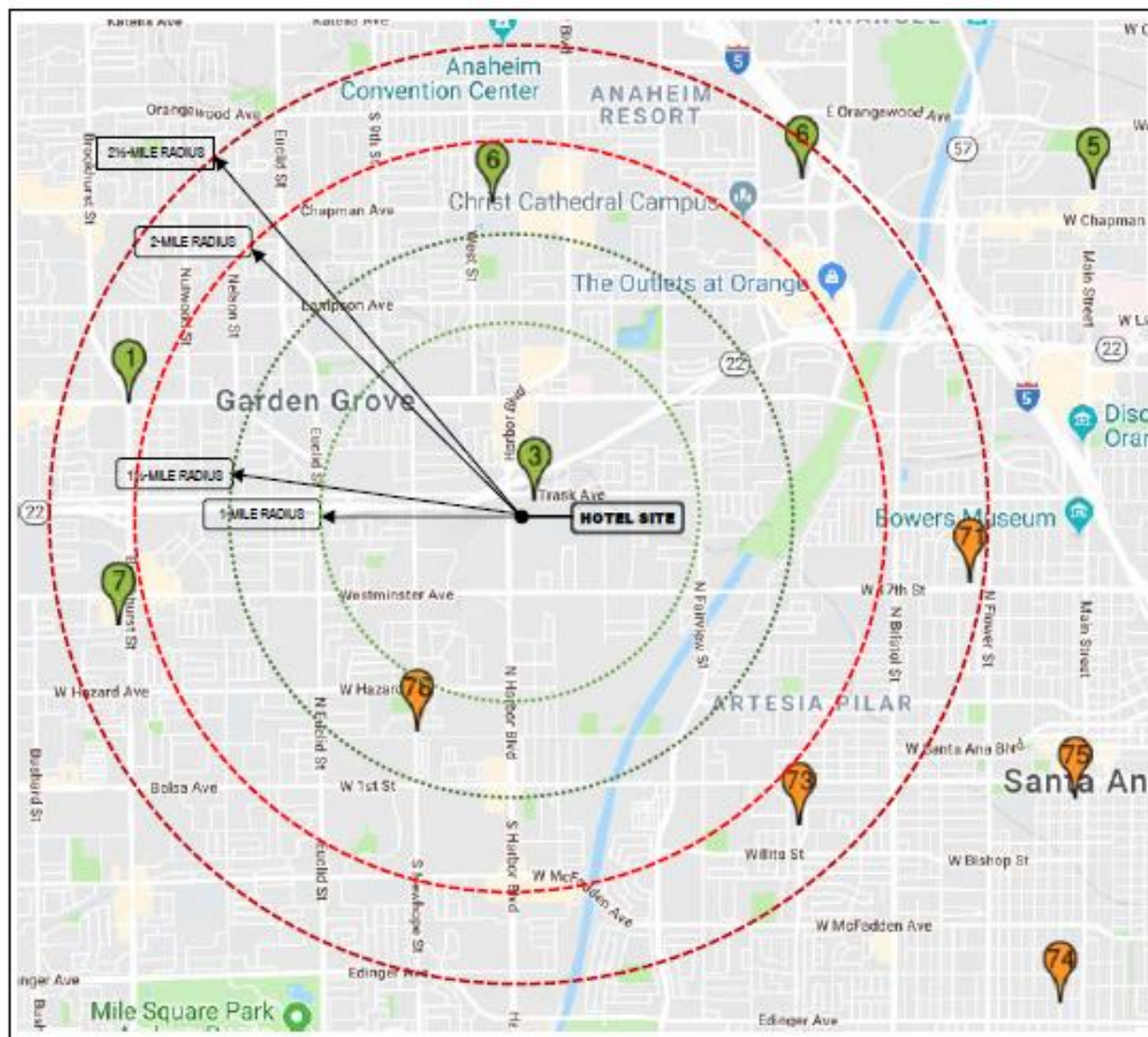
**Figure 31 (1 of 2)**  
**CITY OF GARDEN GROVE AND ORANGE COUNTY FIRE AUTHORITY**  
**ORANGE COUNTY FIRE AUTHORITY AUTOMATIC AID RESPONSE AREA**  
 Source: City of Garden Grove/Orange County Fire Authority





*Figure 31 (2 of 2)*  
**CITY OF GARDEN GROVE AND ORANGE COUNTY FIRE AUTHORITY  
 GARDEN GROVE FIRE DEPARTMENT AUTOMATIC AID RESPONSE AREA**  
 Source: City of Garden Grove/Orange County Fire Authority





**Fire Stations:**

**City of Garden Grove  
Fire Department**

- No. 1: 11301 Acacia Parkway  
Garden Grove 92840
- No. 3: 12132 Trask Avenue  
Garden Grove 92840
- No. 6: 1211 Chapman Avenue  
Garden Grove 92840
- No. 7: 14162 Forsyth Lane  
Garden Grove 92844

**Orange County Fire Authority  
Division 6, Battalion 9**

- No. 66: 15601 Moran Street  
Westminster 92682
- No. 71: 1029 W. 17<sup>th</sup> Street  
Santa Ana 92706
- No. 73: 419 S. Franklin Street  
Santa Ana 92703
- No. 74: 1427 S. Broadway Street  
Santa Ana 92707
- No. 75: 120 W. Walnut Street  
Santa Ana 92701
- No. 78: 501 N. Newhope Street  
Santa Ana 92703

**City of Orange  
Fire Department**

- No. 5: 1345 W. Maple Avenue  
Orange 92868
- No. 6: 345 The City Drive South  
Orange 92868

**Figure 32  
CITY AND COUNTY  
FIRE STATIONS IN THE  
GENERAL PROJECT AREA**  
Source: Orange County Fire Authority

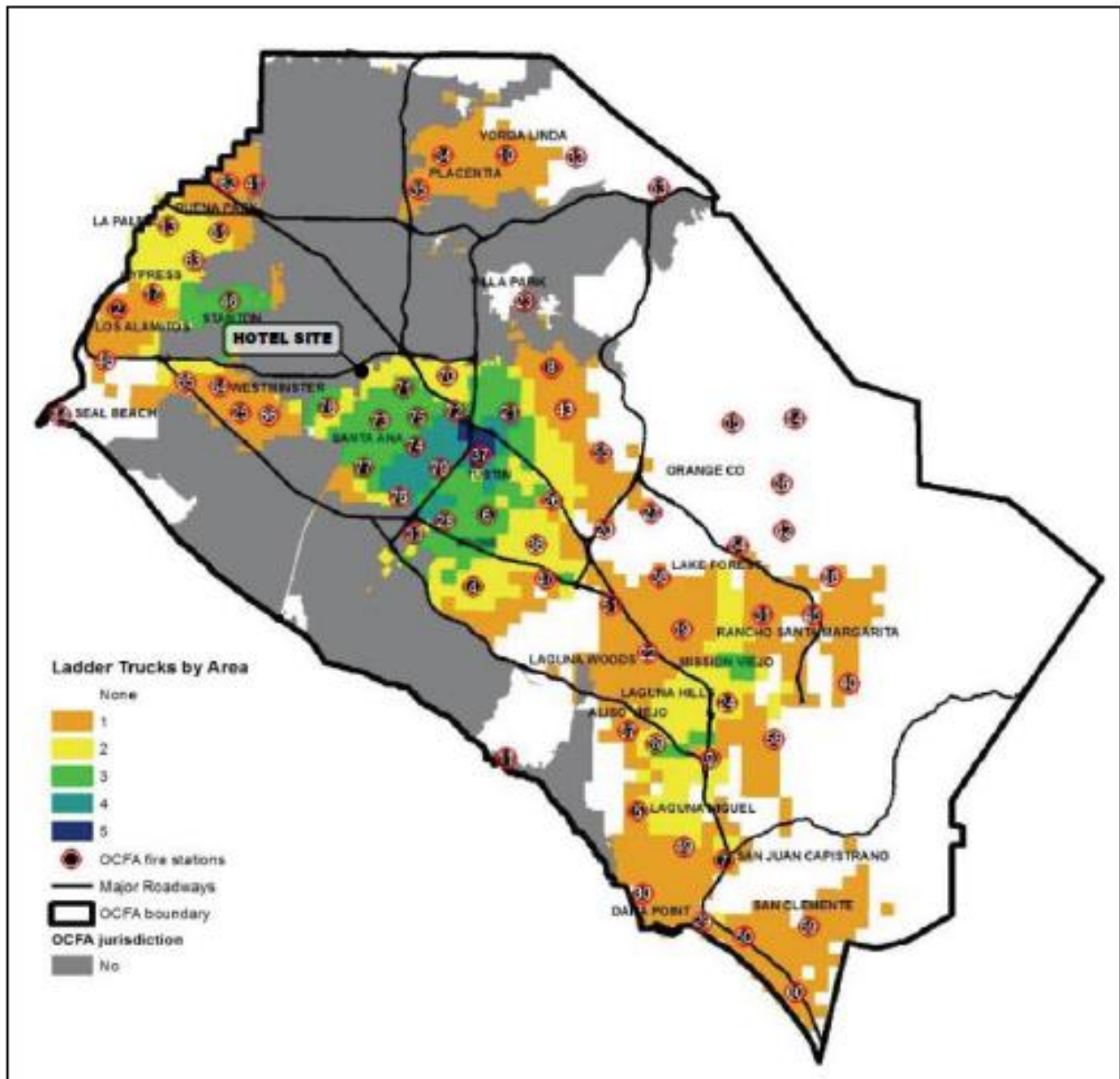


Figure 33  
**ORANGE COUNTY FIRE AUTHORITY**  
**NUMBER OF LADDER TRUCKS WITHIN 10-MINUTE TRAVEL TIME**  
 Source: Orange County Fire Authority



**TABLE 13**  
**CITY AND COUNTY**  
**FIRE STATIONS IN THE GENERAL PROJECT AREA**

Station No.	Staffing	Apparatus
<b>City of Garden Grove Fire Department</b>		
Station No. 1 11301 Acacia Parkway Garden Grove 92840	1 Captain 2 Engineers 4 Firefighters 1 Paramedic	Engine 1 Truck Company 1 Air Utility Unit Paramedic Squad
Station No. 3 12132 Trask Avenue Garden Grove 92840	1 Captain 1 Engineer 1 Firefighter/Paramedic	PAU Engine 3 OES Engine
Station No. 6 1211 Chapman Avenue Garden Grove 92840	1 Captain 1 Engineer 1 Firefighter/Paramedic	PAU Engine 6
Station No. 7 14162 Forsyth Lane Garden Grove 92844	1 Captain 1 Engineer 1 Firefighter/Paramedic	PAU Engine 7
<b>Orange County Fire Authority</b>		
Station No. 71 1029 W. 17 <sup>th</sup> Street Santa Ana, CA 92706	6 Fire Captains 6 Fire Apparatus Engineers 12 Firefighters	Medic Engine 71 Medic Truck 71
Station No. 73 419 S. Franklin Street Santa Ana, CA 92703	3 Fire Captains 3 Fire Apparatus Engineers 6 Firefighters	Medic Engine 73
Station No. 78 501 N. Newhope Street Santa Ana, CA 92703	3 Fire Captains 3 Fire Apparatus Engineers 9 Firefighters	Medic Van 78 PAU Engine PAU 78
<b>City of Orange Fire Department</b>		
Station No. 6 345 The City Drive South Orange, CA 92868	1 Captain 1 Engineer 1 Firefighters	Engine
<b>Notes:</b> <b>PAU – Paramedic Assessment Unit</b>		

Source: Orange County Fire Authority

As a hotel, the proposed Project would not be anticipated to result in an excessive increase in calls for service. The Project Applicant would be required to comply with all applicable building code requirements requiring fire protection devices such as sprinklers, alarms per the California Fire Code (CFC), adequately spaced fire hydrants, and fire access lanes. Adherence to applicable codes would decrease the demand for fire services and ensure that there is adequate emergency access on site.

Furthermore, the project site is not located within a Fire Hazard Severity Zone on the Statewide Cal Fire Map for the Orange County Region. Although the proposed Project may necessitate additional fire assistance, such a need would be negligible and would not necessitate new or expanded fire protection facilities. Therefore, impacts to fire protection would be less than significant, and no mitigation is required.

- a2) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental

impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: police protection?

***Less-than-Significant Impact.*** The proposed Project is not expected to result in any substantial adverse physical impacts associated with the provision of any new or physically altered police facilities, the construction of which could cause significant environmental impacts.

The City of Garden Grove Police Department (GGPD) provides law enforcement services throughout the City. The GGPD operates from a centralized facility located at 11301 Acacia Parkway, approximately 1.2 miles northeast of the project site.

As indicated in the 2008 FPEIR, with regard to the GGPD, from a programmatic perspective, no service shortfall requiring additional personnel or equipment is anticipated as a result of the implementation of the GGPD.

No detailed information on the proposed security measures to be incorporated into the proposed Project has been requested from or provided by the Project Applicant. Typically, hotels provide a variety of measures, including chain locks and dead bolts and one-way viewing mirrors on guest room doors; centralized-video camera systems; 24-hour security patrol on guest room floors; criminal record checks of new employees; printed safety tips on bulletin boards to educate guests about crime prevention; and security instruction for new employees. Those actions can reduce the number of potential incidences and reduce emergency and non-emergency demands on the GGPD.

While the proposed Project may incrementally contribute to Citywide demands for police services, the resulting increase would be less-than-significant. Therefore, operational impacts to police services would be less than significant, and no mitigation would be required.

- a3) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: schools?

***Less-than-Significant Impact.*** The proposed Project is not expected to result in any substantial adverse physical impacts associated with the provision of any new or physically altered school facilities, the construction of which could cause significant environmental impacts.

Because the proposed Project does not have a residential component, project implementation will not result in any direct impacts to the Garden Grove Unified School District (GGUSD); however, new employment opportunities associated with the proposed Project could promote household formation and/or the in-migration of families into the school district's boundaries.

Local school districts are authorized to impose and collect school "impact fees" for all residential and non-residential development activities that occur within their jurisdiction to offset the additional costs associated with the new students that result directly from the construction of new homes and indirectly from the creation of new employment opportunities. The governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose

of funding the construction or reconstruction of school facilities. The fee that can be imposed by the affected school district can vary based on the type of use proposed. Local school districts are authorized to adjust those fees for inflation every two (even numbered) years, as determined by the State Allocation Board (SAB) at its January meeting.

Section 65995(h) of the California Government Code provides that “[t]he payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995 and, if applicable, any amounts specified in Section 65995.5 or 65995.7 are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities.”

As of March 2018, the fees assessed by the GGUSD are \$3.79 per square foot for residential development, \$0.61 per square foot for the purpose of housing for seniors, and \$0.61 per square foot commercial and industrial development. Payment of applicable fees to the GGUSD constitutes full and complete mitigation of project-related impacts on the provision of school facilities. Fees are collected by the City at the time building permits are issued.

As a result, operational impacts to school services would be less than significant, and no mitigation would be required.

- a4) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: parks?

***Less-than-Significant Impact.*** The proposed Project is not expected to result in any substantial adverse physical impacts associated with the provision of any new or physically altered recreational facilities, the construction of which could cause significant environmental impacts.

Non-residential uses typically do not directly impose substantial demands on recreational services and/or park facilities. The proposed Project would provide recreational opportunities on-site including a pool and a gym. Based on the proposed Project’s size and the nature of the proposed use, implementation would not be expected, either directly or indirectly, to substantively impact available recreational services and/or proximal recreational facilities.

As a result, operational impacts to park services would be less than significant, and no mitigation would be required.

- a5) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: other public facilities?

***No Impact.*** The proposed Project is not expected to result in any substantial adverse physical impacts associated with the provision of any new or physically altered library or other

governmental facilities, the construction of which could cause significant environmental impacts. The City is a member of the Orange County Public Library (OCPL) system. The OCPL has adopted a standard service ratio of 0.2 square foot of library space and 1.5 volumes per capita to serve residential communities. The OCPL has not adopted a service standard for non-residential land uses.

As discussed previously, development of the proposed Project could result in an increase of new employees in the City. While it is possible that employees may visit library facilities during breaks or after work hours, the impact would not significantly affect OCPL system performance, and would not require the expansion of libraries within the City. Because the proposed Project does not include residential uses, it is unlikely that the implementation would increase demand for library facilities. Therefore, the proposed Project would not impact library services. No mitigation would be required.

Moreover, no additional public facilities would be substantively impacted by the proposed Project. As such, no mitigation would be required.

## 15. Recreation

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Findings of Fact

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

**Less-than-Significant Impact.** According to the City of Garden Grove's Parks, Recreation, and Open Space Element, the City currently maintains 14 parks and uses 5 public schools as additional park facilities through joint-use agreements with the Garden Grove Unified School District (GGUSD), totaling 157.1 acres of parkland throughout the City. Additionally, the Parks, Recreation, and Open Space Element requires the provision of 2 acres of parkland per 1,000 residents.

As discussed in Section 13, Population and Housing, the proposed Project will not cause substantial population growth and, therefore, will not lead to an increase in the use of neighborhood and regional parks. The nearest neighborhood parks are Cesar Chavez Campesino Park (W. 5<sup>th</sup> Street, Santa Ana) and Twin Lakes Freedom Park (12952 Lampson

Avenue, Garden Grove), located approximately 1.0 mile to the southeast and 1.1 miles to the northeast, respectively. No regional parks are located in proximity to the project site. Due to onsite amenities, hotel guests would not be anticipated to utilize either neighborhood or regional parks to any significant degree.

Public golf courses in the general project area include Willowick Golf Course (3017 W. 5<sup>th</sup> Street, Santa Ana) and Riverview Golf Course (1800 W. Santa Clara Avenue, Santa Ana), located about 0.6 and 1.2 miles away, respectively. Any minimal increased usage of these facilities attributable to the proposed Project would not be expected to result in any substantial physical deterioration of those facilities.

Overall, the proposed Project does not include any residential uses and, therefore, would not increase the City's population that would utilize parks. While it is possible that hotel guests may visit nearby parks and recreational facilities during their stay, it is unlikely that the temporary use of parks by hotel guests would increase the use of those parks to a level that would contribute to substantial physical deterioration of those facilities.

Therefore, the proposed Project would result in less than significant impacts related to the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and no mitigation would be required.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

**No Impact.** The proposed Project neither includes any public recreational facilities nor, based on the anticipated minimal usage thereof, requires the expansion of any public recreational facilities. Therefore, there would be no impacts related to the construction or expansion of recreational facilities, and no mitigation would be required.

## 16. Transportation and Traffic

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and free-ways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### **Background Information**

In order to assess the project's potential traffic-related impacts, a traffic study was performed as part of this CEQA-compliance effort. The resulting "13650 Harbor Boulevard Hotel Trip Generation Analysis & Traffic Letter" (April 20, 2018) is included in Appendix H (Trip Generation Analysis & Traffic Letter).

The project site is freeway accessible. The eastbound off-ramp of the Garden Grove (SR-22) Freeway is located approximately 600 feet to the north. Access to the eastbound on-ramp is obtained by travelling north on Harbor Boulevard for approximately 600 feet, turning right onto Trask Avenue, and traveling for a distance of approximately 650 feet.

The Anaheim Convention Center (200 S. Anaheim Boulevard, Anaheim) and Disneyland (1313 Disneyland Drive, Anaheim) are located approximately 2.3 and 2.6 miles to the north, respectively.

### **Findings of Fact**

- a) Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and free-ways, pedestrian and bicycle paths, and mass transit?

### **Less-than-Significant Impact.**

**Construction.** The proposed Project would generate short-term construction-related vehicle trips from construction workers and delivery of construction vehicles. Vehicle trips that would be generated on a daily basis throughout each phase of construction would derive from

construction workers and delivery of construction materials. All construction equipment, including construction worker vehicles, would be staged on the project site for the duration of the construction period. In addition, the proposed Project construction schedule would comply with the City Municipal Code Chapter 8.47, which limits construction activities to the hours between 7:00 a.m. and 10:00 p.m. when the project site is within a residential area or within 500 ft of a residential area. Any construction-related vehicle trips, however, would be temporary because construction is scheduled for only 226 days.

The proposed Project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, construction impacts are less than significant, and no mitigation is required.

**Operation.** The traffic impacts of the proposed Project during the a.m. peak hour and p.m. peak hour were evaluated based on a comparison between the existing and future operating conditions on the project site. Vehicle trips to and from the project site were calculated for the existing and with-project conditions using trip rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition (2017). The proposed Project is anticipated to increase annual daily traffic (ADT) (i.e., number of vehicles entering and leaving the project site daily) by 558 trips and total peak hour trips (i.e., number of vehicles entering and leaving the project site during peak hours) by 25 trips in the a.m. peak hour and by 32 trips in the p.m. peak hour. (See [Appendix H](#).) Due to the low vehicle trips associated with project implementation,<sup>25</sup> operational traffic impacts would be less than significant, and no mitigation is required.

- b) Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?

**No Impact.** As indicated in the OCTA's "2017 Orange County Congestion Management Program" (October 2017) (CMP) the Garden Grove (SR-22) Freeway westbound ramp at Harbor Boulevard is identified as a "CMP intersection" and potential subject thereto.

The CMP notes that projects whose traffic impact falls below a specified threshold do not require compliance. As noted: "A TIA [Traffic Impact Analysis] will be required for CMP [Congestion Management Plan] purposes for all proposed developments generating 2,400 or more daily trips. For developments which will directly access a CMP Highway System link, the threshold for requiring a TIA should be reduced to 1,600 or more trips per day." Because the proposed Project's projected number of daily trips falls (558 trips) below that threshold, a TIA is not required. Therefore, the proposed Project would not conflict with an applicable congestion management program.

- c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

**No Impact.** The nearest airports to the project site include: (1) John Wayne Airport – Orange County Airport (SNA) (located approximately 6.3 miles to the southeast); (2) Los Alamitos

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<sup>25</sup> According to the City of Garden Grove's Traffic Engineering Policy TE 18, Traffic Study Requirements for Development, a traffic study is required for proposed developments that would generate 50 or more vehicle trips during the a.m. or p.m. peak hour.

Army Airfield Airport (SLI) (located approximately 6.9 miles to the west); and (3) Fullerton Municipal Airport (FUL) (located approximately 8.2 miles to the northeast). The proposed project site is not within the Federal Air Regulations (FAR) Part 77 Notification Area for any of these airports, and thus, the proposed Project would have no impact on air traffic patterns.

- d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

**No Impact.** The proposed Project would not introduce any new roadways or introduce a land use that would conflict with the existing urban land uses in the surrounding area. The proposed Project does not require any modifications to existing roads or intersections. Therefore, the proposed Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

- e) Would the project result in inadequate emergency access?

**Less-than-Significant Impact.** Access to and along Harbor Boulevard will be maintained during the construction and subsequent operation of the proposed Project hotel project. During project construction, temporary lane closures would be implemented consistent with the recommendations of the California Joint Utility Traffic Control Manual (Caltrans 2014). Among other things, the manual recommends early coordination with affected agencies to ensure that emergency vehicle access is maintained.

Pursuant to the City's standard conditions of approval, the Project Applicant would be required to prepare a Construction Staging and Traffic Management Plan (CSTMP) to ensure that emergency vehicles would be able to navigate through streets adjacent to the project site that may experience congestion due to construction activities. Traffic management personnel (flag persons), required as part of the CSTMP, would be trained to assist in an emergency response by restricting or controlling the movement of traffic that could interfere with emergency vehicle access. The CSTMP would also require certain conditions (e.g., providing warning signs, lights, and devices) and would require that the City of Garden Grove Police Department be notified a minimum of 24 hours in advance of any lane closures or roadway work. Maintaining unrestricted access during construction will minimize potential traffic conflicts along designated and undesignated evacuation routes and would avoid any potential interference with any City or County emergency response plans.

For operational purposes, emergency access to the project site would be provided by Harbor Boulevard. Access to/from the site must be designed to City standards and would be subject to review by the Garden Grove Fire Department and the Garden Grove Police Department for compliance with fire and emergency access standards and requirements. Therefore, approval of the project plans would ensure that the proposed Project's impacts related to emergency access would be less than significant, and no mitigation is required.

- f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

**Less-than-Significant Impact.** Because the proposed Project is a hotel, it is anticipated to nominally increase bus ridership. The proposed Project is not, however, of a scale that would meaningfully affect public transit, train ridership, or other forms of non-motorized transportation. The proposed Project would not affect existing transit service (i.e., bus stops



or routes), or conflict with adopted programs, plans, or policies regarding public transit, bicycle, or pedestrian facilities, or otherwise degrade the performance or safety of such facilities. Congestion could increase during construction, but any such congestion would be temporary. During operation, project-related traffic would be incrementally greater than existing conditions but would not result significant unavoidable impacts on transportation facilities within the project vicinity. Therefore, impacts are considered less than significant, and no mitigation is required.

## 17. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historic Resources, or in a local register of historical resources as defined in PRC Section 5020.1 or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Background

The City lies within a broader region described as being located with the “crossroads” shared in the 1700s and 1800s by three indigenous cultures, including the Juaneño, the Gabrieliño, and the Luiseño. The name “Juaneño” derives from the Spanish Mission San Juan Capistrano, founded in 1776. In the 20th century, the Juaneño organized as the Juaneño Band of Mission Indians, Acjachemen Nation, which is recognized by the State but not the federal government.

The name “Luiseño” derives from the Mission San Luís Rey de Francia, founded in 1798. The “Luiseño” presently consist of six federally-recognized bands in southern California, including the La Jolla, Pala, Pauma, Pechanga, Rincon, and Soboba.

Once the Misión San Gabriel Arcángel (San Gabriel Mission) was built in 1771, the Native Americans living in or subsequently congregated in that area were referred to as the “Gabrielino” (Tongva) a name derived from the mission with which they were associated. In the “Handbook

of the Indians of California” (Smithsonian Institution Bureau of American Ethnology, Bulletin 78, 1925), Alfred L. Kroeber states that “Aliso Creek is cited as the boundary between the “Gabrielino” and the “Luiseño.”

Of those three Native American cultures, only representatives of the Gabrieliño Band of Mission Indians, Kizh Nation responded to the City’s invitation for tribal consultation.

In prior CEQA-related consultations with representative of the Kizh Nation, tribal representatives indicated that other proximal areas within the City (e.g., 12111 Buaro Street, Garden Grove) were located within the ancestral territories of the Kizh people. As indicated in the “Initial Study/Mitigated Negative Declaration – 12111 Buaro Street Project” (August 2017), on June 15, 2017 representatives of the City and “Andrew Salas and Matthew Teutimez, from the Gabrieleno Band of Mission Indians - Kizh Nation, conducted consultation via the telephone. As a result of this conversation, the City was informed that Harbor Boulevard [...] was considered a pre-historic trading route, and that artifacts and human remains may be beneath the surface at the project site.”

Although unspecified, it is likely the reference to Harbor Boulevard as a “pre-historic trading route” may relate to that portion of Harbor Boulevard located to the north of the Santa Ana (I-5) Freeway (formerly U.S. Route 101) whose existing alignment is associated with “El Camino Real,” the historic road connecting former Alta California’s 21 Spanish missions.

### ***Culture History of the Gabrieleño***

Although the first recorded contact between the Gabrieliño and Europeans occurred in 1542 when the Juan Cabrillo expedition arrived at Santa Catalina Island, the historic period in southern California is generally accepted as beginning in 1769 when the Gaspar de Portolá expedition crossed the coastal region. The Portolá expedition established the first Alta California Mission, San Diego de Alcalá, which was founded on July 16, 1769. The first mission to be established in Gabrieliño territory was the Franciscan Misión San Gabriel Arcángel, founded September 8, 1771.

When Juan Cabrillo sailed the coast of California in 1542, Los Angeles and most of Orange County were inhabited by prehistoric people who occupied scattered villages. Although these people had no political institutions beyond the village level, they spoke a common dialect, and when the Mission San Gabriel was established, came to be known to the Spanish as “Gabrieliño.”

Linguistic and archaeological evidence strongly suggest that the Gabrieliño represented a branch of desert dwellers, or Shoshoneans, who moved to coastal southern California during the first millennium A.D. At that time, they supplanted or absorbed an earlier group about which relatively little is known.

The Gabrieleño were a stone-age people whose subsistence was based upon hunting and gathering. They did not know metallurgy nor did they practice agriculture. Yet, the population was relatively small, few villages comprising more than 100 people, and agriculture was unnecessary. Technology was comprised principally by the manufacture of tools and containers from stone, bone, leather, and plant fiber. Most implements requiring a hard, sharp edge were manufactured from chipped stone. Implements for milling, such as manos, metates, mortars and pestles were made from groundstone. Traditional containers consisted of finely woven baskets that were lined with tar when waterproofing was required. Pottery was also known during the final centuries of Gabrieliño prehistory although it seems that baskets never lost their prominent role in daily lives.

Villages in the general project area included, but may not have been limited to, “Pasbengua” (alternative spelling “Pasbenga”) and “Hotuuknga” (alternative spellings or different villages include “Hutucgna” and “Hutuukuga,”). In 1852, Hugo Reid reported that the community of “Hotuuknga” was located on “Santa Ana,” referencing the Mexican land grant of “Rancho Santiago de Santa Ana.” “Hotuuknga” was identified as being situated on the north bank of the Santa Ana River, downstream of Santa Ana Canyon.

Robert Heizer’s “Alexander Taylor’s Map of California Indian Tribes, 1864” (California Historic Society Quarterly, June 1941, Vol. XX, No. 2, pp. 171-180) placed the settlement of “Pasbengna” along the Santa Ana River in the vicinity of the City of Santa Ana. The name was derived from brea (tar or pitch) and was given to the place because there used to be mineral oil resources located there.

### ***Findings of Fact***

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- (a) Listed or eligible for listing in the California Register of Historic Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or
- (b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of PRC Section 5024.1? In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

***Less-than-Significant Impact with Mitigation Incorporated.*** The following responses address the thresholds in (a) and (b) above.

As mandated under SB 18 (Chapter 905, Statutes of 2004) and Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) (Section 21080.3.1, CEQA), certain consultation requirements apply when adopting or amending general plans. Prior to the adoption of or a “substantial amendment” to a general plan, the Lead Agency must refer the proposed action to those tribes on the Native American Heritage Commission’s (NAHC) contact list and have traditional lands located within the City’s jurisdiction. The referral must allow a 45-day comment period (Government Code § 65352).

The principal objective of SB 18 is the preservation and protection of “cultural places” of California Native Americans, as defined in Sections 5097.9 and 5097.993 of the Public Resources Code. Prior to the adoption or amendment of a general plan, the local government must: (1) notify the appropriate California Native American tribe of the opportunity to conduct consultation for the purpose of preserving or mitigating impacts to cultural places; (2) refer the proposed action to those tribes that are on the NAHC contact list that have traditional lands within the agency’s jurisdiction; and (3) send notice of a public hearing to tribes that have filed a written request for such notice.

Chapter 532, Statutes of 2014 (i.e., AB 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

Also per AB 52 (specifically Public Resources Code [PRC] 21080.3.1), Native American consultation is required upon request by any California Native American tribe that has previously requested that the City provide it with notice of such projects.

As specified in the OPR's "Tribal Consultation Guidelines": "Effective consultation is an ongoing process, not a single event. The process should focus on identifying issues of concern to tribes pertinent to the cultural place(s) at issue – including cultural values, religious beliefs, traditional practices, and laws protecting California Native American cultural sites – and on defining the full range of acceptable ways in which a local government can accommodate tribal concerns." During consultation, consistent with the requirements of Government Code Sections 6244(r) and 6254.10, lead agencies must follow certain confidentiality requirements concerning tribal cultural resources. Specifically, absent written consent, any information submitted by a tribe during the consultation process may not be included in the project's CEQA document or otherwise disclosed to the public.

Consultation ends when: (1) if significant effects exist, the lead agency agrees to incorporate the mitigation requested by the tribe into the CEQA document: or (2) the tribe or the lead agency, acting in good faith and after reasonable effort, concludes that agreement cannot be reached. If no agreement is reached, the lead agency must so state in the environmental document and must still consider feasible mitigation based on the standards in the statute.

In compliance with SB 18 and AB 52, the City submitted a "local government tribal consultation list request" for a project identified therein as "Hotel Project Home2 Suites – 13650 Harbor Boulevard" and described as a "1.48-acre project located on the east side of Harbor Boulevard southerly of the intersection of Harbor Boulevard and Trask Avenue, and northerly of the intersection of Harbor Boulevard and Westminster Street." In correspondence dated September 27, 2017, the NAHC responded and provided a list of appropriate tribal contacts.

On October 4, 2017, through written correspondence, the City provided government-to-government notification to those tribal contacts identified by the NAHC. Of the six Native American representatives contacted, only the "Gabrieleno Band of Mission Indians, Kizh Nation" (Kizh Nation) responded. On October 10, 2017, the Kizh Nation submitted a "written request for consultation" regarding the "Heavy Commercial land use designation located on the east side of Harbor Boulevard and Trask Avenue."

The Gabrieleno Band of Mission Indians – Kizh Nation did not respond to the City's attempts to consult pursuant to AB 52. Finally, on May 30, 2018, the City sent a letter to Chairman Andrew Salas of the Gabrieleno Band of Mission Indians – Kizh Nation. The letter recognized that on prior projects within the City, the City and the Gabrieleno Band of Mission Indians – Kizh Nation agreed to a mitigation measure requiring Native American monitoring of all ground disturbance. The letter provided the language of the past mitigation measure, and asked for a response confirming or objecting to the incorporation of the same mitigation measure in the

initial study for this project. The City has received no response to its May 30, 2018 letter. (See Appendix I.)

Based, in part, on the extensive disturbance to the general project site associated with prior development activities, including the channelization of the East Garden Grove-Wintersburg Channel (CO5), located adjacent to the project site, the construction of Garden Grove Mazda, and the demolition and removal of those facilities associated with the site's former use, the City is not in possession of any "substantial evidence" that any tribal cultural resources currently exist or previously existed on the project site.

As discussed in Cultural Resources, the property does not meet any of the California Register criteria and the existing buildings on the project site do not qualify as "historical resources" as defined by CEQA. Therefore, the proposed Project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the *State CEQA Guidelines* or Public Resources Code 5020.1(k).

Also discussed in Cultural Resources, there is little potential for the proposed Project to impact prehistoric resources due to significant prior disturbance from past grading and development activities. In the unlikely event archaeological resources are discovered at any time during construction, those activities would be halted in the vicinity of the find until they can be assessed for significance by a qualified archaeologist (Mitigation Measure CUL-1). Implementation of Mitigation Measure CUL-1 would reduce any potential impacts to previously undiscovered archaeological resources to a less than significant level.

In an abundance of caution, the City has agreed to require Native American monitoring during ground-disturbing activities in native soil. As such, the proposed Project would be required to adhere to Mitigation Measure TCR-1, which would reduce any potential impacts to previously undiscovered tribal cultural resources to a less than significant level. Therefore, on this basis, the City has concluded that, with implementation of Mitigation Measure TCR-1, potential impacts related to unknown buried tribal cultural resources would be reduced below a level of significance.

**TCR-1 Tribal Cultural Resources: Monitoring Procedures.** Prior to commencement of any grubbing or grading activities, the Project Applicant shall present evidence to the City Director of the Economic and Community Development Department, or designee, that a qualified Native American monitor has been retained to provide Native American monitoring services for any construction activities that may disturb native soils. The Native American monitor shall be selected by the Project Applicant from the list of certified Native American monitors maintained by the Gabrieleno Band of Mission Indians – Kizh Nation. The Native American monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the Native American monitor to be tribal cultural resources as defined in Public Resources Code Section 21074. These procedures shall be reviewed and approved by the City Director of the Economic and Community Development Department, or designee, prior to commencement of any surface disturbance on the project site. If prehistoric cultural resources are recovered, all tribal groups participating in the monitoring shall have input as to treatment, and all materials will be reburied on site at a location deep enough not to be disturbed in the future. Native American

monitoring shall cease if bedrock or loose sediments that can be demonstrated to be more than 10,000 years old are encountered.

## 18. Utilities and Service Systems

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Findings of Fact

- a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Boards?

**Less-than-Significant Impact.** The Garden Grove Sanitary District (GGSD) is the agency responsible for the refuse and sewer utilities in the City and some areas outside the City's corporate boundaries. The GGSD contracts out residential refuse collection while sewer operations are maintained by the Water Services Division of the City of Garden Grove Public Works Department. The GGSD provides wastewater collection service to approximately 31,200 residential customers and 3,100 commercial, industrial, and other customers. (See [Figure 42](#) - Garden Grove Sanitation District Existing Sewer System and Tributaries [2012].)

The current service area of the GGSD consists of all lands within the district's corporate boundaries (11,584 acres) and several unincorporated Orange County areas contiguous with the district's boundaries (451 acres). The GGSD maintains and serves over 312 miles of sewer lines, 9,700 manholes, and four lift station located throughout the City. The Cities of Anaheim, Orange, Stanton and Santa Ana and the Midway City Sanitary District tie into the GGSD's sewer system.

In Order No. 2006-0003 (Statewide General Waste Discharge Requirements for Sanitary Sewer Systems) (May 2, 2006), the State Water Resource Control Board (SWRCB) established requirements for the preparation of a "Sewer System Management Plan" (SSMP). Pursuant to that Order, the GGSD "shall develop and implement a written Sewer System Management Plan and make it available to the State and/or Regional Water Boards upon request." The stated goal of the SSMP, "is to provide a plan and schedule to properly manage, operate, and maintain all parts of the sanitary sewer system."

In August 2016, the GGSD prepared a "Sewer System Management Plan" (GGSD-SSMP) which, among other things, identified capacity deficiencies within the GGSD's sewer system through hydraulic analysis. Those sewers identified as deficient were categorized into three categories: verified deficiency (PDWF d/D >0.62), minimal capacity (PDWF d/D between 0.50 and 0.62), and calculated deficiency (PDWF d/D <0.50). PDWF represents peak dry weather flow, d represents depth of flow and D represents pipe diameter. Sewers shall be sized so the depth of the PDWF, projected for the design period, shall be no more than one-half the pipe diameter (d/D = 0.5). The analytical methodology presented in the GGSD-SSMP.

Presented in Figure 44 (Garden Grove Sanitation District Collection System Hydraulic Deficiencies [2016]) is that portion of the Citywide analysis wherein the proposed Project is located. As indicated, the general project area does not have a verified deficiency, minimal capacity, and/or a calculated deficiency.

Based on the GGSD's generation rates for general commercial uses (125 gallons of wastewater per day per each 1,000 square feet), the 17,216 square feet of development associated with the site's former use generated a daily flow of approximately 2,150 gallons per day (gpd). In comparison, based on the GGSD's generation rate for hotels (150 gpd per each room), the proposed 124-room hotel project would generate about 18,600 gpd, resulting in a net increase of 16,450 gallons of wastewater per day. The proposed Project will connect to an existing sewer line within the Harbor Boulevard right-of-way. The existing sewer lines have sufficient capacity to accommodate the projected flows.

Once wastewater passes through the City's sewer system, the Orange County Sanitation District (OCSD) is responsible for treatment and disposal. Because OCSD is a Publicly Owned Treatment Works (POTW), flows treated and discharged by OCSD must comply with applicable Waste Discharge Requirements (WDRs). The WDRs ensure that wastewater discharges from the proposed Project which are treated at OCSD will not exceed applicable wastewater treatment requirements.

OCSD operates two treatment facilities in Fountain Valley (Reclamation Plant No. 1) and Huntington Beach (Reclamation Plant No. 2). Average flows for Plant No. 1 and Plant No. 2 are 117 million gallons per day (mgd) and 67 mgd, respectively. Plant No. 1 has a design capacity of 320 mgd, and Plant No. 2 has a design capacity of 312 mgd. Given current flows, the available capacity at Plant No. 1 is approximately 203 mgd and 245 mgd. The proposed Project's contribution of 16,450 gallons of wastewater per day (or 0.01645 mgd) is well within

the design capacity of either Plant No. 1 or Plant No. 2. Further, as a commercial use, the proposed Project is not of a nature that would be expected to contribute effluent to the sewer system and treatment facilities that would result in an exceedance of wastewater treatment requirements such as an industrial user subject to an industrial wastewater discharge permit. Therefore, impacts related to wastewater treatment requirements would be less than significant, and no mitigation is required.

- b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

***Less-than-Significant Impact.***

**Water.** The City's main sources of water supply are groundwater from the Lower Santa Ana River Groundwater Basin and imported water from the Metropolitan Water District of Southern California provided by the Municipal Water District of Orange County. Today, the City relies on 70 percent groundwater and 30 percent imported water. It is projected that by 2040, the water supply mix will remain roughly the same. The imported water is treated at both the Robert B. Diemer Filtration Plant located north of Yorba Linda and the F.E. Weymouth Treatment Plant in the City of La Verne.

Delivery of domestic water service in the City is provided by the Water Services Division of the City's Public Works Department. The Water Services Division is responsible for maintaining the wells, reservoirs, import water connections, and the distribution systems that deliver water throughout the City. To meet its infrastructure needs, the Water Services Division collaborates with other jurisdictions, agencies, and service providers, as required.

The City's water supply system provides reliable service to a population of nearly 176,649 within the service area. According to the City's 2015 Urban Water Management Plan (2016), the City consumed approximately 24,049 acre-feet (af) in 2015, and the projected water demand for 2020 and 2040 are 24,078 af and 26,055 af per year, respectively. According to the 2015 Urban Water Management Plan, the City's water supplies are projected to meet full service demands.

According to the City's 2015 Urban Water Management Plan, the City's available water supply will meet the future projected demand because the City has entitlements to receive imported water from the Metropolitan Water District and also has significant water reserves from local groundwater supplies. The City would have adequate water supplies to meet full service demands following project implementation. As such, the proposed Project would not necessitate new or expanded water entitlements, and the City would be able to accommodate the increased demand for potable water. Construction and operation of the proposed Project would not require, nor would it result in, the construction of new water facilities or the expansion of existing water facilities. As a result, the potential impacts related to the construction of water facilities are less than significant, and no mitigation is required.

**Wastewater.** OCSD's service area consists of eleven trunk sewer systems that are located throughout 479-square miles of service area. The trunk sewer systems includes 406-mile long regional interceptor and trunk sewers, 28 miles of force mains, 15 off-site pumping facilities, and the 176-mile long local sewer system. Sewage flows originating from the general project area are transported, via OCSD trunk sewer lines, to OCSD for treatment. Average flows for Plant No. 1 and Plant No. 2 are 117 million gallons per day (mgd) and 67 mgd, respectively.



Plant No. 1 has a design capacity of 320 mgd, and Plant No. 2 has a design capacity of 312 mgd. Given current flows, the available capacity at Plant No. 1 is approximately 203 mgd and 245 mgd. The proposed Project's contribution of 16,450 gallons of wastewater per day (or 0.01645 mgd) is well within the design capacity of either Plant No. 1 or Plant No. 2.

Therefore, construction and operation of the proposed Project would not require, nor would it result in, the construction of new wastewater treatment or collection facilities or the expansion of existing facilities. As a result, the potential impacts related to the construction of wastewater treatment or collection facilities are less than significant, and no mitigation is required.

- c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**Less-than-Significant Impact.** The City is a co-permittee on the North Orange County MS4 Permit issued by the Santa Ana RWQCB pursuant to the NPDES program under Section 402(p) of the federal Clean Water Act. The MS4 Permit regulates urban stormwater runoff, surface runoff, and drainage that flow into the MS4 system. The City's stormwater drainage system flows into facilities that are owned, operated, and maintained by the Orange County Flood Control District. In compliance with the MS4 Permit, the City is responsible for regulating inflows to and discharges from its municipal storm drainage system. Specifically, the City's Public Works/Environmental Compliance Division is charged with the task of ensuring the implementation of the MS4 Permit requirements within the City.

The project site was formerly operated as Garden Grove Mazda. Based, in part, on the need to maximize the area available for vehicle display, only about 1,800 square feet (0.3 percent) of the site was landscaped. As proposed, a total of 10,168 square feet of "soft scape" and "setback landscape area" (15.6 percent) of the property will include pervious surface areas. As a result, more rainwater will directly permeate into the groundwater basin and less rainwater will be discharged to the storm drain system from the project site. Because the quantity of water discharged to the storm drain system will be reduced, the proposed Project does not predicate the need for improvements to the storm water system. Therefore, impacts are less than significant, and no mitigation is required.

- d) Would the project have sufficient reliable water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**Less-than-Significant Impact.** As described in detail in section b) above, the "2015 Urban Water Management Plan, Final" (June 2015) states that, "The City is capable of meeting all customers' demands with significant reserves held by Metropolitan [Water District of Southern California], local groundwater supplies, and conservation in multiple dry years from 2020 through 2040 with a demand increase of six percent from normal demand with significant reserves held by Metropolitan, local groundwater supplies, and conservation" (Section 3.6.5). Therefore, as explained in detail in section b) above, impacts related to water supplies would be less than significant, and no mitigation is required.

- e) Would the project result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**Less-than-Significant Impact.** As indicated in the GGSD's "2001 Sanitary District Master Plan" (updated November 1, 2011) an existing truck sewer line exists within the Harbor Boulevard right-of-way. No "capacity deficiency" is noted with regard to that sewer line. All connections and other improvements thereto will be conducted in compliance with the GGSD's "Garden Grove Sanitary District Design Criteria for Sewer Facilities" (2015).

As explained in detail above, the project-related increase in wastewater generation can be accommodated within the existing design capacity of the treatment plants that currently serve the City. Therefore, impacts related to wastewater generation are less than significant, and no mitigation is required.

- f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

**Less-than-Significant Impact.** The project site is located within OC Waste & Recycling's (OCWR) service area. OCWR administers the countywide Integrated Waste Management Plan. OCWR owns and operates three active landfills (i.e., the Olinda Alpha Landfill in Brea, the Frank R. Bowerman Landfill in Irvine, and the Prima Deshecha Landfill in San Juan Capistrano), as well as four household hazardous waste collection centers. All three landfills are permitted as Class III landfills. Class III landfills accept all types of nonhazardous municipal solid waste for disposal.<sup>26</sup>

Within the City, collection of solid waste is contracted to Republic Services. Republic Services collects solid waste, green waste (e.g., grass clippings and tree and shrub clippings), and items for recycling.

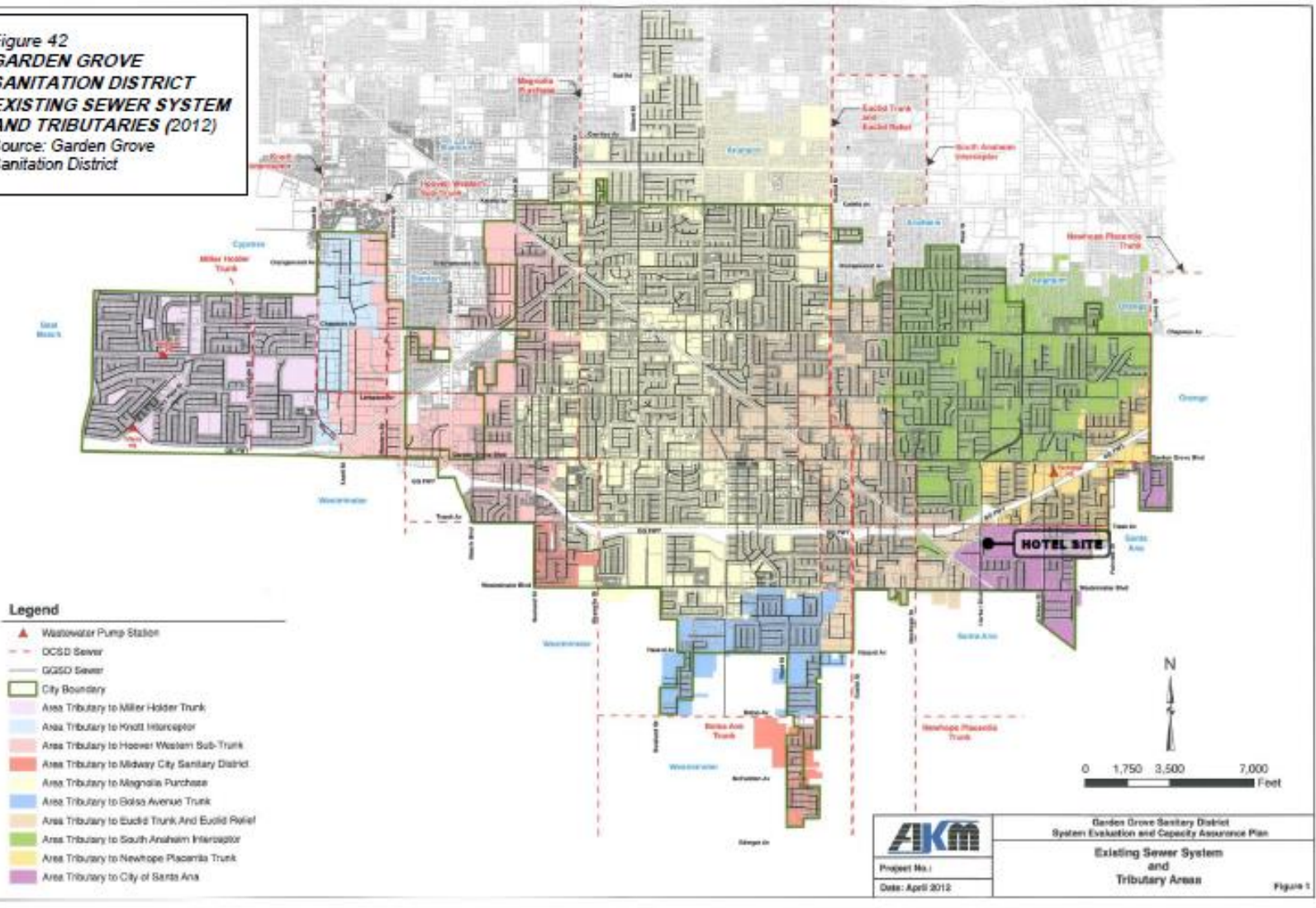
Olinda Alpha Landfill at 1942 North Valencia Avenue in Brea is the closest OCWR landfill to the project site and would provide waste disposal for the proposed Project once operational. This landfill is permitted to accept up to 8,000 tons per day (tpd) of solid waste and currently accepts a daily average of approximately 7,000 tpd. The anticipated closure date for the landfill is 2030, when the landfill reaches its full capacity. Non-hazardous waste from project construction activities would be recycled to the extent feasible, and where necessary, would be disposed of at the Olinda Alpha Landfill. Construction waste is anticipated to be minimal compared to waste generated throughout the lifetime of the project during project operation.

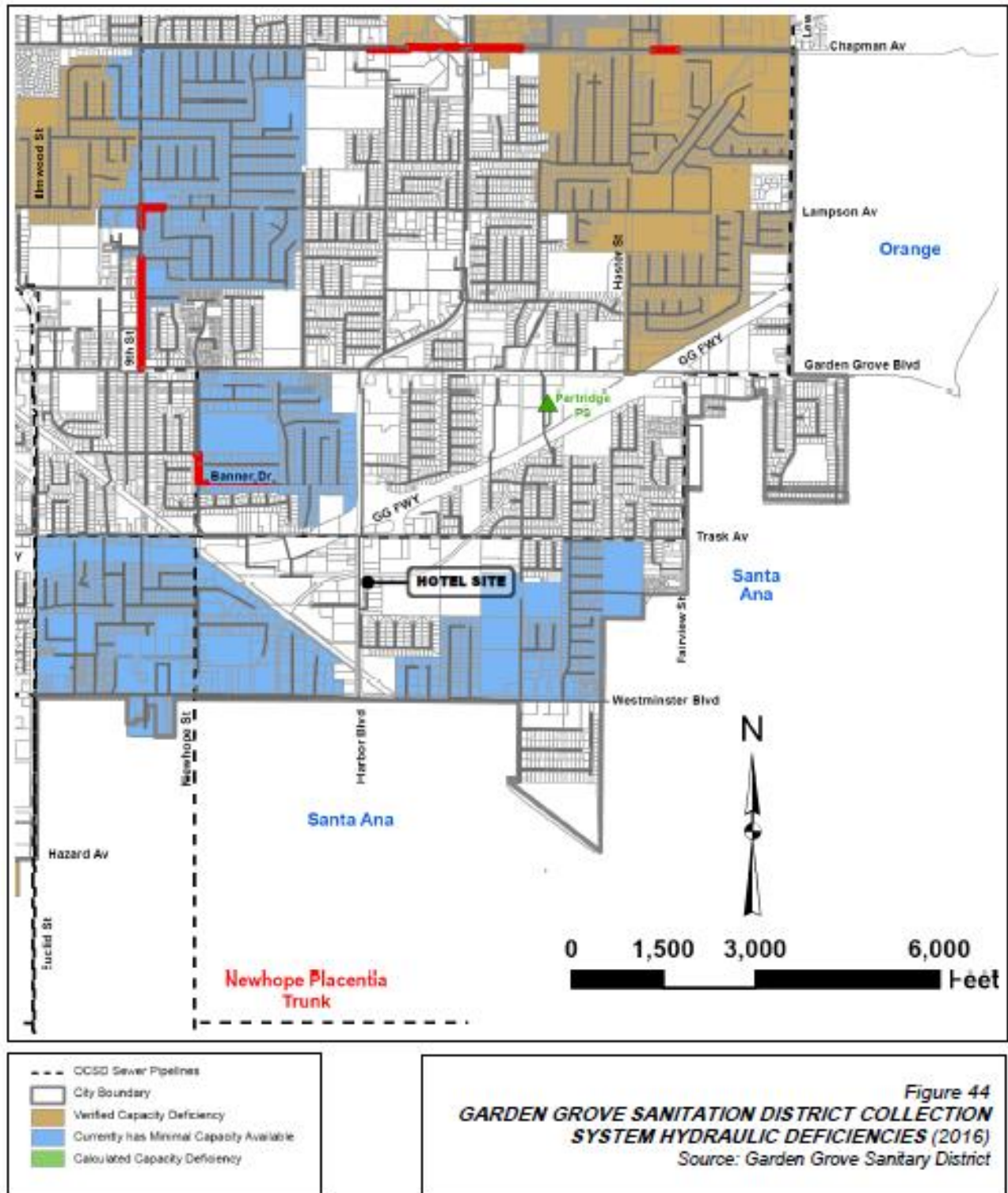
Solid waste generated by the proposed Project would not cause the capacity of the Olinda Alpha Landfill to be exceeded. Therefore, the proposed Project would have a less than significant impact effect on solid waste and landfill facilities, and no mitigation is required.

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<sup>26</sup> Orange County Waste and Recycling. Landfill Information. Website: <http://oclandfills.com/landfill> (accessed August 22, 2018).

**Figure 42**  
**GARDEN GROVE**  
**SANITATION DISTRICT**  
**EXISTING SEWER SYSTEM**  
**AND TRIBUTARIES (2012)**  
 Source: Garden Grove  
 Sanitation District





- g) Would the project comply with federal, State, and local statutes and regulations related to solid waste?

**Less-than-Significant Impact.** The California Integrated Waste Management Act (AB 939) changed the focus of solid waste management from landfill to diversion strategies (e.g., source reduction, recycling, and composting). The purpose of the diversion strategies is to reduce dependence on landfills for solid waste disposal. AB 939 established mandatory diversion goals of 25 percent by 1995 and 50 percent by 2000. According to the City's General Plan Conservation Element, in 2005, approximately 199,737 tons of waste produced by the City was disposed in a landfill while 64 tons were burned at a waste-to-energy facility. Of this, household disposal consisted of 52 percent of waste disposal while business disposal consisted of 48 percent.

The proposed Project would comply with existing and future statutes and regulations, including waste diversion programs mandated by City, State, or Federal law. In addition, as discussed above, the proposed Project would not result in an excessive production of solid waste that would exceed the capacity of the existing landfill serving the project site. Therefore, the proposed Project would result in a less than significant impact related to Federal, State, and local statutes and regulations related to solid wastes. No mitigation would be required.

## 19. Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a) Have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Findings of Fact

- a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a



plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

***Less-than-Significant Impact.*** As documented herein, the project site was previously developed as the former Garden Grove Mazda and Harbor Auto Center, among other things. The project site is located in an urban area. No portion of the project site or the immediately surrounding area contains an open body of water that serves as natural habitat in which fish could exist. Likewise, the project site is not suitable to support special-status species, and no known candidate, sensitive, or special-status species are known to inhabit the site. Due to the urban nature of the site and very limited on-site landscaping, there would be no impacts to candidate, sensitive, or special-status plant and animal species. Based on the Project Description and the preceding responses, implementation of the proposed Project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

No known historic features were known to have existed on the project. A physical inspection of the property reveals no evidence of the potential presence of any historic features, artifacts, or other resources thereupon.

Further, there is no indication that the project site presently has or once may have contained any archaeological resources. Any archaeological resources that may have once existed on and near the project site would have been eliminated and removed as a result of the site's former agricultural and commercial uses (and corresponding construction activities). Although there is little potential for the proposed Project to impact prehistoric resources due to significant prior disturbance from past grading and development activities, project construction would require grading and excavation activities that may extend into native soils. Therefore, Mitigation Measure CUL-1 outlines procedures to be followed in the unlikely event unknown archaeological resources are discovered at any time during grading and construction activities. Compliance with existing regulations (as required by Mitigation Measure CUL-1), would reduce any potential impacts to previously undiscovered archaeological resources to a less than significant level.

With regard to the potential presence of any vertebrate fossil localities within the general project area, for the reasons explained in the prior paragraph, it is unlikely fossil remains will be encountered. If fossil remains are uncovered, however, Mitigation Measure CUL-2 requires that a paleontologist be contacted to assess the discovery for scientific significance and to make recommendations regarding the necessity to develop paleontological mitigation. Mitigation Measure CUL-2 would reduce any potential impacts to previously undiscovered archaeological resources to a less than significant level.

And lastly, in an abundance of caution, the City has agreed to require Native American monitoring during ground-disturbing activities in native soil, even though the project site does not qualify as a "historical resource" as defined by CEQA. As such, the proposed Project would be required to adhere to Mitigation Measure TCR-1, which would reduce any potential impacts to previously undiscovered tribal cultural resources to a less than significant level.

With implementation of Mitigation Measures CUL-1, CUL-2, TCR-1, the proposed Project does not have the potential to eliminate important examples of the major periods of California history or prehistory.

- b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

**Less-than-Significant Impact.** The project site is located in an urban area. The proposed Project calls for the approval, construction, and operation of a 124-room Hilton Hotel Project located at 13624-13650 Harbor Boulevard within the City of Garden Grove. The proposed Project would rely on and can be accommodated by the existing road system, public parks, public services, and utilities. Based on the Project Description and the preceding responses, impacts related to the proposed Project are less than significant or can be reduced to less than significant levels with incorporation of mitigation measures. The proposed Project's contribution to any significant cumulative impacts would be less than cumulatively considerable.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Less-than-Significant Impact.** The project site is located in an urban area. The proposed Project calls for the approval, construction, and operation of a 124-room Hilton Hotel Project located at 13624-13650 Harbor Boulevard within the City of Garden Grove. If the project is approved, the requested approvals include: (1) a general plan amendment; (2) a municipal code amendment; (3) a lot line adjustment; (4) site plan approval; and (5) conditional use permit.

The proposed Project would result in less than significant impacts with respect to aesthetics, agricultural resources, air quality, geology and soils, greenhouse gas emissions, hydrology and water quality, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. The proposed Project would also result in no impact to mineral resources, biological resources, and agricultural resources. The proposed Project, however, would result in less than significant impacts with mitigation incorporated to cultural resources, noise, hazards and hazardous materials, and tribal cultural resources.

Based on the Project Description and the preceding responses, development of the proposed Project would not cause substantial adverse effects to human beings because all potentially significant impacts of the proposed Project would be mitigated to a less than significant level.

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Teresa Pomeroy
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Consideration of appointments to the Audit Committee and outside Committees. ( <i>Action Item</i> )	Date:	12/11/2018

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**OBJECTIVE**

For the City Council to consider and to make appointments to the Audit Committee and outside Committees.

**BACKGROUND**

In addition to serving as elected officials, the Mayor and City Council Members have an opportunity to serve on committees and boards with the purpose of representing the City's interests. Appointments to committees and boards are done by minute action every two years.

**DISCUSSION**

Attached is the current list of appointments that includes the meeting dates, times, and when applicable, compensation. With any committee that includes compensation, there is an FPPC conflict of interest filing obligation. Please note that some of the committees need an alternate to serve as well as a representative.

The Audit Committee is an internal City Council committee and is represented by the Mayor and two additional Council Members.

Council Member Klopfenstein was appointed to the Orange County Vector Control District in January 2017, which is a four year term ending in 2021.

**FINANCIAL IMPACT**

There is no financial impact by this action.

**RECOMMENDATION**

It is recommended that the City Council:



- Appoint members by minute action to the Committees and Boards as presented on the attached list.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Committee List	12/4/2018	Backup Material	2018_Outside_Committees.pdf

## COMMITTEES AND OUTSIDE COMMITTEES

### City Council Standing Committee

<u>Committee</u>	<u>Members</u>	<u>Appointed</u>
<b>Audit Committee</b> Meets twice yearly in City Hall – meeting times vary.	Representative: Mayor Jones Representative: CM Bui Representative: CM O'Neill	01/10/2017 01/10/2017 01/10/2017

### Committees/Subcommittees

<u>Committee</u>	<u>Members</u>	<u>Appointed</u>
<b>Association of California Cities Orange County (ACCOC) – Orange County Advocacy Committee</b>  Meets monthly – locations vary	Representative: CM Bui Alternate: CM K. Nguyen	01/10/2017 01/10/2017
<b>North Net Fire Training Joint Powers Authority</b> (700 Form required)  Meets quarterly on the third Wednesday of January, April, July, and October at 8:00 a.m.  North Net Fire Training Center 2400 E. Orangewood Avenue, Anaheim	Representative: CM Beard Alternate: CM O'Neill	01/10/2017 01/10/2017
<b>League of California Cities (LOCC) – OC Division</b> Meets quarterly – locations vary	Representative: CM K. Nguyen Alternate: CM T. Nguyen	01/10/2017 01/10/2017
<b>Orange County Public Library Advisory Board</b> (AB1234 Certificate required)  Meets January 29 <sup>th</sup> , May 7 <sup>th</sup> , and October 29 <sup>th</sup> at 4:00 p.m.  Tustin Library Community Room 345 E. Main Street, Tustin	Representative: CM Klopfenstein Alternate: CM O'Neill	01/10/2017 01/10/2017
<b>Orange County Transportation Authority Board</b> (700 Form required)  Meets Monthly on second and fourth Mondays at 9:00 a.m.  OCTA Headquarters 600 South Main Street, Orange  Board Members voted on by a Selection Committee	Representative: Mayor Jones	Term: 01/2018- 12/2019
<b>Orange County Sanitation District Board</b> (700 Form required)  Meets Monthly on the fourth Wednesday at 6:00 p.m., 10844 Ellis Avenue, Fountain Valley  (OCSD Compensation: \$212.50 per mtg.)	Representative: Mayor Jones Alternate: CM Beard	01/10/2017 01/10/2017

<b>Orange County Vector Control District Board</b> Meets Monthly on the third Thursday at 3:00 p.m., 13301 Garden Grove Boulevard, Garden Grove (Compensation: \$100 per meeting)	Representative: CM Klopfenstein (four year appointment)	01/10/2017 thru 2021
<b>Sanitary District Liaison Committee</b> Meets quarterly with Garden Grove Disposal (Compensation: \$100 per meeting)	Representative: CM Beard Representative: CM Bui	01/10/2017 01/10/2017
<b>Santa Ana River Flood Protection Agency</b> Meets on the fourth Thursday of January, March, May, June, July, September, and November at 4:00 p.m. Orange County Water District 18700 Ward Street, Fountain Valley	Representative: CM Beard	01/10/2017
<b>Southern California Association of Governments (SCAG) Regional General Assembly</b> Meets Annually – locations vary (expenses covered)	Representative: CM K. Nguyen	01/10/2017
<b>West Orange County Water Board (WOCWB)</b> (700 Form required) Meets Quarterly the third Wednesday of the Month at 4:00 p.m. 19001 Huntington Street, Huntington Beach (Compensation: \$100 per meeting)	Representative: CM Beard Alternate: CM T. Nguyen	01/10/2017 01/10/2017

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Maria Stipe
Dept.:	City Manager	Dept.:	City Manager
Subject:	Adoption of Resolutions authorizing agreements with the California Department of Tax and Fee Administration and HDL Companies required for implementation, collection, tracking and examination of transactions for a new local Transactions and Use (Sales) Tax. (Action Item)		
		Date:	12/11/2018

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**OBJECTIVE**

For the City Council to adopt resolutions approving agreements necessary for the California Department of Tax and Fee Administration (CDTFA) to implement the new local transactions and use (sales) tax and appropriate funds for the actual costs incurred by CDTFA for the transactions tax implementation.

**BACKGROUND**

The State of California considers the transactions tax to be a separate data base from the Bradley-Burns tax and requires separate agreements and resolutions with the CDTFA. HdL Companies, the City's current sales/property tax consultant, will also require a separate agreement for the transaction tax.

**DISCUSSION**

Once all documents have been submitted and processed by CDTFA, the CDTFA will start collecting the new tax on April 1, 2019. The City will receive its first advance at the end of June 2019. The full quarter's data will not be available until September 2019.

In March 2019, the CDTFA will send a letter to each taxpayer in the region informing them of the new transaction tax requirements. They will also send out press releases to the media and include an article in their quarterly Tax Information Bulletin which is received by most accountants and tax professionals. Staff feels it is important to

supplement this information with additional outreach and is planning to include a notice in the City's utility billings to businesses and City and chamber of commerce newsletters as well as posting information on the City website.

All sales tax data is confidential and only authorized positions in the City are allowed to examine the records of the CDTFA. City Council action is required by resolution to name the authorized representatives of the City who may examine confidential sales, use and transactions taxes collected by the CDTFA. Section 7056 of the Revenue and Taxation Code sets forth certain requirements and conditions for the disclosure of CDTFA records and establishes criminal penalties for the unlawful disclosure of information contained in or derived from, the sales, use, and transactions records of the CDTFA.

The City Manager, Finance Director, Finance Division Manager, Business Tax Supervisor or other officer or employee of the District designated in writing by the City Manager to the CDTFA is appointed via the attached resolution to represent the City with authority to examine those transactions and use tax records of the CDTFA for purposes related to the following governmental functions of the City:

- a) City Administration;
- b) Revenue management and budgeting;
- c) Community and Economic Development;
- d) Business License tax administration;
- e) Other related City financial administration

The information obtained by examination of CDTFA records shall be used only for those governmental functions of the City. The resolution also authorizes the City Manager to sign the CDTFA Agreement for State Administration of City Transactions and Use Taxes and the Agreement for Preparation to Administer and Operate the City's Transactions and Use Tax Ordinance.

The Preparatory Agreement with CDTFA requires that each City implementing a transactions and use tax will pay their share of CDTFA's preparatory costs to administer the new tax based on actual costs as established by the Revenue and Taxation Code Section 7272. Actual charges to be billed include costs of developing procedures, programming for data processing, developing and adopting regulations, updating publications, designing and printing forms, developing instructions for the Department's staff and for taxpayers, and other appropriate and necessary preparatory costs to administer the transactions and use tax ordinance as specified under section 11256 of the Government Code. It is anticipated that the cost will be lower than the \$175,000 cap authorized in the agreement due to the large number of California agencies (over 50 agencies) that will be implementing new transactions and use tax districts. However, CDTFA cannot provide the total number to the participating agencies at this time.

HdL Companies is also designated by resolution to examine the transactions and use tax records of the CDTFA pertaining to transactions and use taxes collected for the City by the CDTFA. The person or entity designated by the resolution must meet all of the following conditions:

- a) has an existing contract with the City to examine those transactions and use tax records;
- b) is required by that contract to disclose information contained in, or derived from those transactions and use tax records only to the officer or employee authorized by the resolution to examine the information;
- c) is prohibited by that contract from performing consulting services for a retailer during the term of that contract;
- d) is prohibited by that contract from retaining the information contained in, or derived from those transactions and use tax records after that contract has expired.

HdL will begin a business to business review of the CDTFA data with the first download in September 2019 as well as review all related "use tax" data bases to ensure that both sales and out of state purchases are being properly taxed and collected. HdL's experience has shown that the sooner the transaction tax is audited, the sooner the City gets to full compliance of the new tax.

The contract with HdL will be a \$100 per month charge for the transaction district tax reports and quarterly sales tax analysis. This district tax process is separate from the Bradley-Burns local 1% sales tax agreement and analysis. There will be a flat 25% fee for any initial audit finds, since most of the audit issues are related to non-payment rather than misallocations. There will be no prospective payments.

#### FINANCIAL IMPACT

Specific costs associated with implementation of the transaction tax cannot be determined by CDFTA at this time. The agreement with CDFTA does place a cap on the implementation costs of no more than \$175,000 for the City. However, it is anticipated based on the number of agencies that will be implementing a transaction tax that the shared costs should reduce the City's amount to less than the maximum cap amount. An additional budget appropriation will be needed to cover this cost, since it is anticipated the CDTFA will provide the City the actual implementation charge in the current 2018-19 fiscal year.

The contract with HdL will be a \$100 per month charge for the transaction district report and quarterly sales tax analysis. The district tax process is separate from the Bradley-Burns local 1% sales tax agreement and analysis. There will be a flat 25% fee for any audit finds, since most of the audit issues are related to non-payment rather than misallocation. Any related expenses incurred during the current fiscal year will be absorbed within the current fiscal year budget. Costs for following years will be allocated as part of the budget development process.

#### RECOMMENDATION

It is recommended that the City Council:

- Adopt a Resolution authorizing the City Manager to execute the attached Preparatory Agreement and Administrative Agreement with the California Department of Tax and Fee Administration for implementation of a local transactions and use tax;
- Adopt a Resolution authorizing the examination of California Department of Tax

and Fee Administration's transactions and use tax records by the City of Garden Grove and HdL Companies;

- Authorize the City Manager to execute an agreement with HdL Companies for transactions tax audit and information services;
- Authorize a budget appropriation in the amount of \$175,000 from the General Fund to pay for costs associated with implementation of the transaction tax in the current fiscal year 2018-19.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Attachment 1: Resolution authorizing the Preparatory Agreement and Administrative Agreement with CDTFA for implementation of local transactions and use tax.	11/30/2018	Resolution	DOC-20181130-11_05_56.pdf
Attachment 2: Resolution authorizing examination by City and HdL Companies	11/30/2018	Resolution	DOC-20181130-11_06_01.pdf
Attachment 3: Agreement with HdL Companies	11/30/2018	Backup Material	DOC-20181130-11_06_25.pdf

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF GARDEN GROVE  
AUTHORIZING THE CITY MANAGER TO EXECUTE  
AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE  
ADMINISTRATION FOR IMPLEMENTATION OF A LOCAL TRANSACTIONS AND USE  
TAX.**

WHEREAS, on July 24, 2018, the City Council adopted Resolution No. 9523-18, and on November 27, 2018, approved Ordinance No. 2897, amending the City Municipal Code and providing for a local transactions and use tax; and

WHEREAS, the California Department of Tax and Fee Administration (Department) administers and collects the transactions and use taxes for all applicable jurisdictions within the state; and

WHEREAS, the Department will be responsible to administer and collect the transactions and use tax for the City; and

WHEREAS, the Department requires that the City enter into a "Preparatory Agreement" and an "Administration Agreement" prior to implementation of said taxes, and

Whereas, the Department requires that the City Council authorize the agreements;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Garden Grove that the "Preparatory Agreement" attached as Exhibit A and the "Administrative Agreement" attached as Exhibit B are hereby approved and the City Manager is hereby authorized to execute each agreement.



The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Garden Grove held on December 11, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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Teresa Pomeroy, City Clerk

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Steven R. Jones, Mayor

Exhibit A: Preparatory Agreement

Exhibit B: Administrative Agreement

**AGREEMENT FOR PREPARATION TO ADMINISTER AND OPERATE  
CITY'S TRANSACTIONS AND USE TAX ORDINANCE**

In order to prepare to administer a transactions and use tax ordinance adopted in accordance with the provision of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code, the City of Garden Grove, hereinafter called *City*, and the CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION, hereinafter called *Department*, do agree as follows:

1. The Department agrees to enter into work to prepare to administer and operate a transactions and use tax in conformity with Part 1.6 of Division 2 of the Revenue and Taxation Code which has been approved by a majority of the electors of the City and whose ordinance has been adopted by the City.

2. City agrees to pay to the Department at the times and in the amounts hereinafter specified all of the Department's costs for preparatory work necessary to administer the City's transactions and use tax ordinance. The Department's costs for preparatory work include costs of developing procedures, programming for data processing, developing and adopting appropriate regulations, designing and printing forms, developing instructions for the Department's staff and for taxpayers, and other appropriate and necessary preparatory costs to administer a transactions and use tax ordinance. These costs shall include both direct and indirect costs as specified in Section 11256 of the Government Code.

3. Preparatory costs may be accounted for in a manner which conforms to the internal accounting and personnel records currently maintained by the Department. The billings for costs may be presented in summary form. Detailed records of preparatory costs will be retained for audit and verification by the City.

4. Any dispute as to the amount of preparatory costs incurred by the Department shall be referred to the State Director of Finance for resolution, and the Director's decision shall be final.

5. Preparatory costs incurred by the Department shall be billed by the Department periodically, with the final billing within a reasonable time after the operative date of the ordinance. City shall pay to the Department the amount of such costs on or before the last day of the next succeeding month following the month when the billing is received.

6. The amount to be paid by City for the Department's preparatory costs shall not exceed one hundred seventy-five thousand dollars (\$175,000) (Revenue and Taxation Code Section 7272.)

7. Communications and notices may be sent by first class United States mail. Communications and notices to be sent to the Department shall be addressed to:

California Department of Tax and Fee Administration  
P.O. Box 942879 MIC: 27  
Sacramento, California 94279-0027

Attention: Supervisor  
Local Revenue Branch

Communications and notices to be sent to City shall be addressed to:

City of Garden Grove  
11222 Acacia Parkway  
P.O. Box 3070  
Garden Grove, California 92842-3070

Attention: Finance Director

8. The date of this agreement is the date on which it is approved by the Department of General Services. This agreement shall continue in effect until the preparatory work necessary to administer City's transactions and use tax ordinance has been completed and the Department has received all payments due from City under the terms of this agreement.

CITY OF GARDEN GROVE

CALIFORNIA DEPARTMENT OF TAX  
AND FEE ADMINISTRATION

By \_\_\_\_\_  
(Signature)

By \_\_\_\_\_  
Administrator

Scott C. Stiles  
(Typed Name)

City Manager  
(Title)

**AGREEMENT FOR STATE ADMINISTRATION  
OF CITY TRANSACTIONS AND USE TAXES**

The City Council of the City of Garden Grove has adopted, and the voters of the City of Garden Grove (hereafter called "City" or "District") have approved by the required majority vote, the City of Garden Grove Transactions and Use Tax Ordinance (hereafter called "Ordinance"), a copy of which is attached hereto. To carry out the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code and the Ordinance, the California State Department of Tax and Fee Administration, (hereinafter called the "Department") and the City do agree as follows:

**ARTICLE I  
DEFINITIONS**

Unless the context requires otherwise, wherever the following terms appear in the Agreement, they shall be interpreted to mean the following:

1. "District taxes" shall mean the transactions and use taxes, penalties, and interest imposed under an ordinance specifically authorized by Revenue and Taxation code Section 7251, and in compliance with Part 1.6, Division 2 of the Revenue and Taxation Code.

2. "City Ordinance" shall mean the City's Transactions and Use Tax Ordinance referred to above and attached hereto, Ordinance No.2897, as amended from time to time, or as deemed to be amended from time to time pursuant to Revenue and Taxation Code Section 7262.2.

**ARTICLE II  
ADMINISTRATION AND COLLECTION  
OF CITY TAXES**

**A. Administration.** The Department and City agree that the Department shall perform exclusively all functions incident to the administration and operation of the City Ordinance.

**B. Other Applicable Laws.** City agrees that all provisions of law applicable to the administration and operation of the Department Sales and Use Tax Law which are not inconsistent with Part 1.6 of Division 2 of the Revenue and Taxation Code shall be applicable to the administration and operation of the City Ordinance. City agrees that money collected pursuant to the City Ordinance may be deposited into the State Treasury to the credit of the Retail Sales Tax Fund and may be drawn from that Fund for any authorized purpose, including making refunds, compensating and reimbursing the Department pursuant to Article IV of this Agreement, and transmitting to City the amount to which City is entitled.

**C. Transmittal of money.**

1. For the period during which the tax is in effect, and except as otherwise provided herein, all district taxes collected under the provisions of the City Ordinance shall be transmitted to City periodically as promptly as feasible, but not less often than twice in each calendar quarter.

2. For periods subsequent to the expiration date of the tax whether by City's self-imposed limits or by final judgment of any court of the State of California holding that City's ordinance is invalid or void, all district taxes collected under the provisions of the City Ordinance shall be transmitted to City not less than once in each calendar quarter.

3. Transmittals may be made by mail or electronic funds transfer to an account of the City designated and authorized by the City. A statement shall be furnished at least quarterly indicating the amounts withheld pursuant to Article IV of this Agreement.

**D. Rules.** The Department shall prescribe and adopt such rules and regulations as in its judgment are necessary or desirable for the administration and operation of the City Ordinance and the distribution of the district taxes collected thereunder.

**E. Preference.** Unless the payor instructs otherwise, and except as otherwise provided in this Agreement, the Department shall give no preference in applying money received for state sales and use taxes, state-administered local sales and use taxes, and district transactions and use taxes owed by a taxpayer, but shall apply moneys collected to the satisfaction of the claims of the State, cities, counties, cities and counties, redevelopment agencies, other districts, and City as their interests appear.

**F. Security.** The Department agrees that any security which it hereafter requires to be furnished by taxpayers under the State Sales and Use Tax Law will be upon such terms that it also will be available for the payment of the claims of City for district taxes owing to it as its interest appears. The Department shall not be required to change the terms of any security now held by it, and City shall not participate in any security now held by the Department.

**G. Records of the Department.**

When requested by resolution of the legislative body of the City under section 7056 of the Revenue and Taxation Code, the Department agrees to permit authorized personnel of the City to examine the records of the Department, including the name, address, and account number of each seller holding a seller's permit with a registered business location in the City, pertaining to the ascertainment of transactions and use taxes collected for the City. Information obtained by the City from examination of the Department's records shall be used by the City only for purposes related to the collection of transactions and use taxes by the Department pursuant to this Agreement.

**H. Annexation.** City agrees that the Department shall not be required to give effect to an annexation, for the purpose of collecting, allocating, and distributing District transactions and use taxes, earlier than the first day of the calendar quarter which commences not less than two months after notice to the Department. The notice shall include the name of the county or counties annexed to the extended City boundary. In the event the City shall annex an area, the boundaries of which are not coterminous with a county or counties, the notice shall include a description of the area annexed and two maps of the City showing the area annexed and the location address of the property nearest to the extended City boundary on each side of every street or road crossing the boundary.

**ARTICLE III**

**ALLOCATION OF TAX**

**A. Allocation.** In the administration of the Department's contracts with all districts that impose transactions and use taxes imposed under ordinances, which comply with Part 1.6 of Division 2 of the Revenue and Taxation Code:

1. Any payment not identified as being in payment of liability owing to a designated district or districts may be apportioned among the districts as their interest appear, or, in the discretion of the Department, to all districts with which the Department has contracted using ratios reflected by the distribution of district taxes collected from all taxpayers.

2. All district taxes collected as a result of determinations or billings made by the Department, and all amounts refunded or credited may be distributed or charged to the respective districts in the same ratio as the taxpayer's self-declared district taxes for the period for which the determination, billing, refund or credit applies.

**B. Vehicles, Vessels, and Aircraft.** For the purpose of allocating use tax with respect to vehicles, vessels, or aircraft, the address of the registered owner appearing on the application for registration or on the certificate of ownership may be used by the Department in determining the place of use.

#### **ARTICLE IV**

#### **COMPENSATION**

The City agrees to pay to the Department as the State's cost of administering the City Ordinance such amount as is provided for by law. Such amounts shall be deducted from the taxes collected by the Department for the City.

#### **ARTICLE V**

#### **MISCELLANEOUS PROVISIONS**

**A. Communications.** Communications and notices may be sent by first class United States mail to the addresses listed below, or to such other addresses as the parties may from time to time designate. A notification is complete when deposited in the mail.

Communications and notices to be sent to the Department shall be addressed to:

California State Department of Tax and Fee Administration  
P.O. Box 942879  
Sacramento, California 94279-0027

Attention: Administrator  
Local Revenue Branch

Communications and notices to be sent to the City shall be addressed to:

City of Garden Grove  
P.O. Box 3070  
11222 Acacia Parkway  
Garden Grove, California 92842-3070

Attention: Finance Director

**Unless otherwise directed, transmittals of payment of District transactions and use taxes will be sent to the address above.**

**B. Term.** The date of this Agreement is the date on which it is approved by the Department of General Services. The Agreement shall take effect on April 1, 2019. This Agreement shall continue until December 31 next following the expiration date of the City Ordinance, and shall thereafter be renewed automatically from year to year until the Department completes all work necessary to the administration of the City Ordinance and has received and disbursed all payments due under that Ordinance.

**C. Notice of Repeal of Ordinance.** City shall give the Department written notice of the repeal of the City Ordinance not less than 110 days prior to the operative date of the repeal.



**ARTICLE VI**  
**ADMINISTRATION OF TAXES IF THE**  
**ORDINANCE IS CHALLENGED AS BEING INVALID**

**A. Impoundment of funds.**

1. When a legal action is begun challenging the validity of the imposition of the tax, the City shall deposit in an interest-bearing escrow account, any proceeds transmitted to it under Article II. C., until a court of competent jurisdiction renders a final and non-appealable judgment that the tax is valid.

2. If the tax is determined to be unconstitutional or otherwise invalid, the City shall transmit to the Department the moneys retained in escrow, including any accumulated interest, within ten days of the judgment of the trial court in the litigation awarding costs and fees becoming final and non-appealable.

**B. Costs of administration.** Should a final judgment be entered in any court of the State of California, holding that City's Ordinance is invalid or void, and requiring a rebate or refund to taxpayers of any taxes collected under the terms of this Agreement, the parties mutually agree that:

1. Department may retain all payments made by City to Department to prepare to administer the City Ordinance.

2. City will pay to Department and allow Department to retain Department's cost of administering the City Ordinance in the amounts set forth in Article IV of this Agreement.

3. City will pay to Department or to the State of California the amount of any taxes plus interest and penalties, if any, that Department or the State of California may be required to rebate or refund to taxpayers.

4. City will pay to Department its costs for rebating or refunding such taxes, interest, or penalties. Department's costs shall include its additional cost for developing procedures for processing the rebates or refunds, its costs of actually making these refunds, designing and printing forms, and developing instructions for Department's staff for use in making these rebates or refunds and any other costs incurred by Department which are reasonably appropriate or necessary to make those rebates or refunds. These costs shall include Department's direct and indirect costs as specified by Section 11256 of the Government Code.

5. Costs may be accounted for in a manner, which conforms to the internal accounting, and personnel records currently maintained by the Department. The billings for such costs may be presented in summary form. Detailed records will be retained for audit and verification by City.

6. Any dispute as to the amount of costs incurred by Department in refunding taxes shall be referred to the State Director of Finance for resolution and the Director's decision shall be final.

7. Costs incurred by Department in connection with such refunds shall be billed by Department on or before the 25th day of the second month following the month in which the judgment of a court of the State of California holding City's Ordinance invalid or void becomes final. Thereafter Department shall bill City on or before the 25th of each month for all costs incurred by Department for the preceding calendar month. City shall pay to Department the amount of such costs on or before the last day of the succeeding month and shall pay to Department the total amount of taxes, interest, and penalties refunded or paid to taxpayers, together with Department costs incurred in making those refunds.

CITY OF GARDEN GROVE

CALIFORNIA STATE DEPARTMENT OF  
TAX AND FEE ADMINISTRATION

By \_\_\_\_\_  
(Signature)

By \_\_\_\_\_  
Administrator

Scott C. Stiles  
(Typed Name)

City Manager  
(Title)

ORDINANCE NO. 2897

AN INITIATIVE ORDINANCE OF THE PEOPLE OF THE CITY OF GARDEN GROVE,  
ADDING CHAPTER 3.09 TO TITLE 3 OF THE GARDEN GROVE MUNICIPAL CODE,  
IMPOSING A TRANSACTIONS AND USE (SALES) TAX TO BE ADMINISTERED BY THE  
CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

City Attorney Summary

*This Ordinance, presented to the City's voters for approval at the regular municipal election of November 6, 2018, imposes a 1% sales tax in the City.*

WHEREAS, people live in Garden Grove because it offers a better quality of life and better services than other nearby communities; and

WHEREAS, years of state takeaways and changes to state law have severely impacted the City's ability to provide the quality of life services that make Garden Grove a great place to live, work, and raise a family; and

WHEREAS, the State of California has taken millions in local tax dollars from Garden Grove since 1992. The City will continue to lose another \$3.5 million dollars every year in General Fund property tax revenues due to the State's required shift of Education Revenue Augmentation Fund (ERAF) and about \$13.7 million dollars in Redevelopment/Housing Tax Increment; and

WHEREAS, in 2012, the City was forced to return to the State of California \$9.8 million of redevelopment and housing tax increment that has been legally collected for critical economic, redevelopment and housing activities in Garden Grove. In addition, the dissolution of Redevelopment Agencies by the State has required the City's General Fund to pick up prior RDA obligations of \$3.9 million each year starting in 2012; and

WHEREAS, since 2009, the City has been forced to adopt General Fund budgets with structural deficits. For Fiscal Year 2018-19 that structural operating deficit has grown to \$4.2 million and the City has been using reserves to balance its General Fund operations; and

WHEREAS, in order to balance the FY 2018-19 Budget, various cost-reduction programs were implemented including an early-retirement incentive program and 5% budget reduction. Even with these cuts, the City's structural deficit is projected to increase from \$4.2 million to over \$75 million dollars annually within the next seven years; and

WHEREAS, eliminating the structural deficit will require additional deep cuts in all service areas, including police, 9-1-1 emergency response times, street, park, and public facilities maintenance; and

WHEREAS, response times for 9-1-1 calls are critical for stopping crime, protecting victims, and saving lives; and

WHEREAS, this measure will increase funding for neighborhood police patrols, retain officers on the street, and improve law enforcement response times to all neighborhoods in our city; and

WHEREAS, when you have an emergency, seconds count. The majority of calls to the City of Garden Grove's Fire Department are related to medical emergencies; and

WHEREAS, this measure will keep fire stations open and ensure that firefighters and paramedics can quickly respond to emergencies and save lives; and

WHEREAS, public safety is a top priority in Garden Grove and represents 71% of the City's General Fund. However, Public Safety staffing levels have not been restored to pre-recession levels even after making other significant citywide cuts and adding seven additional police officers over the past three fiscal years; and

WHEREAS, due in large part to statewide early prison release laws and voter approved initiatives that have changed many felonies to misdemeanors, overall Part I crimes (e.g., robberies, burglaries, aggravated assault and homicide) have increased by over 45% in Garden Grove since 2015 and homeless/mentally ill calls for service have increased by an alarming 47%; and

WHEREAS, policies enacted by Sacramento politicians like early release from prison and other changes to state laws are putting more criminals back on the street; and

WHEREAS, passing this measure will allow the Garden Grove Police Department to put more officers on the street to patrol neighborhoods and parks, and crack down on drugs and gangs, making our community safer; and

WHEREAS, without a continued local funding source the City will be forced to cut public safety services, including gang and drug prevention; neighborhood police patrols; police officer staffing at local schools; and consider reducing firefighting services. The City needs additional funds to continue to provide citywide crime prevention, gang and youth violence prevention and intervention programs and keep police officers in schools to keep kids off the streets and away from gangs and drugs; and

WHEREAS, this measure will allow the City police department to dedicate officers and resources to keep gang members and drug dealers from nearby communities out of our City, which will keep our neighborhoods safe; and

WHEREAS, the City needs funds to maintain firefighters and paramedics levels, and keep rapid 9-1-1 emergency response times so that people suffering from heart

attacks, strokes or other medical emergencies continue to receive the immediate, life-saving care they need; and

WHEREAS, the American Heart Association says that brain deterioration starts six minutes after a person stops breathing, but right now our local paramedics only meet that standard 38% of the time; and

WHEREAS, in 2007, more than 11,000 or 85% of calls to 9-1-1 were related to medical emergencies, like heart attacks, strokes, and car accidents; and

WHEREAS, with an aging population, this measure is needed to provide Garden Grove paramedics and firefighters with the staffing and resources they need to respond quickly and effectively to medical emergencies; and

WHEREAS, over the last few decades the City has used General Fund revenues to help support the maintenance of the community's local streets; fund park and playground equipment at the City's 21 neighborhood parks; and maintain City owned buildings, which include Police public safety buildings and fire stations. Going forward, starting with the FY 2019-20 Fiscal Year budget, none of these vital programs will be funded beyond the City's required allocation for OCTA grant eligibility; and

WHEREAS, an independent analysis of Garden Grove's infrastructure found that nearly 40% of our local streets and roads are in fair/very poor condition; and

WHEREAS, this measure will provide a local source of funding to invest in our roads by fixing potholes, curbs and sidewalks, and repaving streets, which will reduce wear-and-tear on cars and improve safety for drivers and pedestrians; and

WHEREAS, in light of the structural deficit, additional revenues are needed in order to preserve essential city services and the high quality of life in the City of Garden Grove; and

WHEREAS, this measure will help our local property values by making sure Garden Grove has well-maintained streets, safe and clean neighborhoods, and high quality public safety services, keeping our property values strong; and

WHEREAS, additional revenues will be subject to a clear system of accountability, including public audits and disclosures of all funds spent to ensure that all funds are spent properly; and

WHEREAS, this measure includes strict Citizen Oversight, giving an independent voice in overseeing this measure's funds; and

WHEREAS, all additional revenues raised by this measure will be used to fund essential city services in Garden Grove, and cannot be taken away by the state or used for other purposes.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF GARDEN GROVE HEREBY ORDAIN AS FOLLOWS:

Chapter 3.09 is hereby added to Title 3 of the Garden Grove Municipal Code to read as follows:

#### CHAPTER 3.09

##### TRANSACTIONS AND USE TAX

Section 3.09.010. TITLE. This chapter shall be known as the "Garden Grove Transactions and Use Tax Ordinance." The city of Garden Grove hereinafter shall be called "City." This chapter shall be applicable in the incorporated territory of the City.

Section 3.09.020. OPERATIVE DATE. "Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the adoption of the ordinance enacting this chapter, the date of such adoption being as set forth below.

Section 3.09.030. PURPOSE. This chapter is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

A. To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2 which authorizes the City to adopt this tax ordinance which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the California Department of Tax and Fee Administration in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the California Department of Tax and Fee Administration in administering and collecting the California State Sales and Use Taxes.

D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this chapter.

Section 3.09.040. CONTRACT WITH STATE. Prior to the operative date, the City shall contract with the California Department of Tax and Fee Administration to perform all functions incident to the administration and operation of this transactions and use tax ordinance; provided, that if the City shall not have contracted with the California Department of Tax and Fee Administration prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

Section 3.09.050. TRANSACTIONS TAX RATE. For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of one percent (1%) of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of the ordinance enacting this chapter.

Section 3.09.060. PLACE OF SALE. For the purposes of this chapter, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the California Department of Tax and Fee Administration.

Section 3.09.070. USE TAX RATE. An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the operative date of this ordinance for storage, use or other consumption in said territory at the rate of one percent (1%) of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

Section 3.09.080. ADOPTION OF PROVISIONS OF STATE LAW. Except as otherwise provided in this chapter and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this chapter as though fully set forth herein.

Section 3.09.090. LIMITATIONS ON ADOPTION OF STATE LAW AND COLLECTION OF USE TAXES. In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of this City shall be substituted therefor. However, the substitution shall not be made when:

1. The word "State" is used as a part of the title of the State Controller, State Treasurer, State Treasury, or the Constitution of the State of California;

2. The result of that substitution would require action to be taken by or against this City or any agency, officer, or employee thereof rather than by or against the California Department of Tax and Fee Administration, in performing the functions incident to the administration or operation of this chapter.

3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word "City" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

Section 3.09.100. PERMIT NOT REQUIRED. If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this chapter.

Section 3.09.110. EXEMPTIONS AND EXCLUSIONS.



A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of the ordinance enacting this chapter.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this chapter.

5. For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party

to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this chapter, the storage, use or other consumption in this City of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this chapter.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this chapter.

5. For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subparagraph (7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

7. "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code,

aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this chapter may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

Section 3.09.120. AMENDMENTS. All amendments subsequent to the effective date of this chapter to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this chapter, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this chapter.

Section 3.09.130. ENJOINING COLLECTION FORBIDDEN. No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the City, or against any officer of the State or the City, to prevent or enjoin the collection under this chapter, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

Section 3.09.140. SEVERABILITY. If any provision of this chapter or the application thereof to any person or circumstance is held invalid, the remainder of the chapter and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 3.09.150. EFFECTIVE DATE. This chapter and the ordinance enacting it relates to the levying and collecting of the City transactions and use taxes and shall take effect immediately.

Section 3.09.160. CITIZEN OVERSIGHT COMMITTEE. The City shall empanel a Citizen's Oversight Committee to review and report on the revenue and expenditure from funds raised under the tax adopted by this chapter.

Section 3.09.170. ANNUAL INDEPENDENT AUDITS. The City shall ensure that annual independent audits are conducted to account for the tax revenues received and expenditures made in relation to the one percent (1%) transaction and use tax. Such audits will be provided to the Citizens' Oversight Committee for their review.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 27<sup>th</sup> day of November 2018.

ATTEST:

/s/ STEVEN R. JONES  
MAYOR

/s/ TERESA POMEROY, CMC  
CITY CLERK

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE       ) SS:  
CITY OF GARDEN GROVE )

I, TERESA POMEROY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on November 13, 2018, with a vote as follows:

AYES:	COUNCIL MEMBERS:	(7)	BEARD, O'NEILL, NGUYEN T., BUI, KLOPFENSTEIN, NGUYEN K., JONES
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE

and was passed on November 27, 2018, by the following vote:

AYES:	COUNCIL MEMBERS:	(7)	BEARD, O'NEILL, NGUYEN T., BUI, KLOPFENSTEIN, NGUYEN K., JONES
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE

/s/ TERESA POMEROY, CMC  
CITY CLERK

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF GARDEN GROVE  
AUTHORIZING THE EXAMINATION OF TRANSACTIONS (SALES) AND  
USE TAX RECORDS**

WHEREAS, pursuant to Ordinance No. 2897 of the City of Garden Grove hereinafter called District and Section 7270 of the Revenue and Taxation Code, the District entered into a contract with the California Department of Tax and Fee Administration (CDTFA) to perform all functions incident to the administration and operation of the Transactions and Use Tax Ordinance; and

WHEREAS, the District deems it desirable and necessary for authorized representatives of the District to examine confidential transactions and use tax records of the California Department of Tax and Fee Administration pertaining to transactions and use taxes collected by the Board for the District pursuant to that contract; and

WHEREAS, Section 7056 of the Revenue and Taxation Code sets forth certain requirements and conditions for the disclosure of California Department of Tax and Fee Administration records and establishes criminal penalties for the unlawful disclosure of information contained in or derived from, the transactions and use tax records of the Board;

NOW, THEREFORE IT IS RESOLVED AND ORDERED AS FOLLOWS:

Section 1. That the City Manager, Finance Director, Finance Division Manager, Business Tax Supervisor, or other officer or employee of the District designated in writing by the City Manager to the California Dept of Tax and Fee Administration (hereafter referred to as the CDTFA) is hereby appointed to represent the District with authority to examine transactions and use tax records of the CDTFA pertaining to transactions and use taxes collected for the District by the CDTFA pursuant to the contract between the District and the CDTFA. The information obtained by examination of CDTFA records shall be used only for purposes related to the collection of the District's transactions and use taxes by the CDTFA pursuant to the contract.

Section 2. That the City Manager, Finance Director, Finance Division Manager, Business Tax Supervisor, or other officer or employee of the District designated in writing by the City Manager to the California Dept of Tax and Fee Administration is hereby appointed to represent the District with authority to examine those transactions and use tax records of the Board for purposes related to the following governmental functions of the District:

- a) City Administration
- b) Revenue management and budgeting
- c) Community and Economic Development
- d) Business License Tax administration

e) Other related City financial administration

The information obtained by examination of Board records shall be used only for those governmental functions of the District listed above.

Section 3. That HDL Companies is hereby designated to examine the transactions and use tax records of the California Department of Tax and Fee Administration pertaining to transactions and use taxes collected for the District by the Board. The person or entity designated by this section meets all of the following conditions:

- a) has an existing contract with the District to examine those transactions and use tax records;
- b) is required by that contract to disclose information contained in, or derived from those transactions and use tax records only to the officer or employee authorized under Section 1 (or Section 2) of this resolution to examine the information;
- c) is prohibited by that contract from performing consulting services for a retailer during the term of that contract;
- d) is prohibited by that contract from retaining the information contained in, or derived from those transactions and use tax records after that contract has expired.

BE IT FURTHER RESOLVED that the information obtained by examination of Board records shall be used only for purposes related to the collection of District's transactions and use taxes by the Board pursuant to the contracts between the District and Board.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Garden Grove held on December 11, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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Teresa Pomeroy, City Clerk

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Steven R. Jones, Mayor

## **AGREEMENT FOR TRANSACTIONS TAX AUDIT & INFORMATION SERVICES**

This Agreement is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2018 by and between the CITY OF GARDEN GROVE, hereinafter referred to as "CITY" and HINDERLITER, DE LLAMAS AND ASSOCIATES a California Corporation, hereinafter referred to as "CONTRACTOR".

### **I. RECITALS**

WHEREAS, transactions tax revenues can be increased through a system of continuous monitoring, identification and correction of allocation errors and reporting deficiencies, and

WHEREAS, an effective program of transactions and use tax management can provide for more accurate budget forecasting and financial planning; and

WHEREAS, CITY desires the combination of data entry, report preparation, and data analysis necessary to effectively manage its Measure "O" transactions and use tax base the recovery of revenues either unreported or erroneously allocated to other jurisdictions; and

WHEREAS, CONTRACTOR has the programs, equipment and personnel required to deliver the transactions and use tax related services referenced herein;

THEREFORE, CITY and CONTRACTOR, for the consideration hereinafter described, mutually agree as follows:

## II. SERVICES

The CONTRACTOR shall perform the following services:

### A. DEFICIENCY/ALLOCATION REVIEWS AND RECOVERY

1. CONTRACTOR shall conduct on-going reviews to identify and correct unreported transactions and use tax payments and distribution errors thereby generating previously unrealized revenue for the CITY. Said reviews shall include:
  - (i) Comparison of county-wide local tax allocations to transactions tax for brick and mortar stores and other cash register-based businesses, where clearly all transactions are conducted on-site within the Measure “O” CITY boundaries, and therefore subject to transactions tax.
  - (ii) Review of any significant one-time use tax allocations to ensure that there is corresponding transaction tax payments for taxpayers with nexus within the CITY boundaries.
  - (iii) Review of state-wide transactions tax allocations and patterns to identify any obvious errors and omissions.
  - (iv) Identification and follow-up with any potentially large purchasers of supplies and equipment (e.g. hospitals, universities, manufacturing plants, agricultural operations, refineries) to ensure that their major vendors are properly reporting corresponding transactions tax payments to the Measure “O” Transactions Tax District.
2. CONTRACTOR will initiate, where the probability of an error exists, contacts with the appropriate taxpayer management and accounting officials to verify



whether current tax receipts accurately reflect the local sales activity. Such contacts will be conducted in a professional and courteous manner so as to enhance CITY's relations with the business community.

3. CONTRACTOR shall prepare and submit to the Department of Tax and Fee Administration all information necessary to correct any allocation errors and deficiencies that are identified, and shall follow-up with the individual businesses and the California Department of Tax and Fee Administration to ensure that all back quarter payments due the CITY are recovered.

#### B. DATA BASE MANAGEMENT, REPORTS AND STAFF SUPPORT

1. CONTRACTOR shall establish a database containing all applicable Department of Tax and Fee Administration (CDTFA) registration data for each business within the Measure "O" District boundaries holding a seller's permit account. Said database shall also identify the quarterly transactions and use tax allocations under each account for the most current and previous quarters where available.
2. CONTRACTOR shall provide updated reports each quarter identifying changes in allocation totals by individual businesses, business groups and by categories. Quarterly aberrations due to State audits, fund transfers, and receivables, along with late or double payments, will also be identified. Quarterly reconciliation worksheets to assist finance officer with budget forecasting will be included.
3. CONTRACTOR shall advise and work with CITY Staff on planning and economic questions related to maximizing revenues, preparation of revenue projections and general information on sales, transactions and use tax questions.

4. CONTRACTOR shall make available to CITY the HdL proprietary software program and Measure "O" database containing all applicable registration and quarterly allocation information for CITY business outlets registered with the Department of Tax and Fee Administration. The database will be updated quarterly.

### **III. CONFIDENTIALITY**

Section 7056 of the State of California Revenue and Taxation code specifically limits the disclosure of confidential taxpayer information contained in the records of the California Department of Tax and Fee Administration. This section specifies the conditions under which CITY may authorize persons other than CITY officers and employees to examine State Sales, Use and Transactions Tax records.

The following conditions specified in Section 7056 (b), (1) of the State of California Revenue and Taxation Code are hereby made part of this agreement.

- A. CONTRACTOR is authorized by this Agreement to examine sales, use or transactions and use tax records of the Department of Tax and Fee Administration provided to CITY pursuant to contract under the conditions established by the California Revenue and Taxation law.
- B. CONTRACTOR is required to disclose information contained in, or derived from, those sales, use or transactions and use tax records only to an officer or employee of the CITY who is authorized by resolution to examine the information.

- C. CONTRACTOR is prohibited from performing consulting services for a retailer, as defined in California Revenue & Taxation Code Section 6015, during the term of this Agreement.
- D. CONTRACTOR is prohibited from retaining the information contained in, or derived from those sales or transactions and use tax records, after this Agreement has expired. Information obtained by examination of Department of Tax and Fee Administration records shall be used only for purposes related to collection of local sales and use tax or for other governmental functions of the CITY as set forth by resolution adopted pursuant to Section 7056 (b) of the Revenue and Taxation Code. The resolution shall designate the CONTRACTOR as a person, authorized to examine sales and use tax records and certify that this Agreement meets the requirements set forth above and in Section 7056 (b), (1) of the Revenue and Taxation Code.

#### **IV. CONSIDERATION**

- A. CONTRACTOR shall be paid \$100 monthly billed quarterly for the transaction district tax reports that we include with the quarterly sales tax analyses. CONTRACTOR shall be paid 25% of the initial amount of new transactions or use tax revenue received by the CITY as a result of audit and recovery work performed by CONTRACTOR (hereafter referred to as "audit fees"). New revenue shall not include any amounts determined and verified by CITY or CONTRACTOR to be increment attributable to causes other than CONTRACTOR'S work pursuant to this agreement. In the event that CONTRACTOR is responsible for an increase in the tax reported by businesses already properly making tax payments to the CITY, it shall be CONTRACTOR'S responsibility to separate and support the incremental amount attributable to its efforts prior to the application of the audit fee. Said audit

fees will apply to state fund transfers received for those specific quarters identified as being missing and/or deficient following completion of the audit by CONTRACTOR and confirmation of corrections by the California Department of Tax and Fee Administration but shall not apply prospectively to any future quarter. CONTRACTOR shall provide CITY with an itemized quarterly invoice showing all formula calculations and amounts due for audit fees.

CONTRACTOR shall obtain prior approval from CITY for each specific business for which payment of audit fees will be expected. Said approval shall be deemed given when the City Manager or his/her designated representative, signs a Work Authorization form, a copy of which is attached as "Exhibit A." CITY shall pay audit fees upon CONTRACTOR'S submittal of evidence of State fund transfers and payments to CITY from businesses identified in the audit and approved by the CITY.

- B. Above sum shall constitute full reimbursement to CONTRACTOR for all direct and indirect expenses incurred by CONTRACTOR in performing audits including the salaries of CONTRACTOR'S employees, and travel expenses connected with contacting local and out-of-state businesses and the Department of Tax and Fee Administration Staff.
- C. Extra work beyond the Scope of Services set forth in this agreement shall not be performed by CONTRACTOR or reimbursed or paid for by CITY unless such extra work is specifically authorized in writing by City Manager or his/her designated representative. CONTRACTOR shall be compensated for any additional services in the amounts and in the manner as agreed to by the CITY and CONTRACTOR at the time the CITY's written authorization is given to CONTRACTOR for the performance of said services.

- D. Any invoices not paid in accordance with the Thirty (30) day payment terms, shall accrue monthly interest at a rate equivalent to ten percent (10%) per annum until paid.
- E. CONTRACTOR unilaterally retains the right to divide any recovery bills in excess of \$25,000 over a one (1) year period (Four (4) quarterly billings).
- F. CONTRACTOR shall provide CITY with an itemized quarterly invoice showing all formula calculations and amounts due for the audit fee (including, without limitation, a detailed listing of any corrected misallocations), which shall be paid by CITY no later than 30 days following the invoice date.

## **VI. CITY MATERIALS AND SUPPORT**

CITY shall adopt a resolution in a form acceptable to the California Department of Tax and Fee Administration and in compliance with Section 7056 of the Revenue and Taxation Code, authorizing CONTRACTOR to examine the confidential sales, use, and transactions tax records of CITY. CITY further agrees to continue CONTRACTOR'S authorization to examine the confidential records of the CITY by maintaining CITY's name on the CITY Resolution until such time as all audit adjustments have been completed by the California Department of Tax and Fee Administration and audit fees due the CONTRACTOR have been paid.

## **VII. LICENSE, PERMITS, FEES AND ASSESMENTS**

CONTRACTOR shall obtain such licenses, permits and approvals (collectively the "Permits") as may be required by law for the performance of the services required by

this Agreement. CITY shall assist CONTRACTOR in obtaining such Permits, and CITY shall absorb all fees, assessments and taxes which are necessary for any Permits required to be issued by CITY.

#### **VIII. TERMINATION**

This Agreement may be terminated for convenience by either party by giving 30 days written notice to the other of such termination and specifying the effective date thereof. Upon the presentation of such notice, CONTRACTOR shall continue to work through the date of termination. Upon termination as provided herein, CONTRACTOR shall be paid the value of all tax analysis and reporting work performed less payments previously made by CITY. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to amounts due for any unpaid invoices, and to businesses identified by CONTRACTOR which make tax payments after termination of this Agreement as a result of CONTRACTOR'S work. After CITY receives said tax payments for such businesses, CONTRACTOR shall be paid the audit fees resulting from tax payments made by the business for back quarter reallocations. Compensation for any audit work previously authorized and satisfactorily performed shall be made at the times provided in the preceding section entitled "Consideration."

All documents, data, surveys and reports prepared by CONTRACTOR pursuant to this Agreement shall be considered the property of the CITY and upon payment for services performed by CONTRACTOR, such documents and other identified materials shall be delivered to CITY by CONTRACTOR.

#### **IX. INDEPENDENT CONTRACTOR**

CONTRACTOR shall perform the services hereunder as an independent contractor and shall furnish such services in his own manner and method, and under no circumstances

or conditions shall any agent, servant, or employee of CONTRACTOR be considered as an employee of CITY.

#### **X. COOPERATIVE AGREEMENT**

It is intended any other public agency (e.g., city, county, district, public authority, public agency, municipality, or other political subdivision of California) located in the state of California shall have an option to procure identical services as set forth in this Agreement. The CITY of Garden Grove shall incur no responsibility, financial or otherwise, in connection with orders for services issued by another public agency. The participating public agency shall accept sole responsibility for securing services or making payments to the vendor.

#### **XI. NON-ASSIGNMENT**

This Agreement is not assignable either in whole or in part by CONTRACTOR without the written consent of CITY.

#### **XII. ATTORNEY'S FEES**

In the event a legal action is commenced to enforce any of the provisions of this Agreement, the prevailing party shall be entitled to recover its costs and reasonable attorney's fees.

#### **XIII. GOVERNING LAW**

The laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall also govern the interpretation of this Agreement.

#### **XIV. INDEMNIFICATION**

With respect to losses, claims, liens, demands and causes of action arising out of the CITY's use of the results of CONTRACTOR's services as provided to the City pursuant to this Agreement, CONTRACTOR hereby agrees to protect, defend, indemnify, and hold the CITY free and harmless from any and all losses, claims, liens, demands, and causes of action of every kind and character including, but not limited to, the amounts of judgments , penalties, interest, court costs, legal fees, and all other expenses incurred by the CITY arising in favor of any party, including claims, liens, debts, personal injuries, death, or damages to property (including employees or property of the CITY).

Except for losses, claims, liens, demands and causes of action arising out of the CITY's use of the results of CONTRACTOR's services as provided to the City pursuant to this Agreement, the CITY hereby agrees to protect, defend, indemnify, and hold CONTRACTOR free and harmless from any and all losses, claims, liens, demands, and causes of action of every kind and character arising from CONTRACTOR's performance or lack of performance under this Agreement including, but not limited to, the amounts of judgments , penalties, interest, court costs, legal fees, and all other expenses incurred by CONTRACTOR arising in favor of any party, including claims, liens, debts, personal injuries, death, or damages to property (including employees or property of the CONTRACTOR).

Each party to this Agreement agrees to investigate, handle, respond to, provide defense for, and defend at its sole expense any such claims, demand, or suit for which it has agreed to indemnify the other party pursuant to this paragraph. Each party also agrees to bear all other costs and expenses related to its indemnity obligation, even if the claim or claims alleged are groundless, false, or fraudulent. This provision is not intended to create any cause of action in favor of any third party against CONTRACTOR or the



CITY or to enlarge in any way the liability of CONTRACTOR or the CITY but is intended solely to provide for indemnification of each party from liability for damages or injuries to third persons or property arising from this contract or agreement on the terms set forth in this paragraph.

#### **XV. NOTICE**

All notices sent by a party under this Agreement shall be in writing and shall be deemed properly delivered to the other party as of the date of receipt, if received on a business day prior to 3:00 PM local time, or otherwise on the next business day after receipt, provided delivery occurs personally, by courier service, or by U.S. mail to the other party at its address set forth below, or to such other address as either party may, by written notice, designate to the other party. Notices to CONTRACTOR shall be sent to HINDERLITER, de LLAMAS and ASSOCIATES, 120 S State College Blvd., Suite 200, Brea, CA 92821; and notices to CITY shall be sent to CITY OF GARDEN GROVE, 11222 Acacia Parkway, Garden Grove, CA 92840.

#### **XVI. ENTIRE AGREEMENT; ETC.**

This Agreement expresses the full and complete understanding of the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous proposals, agreements, representations and understandings, whether written or oral, with respect to the subject matter. This Agreement may not be amended or modified except in writing signed by each of the parties hereto. This Agreement shall be construed as to its fair meaning and not strictly for or against either party. The headings hereof are descriptive only and not to be construed in interpreting the provisions hereof.

## **XVII. COUNTERPARTS; AUTHORITY TO SIGN**

This Agreement may be executed in any number of counterparts, each of which will constitute an original and all of which, when taken together, will constitute one agreement. Any signature pages of this Agreement transmitted by facsimile or sent by email in portable document format (PDF) will have the same legal effect as an original executed signature page. Each of the persons signing on behalf of a party hereto represents that he or she has the right and power to execute this Agreement on such party's behalf.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the date first above written by their respective officers duly authorized in that behalf.

CITY: CITY OF GARDEN GROVE

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City Manager

CONTRACTOR:  
HINDERLITER, DE LLAMAS & ASSOCIATES  
A California Corporation

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Andrew Nickerson, President

APPROVED AS TO FORM:  
CITY COUNSEL:

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SAMPLE

SAMPLE

EXHIBIT A

Transactions Tax Audit

Work Authorization No. \_\_\_\_\_

The following business or businesses, located in the City of Garden Grove, have been identified as having the potential for generating additional tax revenues to the City of Garden Grove. Contractor is hereby authorized to contact the given business(s) and the California Department of Tax and Fee Administration to verify the accuracy of the current reporting methodology and obtain the necessary documentation for the Department of Tax and Fee Administration, to bill for uncollected transactions and use tax payments or modify misallocated payments and to return revenues that may be due to the District.

Contractor's compensation shall be \$100 monthly billed quarterly and 25% of the new transactions tax revenue received by the District as a result of audit and recovery work performed by Contractor, as set forth in the Agreement between Contractor and City.

CITY: CITY OF GARDEN GROVE

By: \_\_\_\_\_

Date: \_\_\_\_\_

HINDERLITER, DE LLAMAS AND ASSOCIATES

By: \_\_\_\_\_

Date \_\_\_\_\_

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: Teresa Pomeroy  
Dept.: City Manager Dept.: City Clerk  
Subject: Second reading of Ordinance No. 2898 Date: 12/11/2018

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Attached is Ordinance No. 2898 recommended for adoption.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Ordinance No. 2898	11/30/2018	Ordinance	2898_PUD-103-76REV2018_1st_ready_-_NOVUS.pdf

ORDINANCE NO. 2898

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-103-76 (REV. 2018)  
AMENDING PLANNED UNIT DEVELOPMENT NO. PUD-103-76 TO ALLOW  
PROFESSIONAL OFFICE USES WITHIN THE "INDUSTRY" SUB-DISTRICT (AREA 4)  
FOR PARCELS LOCATED WITH ASSESSOR'S PARCEL NUMBERS 131-021-26, 27, 28,  
33, 35, 36, 37, 38, 39, 44, 47 & 49; 131-331-36 & 40; 131-651-03, 04, 06, 08,  
18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37 & 38; and 936-751-31 thru 52

City Attorney Summary

This Ordinance approves an amendment to Planned Unit Development  
No. PUD-103-76 to allow professional office uses within the "Industry"  
sub-district (Area 4).

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND  
DETERMINES AS FOLLOWS:

WHEREAS, on May 11, 1976, the Garden Grove City Council adopted  
Resolution/Ordinance No. 1501, approving Planned Unit Development No. PUD-103-  
76 to rezone approximately 212 acres of agricultural land from M-P (Industrial  
Park) and OS (Open Space) to PUD-103-76 to allow the development of  
industrial-commercial, multi-tenant industrial, and general light industrial;

WHEREAS, the case, initiated by Tony Wang for Southland Industries,  
proposes to amend the permitted uses within the "Industry" sub-district (Area 4) of  
Planned Unit Development No. PUD-103-76 to allow professional office uses;

WHEREAS, the City Council finds that this amendment to Planned Unit  
Development No. PUD-103-76 zone is exempt from the California Environmental  
Quality Act ("CEQA") pursuant to California Code of Regulations, Title 14, Section  
15061(b)(3) because it can be seen with certainty that there is no possibility that the  
activity in question may have a significant effect on the environment;

WHEREAS, the subject site has a General Plan Land Use Designation of  
Industrial and is zoned Planned Unit Development No. PUD-103-76;

WHEREAS, following a Public Hearing held on November 1, 2018, the Planning  
Commission adopted Resolution No. 5938-18 recommending approval of Planned  
Unit Development No. PUD-103-76 (REV. 2018);

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City  
Council on November 27, 2018, and all interested persons were given an opportunity  
to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter;

WHEREAS, the City Council hereby incorporates by reference the findings and

reasons set forth in Planning Commission Resolution No. 5938-18 and makes the following findings regarding Planned Unit Development No. PUD-103-76 (REV. 2018):

- A. The location of the buildings, architectural design, and uses proposed pursuant to the PUD amendment are compatible with the character of existing development in the vicinity and will be well integrated into its setting.
- B. The amended plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets.
- C. Provision is made for both public and private open spaces.
- D. Provision is made for the protection and maintenance of private areas reserved for common use.
- E. The quality of the Project achieved through the proposed amendment to the existing planned unit development zoning is greater than could be achieved through traditional zoning.
- F. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.
- G. The amendment to the PUD will promote the public interest, health, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1: The above recitals are true and correct.

SECTION 2: The City Council finds that this amendment to Planned Unit Development No. PUD-103-76 zone is not subject to the California Environmental Quality Act ("CEQA"; Cal. Pub. Resources Code Section 21000 et seq.) pursuant to Section 15061(b)(3) of the State CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15000 et seq.) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 3: Planned Unit Development No. PUD-103-76 (REV. 2018) is hereby approved, pursuant to the facts and reasons stated in the Planning Commission Resolution No. 5938-18, a copy of which is on file in the City Clerk's Office and incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 4: Pursuant to this approval of Planned Unit Development No. PUD-

103-76 (REV. 2018), the Permitted Uses, approved under Planned Unit Development No. PUD-103-76, is amended to read as follows (new text in **bold** and *italics*):

B. PermittedUses

1. Uses primarily engaged in research activities including research laboratories, developmental laboratories, and compatible light manufacturing.
2. Manufacture, research assembly, testing and repair of components, devices, equipment and systems and parts and components.
3. Industries engaged in the distribution and/or storage or warehousing.
4. Construction industries.
5. Service industries which provide a service as opposed to the manufacture of a specific product, such as; but not limited to the following:
  - a. The repair and maintenance of appliances or component parts.
  - b. Tooling.
  - c. Printers.
  - d. Testing shops.
  - e. Small machine shops.
  - f. Repair, maintenance and servicing of above listed items (excluding automobile repair)
6. Support uses, such as but not limited to the following:
  - a. Blueprinting, photostating, photo engraving, printing, publishing and book binding.
  - b. Commercial Sales/Warehousing.
7. Accessory uses and structures when related and incidental to a permitted use.
8. Agriculture as a continuation of the existing land use, and all necessary structures and appurtenances.
9. ***Professional offices, excluding medical and health support services (Industry sub-district, Area 4 only).***

SECTION 5. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 6. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.



The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the \_\_\_\_ day of \_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE    ) SS:  
CITY OF GARDEN GROVE )

I, TERESA POMEROY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on November 27, 2018, with a vote as follows:

AYES:	COUNCIL MEMBERS:	(7)	BEARD, O'NEILL, NGUYEN T., BUI, KLOPFENSTEIN, NGUYEN K., JONES
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE